



**PALM BEACH COUNTY  
FY 2025-2029 CONSOLIDATED PLAN  
FY 2025-2026 ACTION PLAN**

**Palm Beach County  
Board of County Commissioners**

Maria G. Marino, Mayor  
Sara Baxter, Vice Mayor  
Gregg K. Weiss  
Joel G. Flores  
Marcia Woodward  
Maria Sachs  
Bobby Powell Jr.

**July 2025**



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

**The page intentionally left blank.**

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

<b>Executive Summary</b>		
<b>ES-05</b>	Executive Summary.....	<b>1</b>
<b>The Process</b>		
<b>PR-05</b>	Lead & Responsible Agencies.....	<b>4</b>
<b>PR-10</b>	Consultation.....	<b>5</b>
<b>PR-15</b>	Citizen Participation.....	<b>13</b>
<b>Needs Assessment</b>		
<b>NA-05</b>	Needs Assessment Overview.....	<b>18</b>
<b>NA-10</b>	Housing Needs Assessment.....	<b>20</b>
<b>NA-15</b>	Disproportionately Greater Need: Housing Problems.....	<b>32</b>
<b>NA-20</b>	Disproportionately Greater Need: Severe Housing .....	<b>36</b>
<b>NA-25</b>	Disproportionately Greater Need: Housing Cost Burdens.....	<b>40</b>
<b>NA-30</b>	Disproportionately Greater Need: Discussion.....	<b>42</b>
<b>NA-35</b>	Public Housing.....	<b>47</b>
<b>NA-40</b>	Homeless Needs Assessment.....	<b>51</b>
<b>NA-45</b>	Non-Homeless Special Needs Assessment.....	<b>56</b>
<b>NA-50</b>	Non-Homeless Community Development Needs.....	<b>62</b>
<b>Market Analysis</b>		
<b>MA-05</b>	Market Analysis Overview.....	<b>64</b>
<b>MA-10</b>	Number of Housing Units.....	<b>66</b>
<b>MA-15</b>	Cost of Housing.....	<b>70</b>
<b>MA-20</b>	Condition of Housing.....	<b>73</b>
<b>MA-25</b>	Public and Assisted Housing.....	<b>77</b>
<b>MA-30</b>	Homeless Facilities.....	<b>81</b>
<b>MA-35</b>	Special Needs Facilities and Services.....	<b>85</b>
<b>MA-40</b>	Barriers to Affordable Housing.....	<b>89</b>
<b>MA-45</b>	Non-Housing Community Development Assets.....	<b>91</b>
<b>MA-50</b>	Needs and Market Analysis Discussion.....	<b>100</b>
<b>MA-60</b>	Broadband Needs of Housing.....	<b>106</b>
<b>MA-65</b>	Hazard Mitigation.....	<b>108</b>
<b>Strategic Plan</b>		
<b>SP-05</b>	Strategic Plan Overview.....	<b>111</b>
<b>SP-10</b>	Geographic Priorities.....	<b>113</b>
<b>SP-25</b>	Priority Needs.....	<b>162</b>
<b>SP-30</b>	Influence of Market Conditions.....	<b>172</b>
<b>SP-35</b>	Anticipated Resources.....	<b>173</b>

<b>SP-40</b>	Institutional Delivery Structure.....	<b>177</b>
<b>SP-45</b>	Goals.....	<b>183</b>
<b>SP-50</b>	Public Housing Accessibility and Involvement.....	<b>186</b>
<b>SP-55</b>	Barriers to Affordable Housing.....	<b>188</b>
<b>SP-60</b>	Homelessness Strategy.....	<b>199</b>
<b>SP-65</b>	Lead Based Paint Hazards.....	<b>202</b>
<b>SP-70</b>	Anti-Poverty Strategy.....	<b>205</b>
<b>SP-80</b>	Monitoring.....	<b>207</b>

### **FY 2020-2021 Action Plan**

<b>AP-15</b>	Expected Resources.....	<b>210</b>
<b>AP-20</b>	Annual Goals and Objectives.....	<b>216</b>
<b>AP-35</b>	Projects.....	<b>221</b>
<b>AP-38</b>	Projects Summary .....	<b>223</b>
<b>AP-50</b>	Geographic Distribution.....	<b>234</b>
<b>AP-55</b>	Affordable Housing.....	<b>237</b>
<b>AP-60</b>	Public Housing.....	<b>239</b>
<b>AP-65</b>	Homeless and Other Special Needs Activities.....	<b>241</b>
<b>AP-75</b>	Barriers to Affordable Housing.....	<b>244</b>
<b>AP-85</b>	Other Actions.....	<b>247</b>
	a. Actions planned to address obstacles to meeting underserved needs	
	b. Actions planned to foster and maintain affordable housing	
	c. Actions planned to reduce lead-based paint hazards	
	d. Actions planned to reduce the number of poverty level families	
	e. Action planned to develop institutional structures	
	f. Actions planned to enhance coordination between public and private housing and social service agencies	
<b>AP-90</b>	Program Specific Requirements.....	<b>255</b>
	Community Development Block Grant.....	<b>255</b>
	HOME Investment Partnership Program.....	<b>256</b>
	Emergency Solutions Grant .....	<b>260</b>

### **APPENDICES**

<b>A</b>	SF 424s and Certifications.....	<b>A-1</b>
<b>B</b>	Citizen Participation Plan.....	<b>B-1</b>
<b>C</b>	Citizen Participation Comments.....	<b>C-1</b>
<b>D</b>	HOME Program Description.....	<b>D-1</b>
<b>E</b>	Residential Anti-Displacement and Relocation Assistance Plan.....	<b>E-1</b>
<b>F</b>	Data Sources.....	<b>F-1</b>

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

### **1. Introduction**

The U.S. Department of Housing and Urban Development (HUD) requires all jurisdictions receiving funding through the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs to develop a Consolidated Plan at least every five years, along with an Annual Action Plan each year.

In preparation for its FY 2025–2029 Consolidated Plan, Palm Beach County actively sought input from a broad range of stakeholders, including residents, municipalities, non-profit organizations, public agencies, advocacy groups, and County departments. This feedback was gathered through public outreach events, community meetings, and the review of demographic, economic, and housing market data.

The County conducted comprehensive needs assessments and market analyses to identify key priorities related to affordable housing, homelessness, public services, public infrastructure, special needs, economic development, and non-housing community development.

As a result of this inclusive planning process, the Consolidated Plan outlines a coordinated strategy addressing seven major categories of priority needs:

- Housing
- Homelessness
- Public Services
- Economic Development
- Special Needs Populations
- Public Improvements
- Demolition and Clearance

This Plan serves as the strategic framework for guiding Palm Beach County’s use of HUD funding from FY 2025 through FY 2029 across all eligible Community Planning and Development grant programs.

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The Palm Beach County Consolidated Plan outlines priority needs in areas such as affordable housing, homelessness, public services, special needs populations, public infrastructure, economic development, and the demolition of blighted structures. These priorities are based on local market analysis, needs assessments, and input gathered through a citizen participation process.

### **Affordable Housing Goals**

To address housing challenges, the Plan focuses on both rental and ownership solutions:

**Rental Housing:** The goal is to expand the availability of affordable rental units for very low-, low-, moderate-, and middle-income households, including veterans, the elderly, individuals with disabilities, and those experiencing homelessness. The Plan proposes constructing 2,350 new rental units and assisting 13,500 households through rapid rehousing or tenant-based rental vouchers.

**Owner-Occupied Housing:** The objective is to preserve and expand the stock of affordable owner-occupied homes. This will be achieved by offering rehabilitation assistance to eligible homeowners and providing second mortgage support to help qualified buyers purchase homes, as well as providing gap funding to developers of affordable for sale housing. The Plan projects the addition of 350 new housing units and the rehabilitation of 150 existing units.

### Homeless

As outlined in the Plan, Palm Beach County continues to face significant challenges with individuals and families experiencing homelessness or at risk of becoming homeless. Over the next five years, the County aims to assist 4,250 individuals by providing access to emergency shelters, transitional housing, counseling, and other supportive services. These efforts will be carried out in partnership with local non-profit organizations that serve this population.

### Special Needs Housing and Services

Palm Beach County has also identified several non-homeless special needs populations, including the elderly, individuals with physical, mental, or developmental disabilities, those struggling with addiction, people living with HIV/AIDS and their families, youth aging out of foster care, survivors of domestic violence, veterans, individuals with chronic illnesses, and former offenders. These

groups often share similar challenges, such as limited access to affordable housing, job opportunities, and sufficient income. To address these needs, the County collaborates with various agencies to provide targeted services and to expand the availability of affordable housing. Over the five-year period, it is projected that 1,800 individuals will receive special needs services and housing assistance.

### **3. Evaluation of past performance**

The Consolidated Annual Performance and Evaluation Reports (CAPER) serve as the mechanism for annually reporting progress against Consolidated and Action Plan objectives. The FY 2023-2024 CAPER, reflecting the fourth year of the 2020-2024 Consolidated Plan, indicates that Palm Beach County has achieved a commendable level of success in realizing its established targets. Notably, the County surpassed its benchmarks for housing, public services, and economic development. The subsequent section details the extent to which the goals and objectives articulated in the Consolidated Plan and the FY 2023-2024 Action Plan were accomplished.

#### **Housing**

The Consolidated Plan projected that 350 rental units and 140 home ownership units would be assisted. At the end of the fourth year, 15,568 (4,448%) rental units and 1,846 (1,318%) home ownership units were assisted.

#### **Homeless**

The Consolidated Plan projected that 15,000 persons would be assisted with homeless services. At the end of the fourth year, 10,280 persons (69%) received homeless services. The County recognizes that homeless prevention assistance is provided on an as needed basis so projected five year targets may not be realized.

#### **Public Services**

The Consolidated Plan projected 4,800 persons would be assisted through various public service activities. At the end of the fourth year, 3,409 persons (71%) benefited from public services including fair housing counseling and services, housing counseling, health services, childcare, and services to abused or neglected children.

#### **Special Needs Housing and Services**

The Consolidated Plan projected 1,100 households would be assisted under special needs services. At the end of the fourth year, 1,857 households (168%) benefited from special needs services including the disabled, victims of domestic abuse and youth aging out of foster care.

#### **Economic Development**

The Consolidated Plan projected that economic development activities undertaken by the County would generate a total of 260 full-time (FTE) jobs and would assist 510 businesses. By the close of the fourth

year, 1,134 FTE jobs (436%) were created, and 9,219 businesses (1,807%) were assisted by the County and its business incubator partners. Economic Development activities have a high priority under the Consolidated Plan.

### **Public Facilities and Infrastructure**

The Consolidated Plan projected 250,000 persons would be assisted through various capital improvement projects. By the end of the fourth year, 393,149 persons (157%) benefited from the completed projects. Due to the lengthy implementation process for capital improvement projects, many projects are not completed during the fiscal year in which they were funded.

#### **4. Summary of citizen participation process and consultation process**

Palm Beach County began its citizen participation process on October 17, 2024 by advertising in the Palm Beach Post, on the Palm Beach County website and on the Department of Housing and Economic Development website that it was conducting a survey to gather input from the public on community development needs and priorities. Additionally, in the same notice, the County advertised that it was going to conduct two public meetings on the consolidated plan process for the next five-year period and to seek public comment on the process. The meetings were held on November 15, 2024 in Belle Glade, FL and on November 22, 2024 in West Palm Beach, FL. An email was sent to all municipalities, county departments, and other partners of the Department notifying them of the survey and the meetings.

On December 3, 2024, DHED staff held a public and virtual meeting in West Palm Beach to discuss the FY 2025-2029 Consolidated Plan.

Between December 2024 and April 2025, DHED staff presented presentations about the Consolidated Plan process to various committees and groups to gather input on needs and priorities.

On March 18 and 19, 2025 DHED staff held public meetings to discuss the FY 2025-2026 Action Plan with the public. Notice of HED meetings were published on February 17, 2025 in the Palm Beach Post, on the DHED's website, social media accounts, and via emails to all municipalities, county departments, and other interested parties.

On April 22, 2025, the Consolidated Plan and the Action Plan funding strategies were presented to the Palm Beach County Board of County Commissioners (BCC) at a public workshop for discussion.

On June 4 and 5, 2025, virtual public meetings were held to present the Consolidated Plan and Action Plan funding recommendations to the public and gather input as part of the citizen participation process. Attendees were again advised that comments could still be submitted to the HED Comments email address by the date of the BCC meeting. Notice of the meetings was posted on DHED's website, social media accounts.

On June 7, 2025, a notice was published in the Palm Beach Post and on the DHED website to advise the public of a virtual public meeting and a public meeting to be held before Board of County Commissioners

concerning the Consolidated Plan and the Action Plan. The notice stated that comments would be received at [HEDcomments@pbcgov.org](mailto:HEDcomments@pbcgov.org).

Finally, the Consolidated Plan and the Action Plan were presented to the BCC for approval at a Public Meeting on July 8, 2025.

Through the citizen participation process, the County consulted with all of its municipal partners, various county departments, numerous private non-profit service providers, housing authorities, housing developers, community redevelopment agencies, advocacy groups, and economic development entities. Additionally, the County solicited input at the meetings of various other bodies, including the Homeless Advisory Board, the Homeless and Housing Alliance, the Housing Leadership Council, and the Countywide Community Revitalization Team.

## **5. Summary of public comments**

- A member of the public commented on the need for more affordable housing countywide.
- A member of the public commented on the need for additional homebuyer opportunities.
- A member of the public commented that there is a growing need to assist with homeless services.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments received at public meetings were accepted and incorporated into the Consolidated Plan

## **7. Summary**

The Consolidated Plan sets forth strategies for the use of funds received from the U.S. Department of Housing and Urban Development to guide Action Plan funding allocations. The Plan identifies needs in the areas of housing, economic, and community development, and sets forth broad strategies for the use of Community Development Block Grant (CDBG), HOME Investments Partnership (HOME) Program, and Emergency Solution Grant (ESG) funds for a period of five fiscal years. The FY 2025-2026 Action Plan sets forth funding allocations for \$9,425,910 in CDBG, ESG and HOME funds to undertake housing, community development, and economic development activities. The Action Plan will address the following goals under the Consolidated Plan: Affordable Rental Housing, Affordable Homeownership, Public Services, Special Needs Services, Homelessness, Public Facilities and Infrastructure, Code Enforcement, and Economic Development.

The citizen participation process involved sixteen (16) public meetings, notices of which were advertised in the Palm Beach Post, posted on county websites, emailed directly to interested parties, or posted on social media sites. Members of the public were provided with the opportunity to comment on the funding strategies envisioned for the CDBG, ESG and HOME programs under the Consolidated Plan and the Action Plan. Public comments helped shape the funding strategies and activities that were ultimately included in both plans.

**This page intentionally left blank.**

## The Process

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	PALM BEACH COUNTY	Housing and Economic Development
HOME Administrator	PALM BEACH COUNTY	Housing and Economic Development
ESG Administrator	PALM BEACH COUNTY	Community Services

**Table 1 - Responsible Agencies**

### **Narrative**

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

### **Consolidated Plan Public Contact Information**

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

**This page intentionally left blank.**

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Palm Beach County is dedicated to obtaining input from citizens, municipal officials, public and private agencies, private developers, governmental agencies, stakeholders and other interested parties as part of the Consolidated Plan and Action Plan processes. Citizen participation is strongly encouraged throughout the planning process. For the FY 2025-2029 Consolidated Plan/FY 2025-2026 Action Plan, the County made outreach to and consulted with local municipalities, community redevelopment agencies, other county departments, public housing authorities, housing developers, social service providers, economic development entities, private enterprise, advisory boards, coordinating bodies and the general public. Methods included a community survey, direct mailings, electronic notifications, public notices, public meetings, attendance at meetings of external entities, and direct outreach to key organizations.

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

Palm Beach County (PBC) coordinates with public and private housing providers and developers to promote the production and availability of affordable housing units. Housing-related strategies, in general, are led by the Department of Housing and Economic Development (DHED) in collaboration with the Planning, Zoning and Building Department and the Community Services Department. Development of programs and policies is informed by input from the public at large and coordination with interested groups such as the Commission on Affordable Housing (CAH), the Homeless and Housing Alliance (HHA), the Homeless Advisory Board (HAB), the Housing Leadership Council of Palm Beach County (HLCPC) and the Affordable Housing Collaborative (AHC). The CAH is a local housing advisory committee appointed by the Board of County Commissioners (BCC) and is required by Florida Statute as a condition to participating in certain State affordable housing programs. The HHA primarily represents the interest of homeless and special needs population and is comprised of homeless and special service housing providers. The HAB is constituted by representatives of various community and business sectors and provides public policy recommendations to the County. The HLCPC, a coalition of housing industry, business, civic and community leaders that advocate for affordable housing for workers at all income levels and make recommendations on policy issues. The AHC is a collaborative of affordable housing industry professionals including developers, realtors, brokers, lenders, and housing counselors that meet to coordinate and network. DHED collaborates with other county departments, community partners, and various housing providers to revise existing County

policies and create new policies relating to the provision of affordable and workforce housing for county residents.

DHED continues to support the two (2) public housing authorities within its jurisdiction to assist with the upgrading, increasing and maintaining their housing stock. Coordination between the County and the public housing providers is heightened by the requirement for Housing Authorities to obtain a certification from the County ensuring their annual plans and strategies are consistent with the goals of the County's Consolidated Plan.

DHED collaborates with Florida Health Palm Beach County to ensure that guidelines for lead reductions are consistent with homebuyer regulations, rehabilitation program regulations, and local building codes. As structures built prior to 1978 are identified, they are tested for lead-based paint (LBP). Test results are communicated to Florida Health and all LBP inspections and abatement test results are kept on file by DHED.

PBC coordinates with many social service agencies and mental health providers to ensure activities funded under local, state and federal programs conform to program guidelines and produce positive outcomes. DHED provides funding to agencies that provide services to the homeless, victims of domestic abuse and youth aging out of foster care populations. DHED also provides financial support to the County's Homeless and Housing Resources Centers.

Palm Beach County has inter-local agreements with 32 municipalities through the Urban County Qualification Program. Of these, 10 municipalities have CDBG target areas. During the course of the Consolidated Plan preparation process, the County consults with all municipalities to identify community needs and potential uses of funding. In some instances, municipalities directly implement activities, and in others, the County implements activities on behalf of or in coordination with municipalities.

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

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a community-based nonsectarian and nonpartisan organization whose membership includes interested citizens, formerly homeless persons, non-profit organizations, service providers, law enforcement, faith-based agencies, governmental entities, educational organizations and various civic groups. The HHA's mission is to plan for and manage homeless assistance resources and programs effectively and efficiently to assist the homeless population in Palm Beach County. The HHA aligns all activities and decisions with *Leading The Way Home*, the County's adopted plan to end homelessness in Palm Beach County. The HHA has work

groups, which have various roles and responsibilities. These committees include Permanent Housing, Support Services, Engagement and Advocacy and HMIS. The County's Division of Human and Veteran Services (DHVS) serve as the Lead Agency for the HHA.

DHVS, in coordination with the HHA, prepares the HUD funding application for the CoC annual grant. Typically, this grant totals approximately \$11.2 million and is awarded to non-profit agencies that provide permanent supportive housing and rapid rehousing services within the County. Homeless individuals and families as well as victims of domestic abuse and unaccompanied youth are the primarily beneficiaries of these housing services.

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

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

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

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

The HHA coordinates with the Department of Children and Families (DCF), ChildNet, and applicable service providers to establish a process for the discharge of youth aging out of foster care. The method facilitates transition from the foster care system to self-sufficiency for unaccompanied youth ages 18 to 25. At present, three (3) facilities within PBC provide shelter and support services for this population.

The HHA continues to coordinate with various hospitals and health facilities to develop plans for the discharge of patients from health and mental institutions. A medical respite facility is currently being created at one of the County's Housing Resource Centers.

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

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

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

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

Palm Beach County's HMIS is funded by the County and various grant programs. The HHA has a HMIS Subcommittee that acts as an advisory group to the HHA Governance Board. This subcommittee is charged with defining and developing criteria, standards, and parameters for the usage and release of all data collected through HMIS. Enforcing minimum data collection standards, compiling, and analyzing HMIS data are also tasks assigned to this subcommittee. The HMIS Policies and Procedures and the HMIS User Agreements are updated annually by the HMIS Subcommittee and approved by the HHA Governance Board.

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

**SEE TABLE ON FOLLOWING PAGE**

<b>Organization</b>	<b>Organization Type</b>	<b>Section of Plan</b>	<b>How Consulted / Outcome</b>
Commission on Affordable Housing	Housing	Housing Need Assessment	Attended meeting, made announcement, discussed plan, solicited input/comments
Affordable Collaborative Housing	Housing	Housing Need Assessment	Attended meeting, solicited input/comments
Comprehensive Economic Development Strategy Committee	Regional Planning Council	Economic Development Strategy	Attended meeting, made announcement, solicited input/comments
Countywide Community Revitalization Team	Civic Leaders / Business Leaders	Housing Need Assessment / Non-housing Community Development Strategy	Attended meeting, made announcement, solicited input/comment
PBC Reentry Task Force	Services- Homelessness, Housing	Housing Needs Assessment/Homelessness Strategy	Solicited input/comments
PBC Community Services Department	Other government – County	Homeless Needs / Homelessness Strategy / Non-homeless special needs	Various communication (meetings, phone calls, electronic communication) and direct assistance in composition of several Plan sections
Housing Leadership Council	Housing / Civic / Business Leaders	Housing Need Assessment	Attended meeting, made announcement, solicited input/comments
Homeless and Housing Alliance (HHA)	Services - Homelessness	Homeless Needs / Homelessness Strategy	Attended meeting, made announcement, solicited input/comments
Homeless Coalition of PBC, Inc.	Services-Homelessness	Homeless Needs / Homelessness Strategy	Various communication (meetings, phone calls, electronic communication) provided information for identified Plan sections
Palm Beach County Housing Authority	PHA	Public Housing Needs	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
Pahokee Housing Authority	PHA	Public Housing Needs	Various communication (meetings, phone calls, electronic communication) and provided information for composition of identified Plan sections
SE Florida Behavioral Health Network	Services -Homelessness	Homeless Needs / Mental Health	Via telephone and electronic request for information/ provided information for Plan sections
Palm Beach County Board of County Commissioners	Other Government- County	Housing Needs/Homelessness Strategy/ Economic Development Strategy/Capital Improvements	Attended meetings, delivered presentations, provided written materials, solicited input/comments

**Table 2 - Agencies, groups, organizations who participate**

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

In seeking public input on the formulation of the Consolidated Plan and Action Plan, DHED endeavored to include all pertinent agencies and interested parties in the consultation process and has not knowingly excluded any entity from the opportunity to be consulted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Leading the Way Home	Palm Beach County Community Services Department	Drives all County homeless-related goals/priorities including those contained within Consolidated Plan
Housing For All	Housing Leadership Council of Palm Beach County	Outlines ways to address housing issues in Palm Beach County
Strategic Regional Policy Plan	Treasure Coast Regional Planning Council (TCRPC)	Goals for a livable physical environment and sustainable communities that meet the needs of a diverse population.
Glades Region Master Plan	Palm Beach County Department of Housing and Economic Development	The Glades Region Master Plan serves to provide a framework for economic development and redevelopment in the Glades to attract future infrastructure dollars, thus furthering plan objectives.
Palm Beach County Comprehensive Plan	Palm Beach County Department of Planning, Zoning, and Building	The Comprehensive Plan identifies areas where public infrastructure and other community facilities are lacking. The Action Plan seeks to provide funding to these projects after ascertaining that they are eligible to receive funds.

**Table 3 - Other local / regional / federal planning efforts**

**Outline Consultations In Regard to Broadband and Resilience**

Palm Beach County works and consults with local municipalities to increase the number of Wi-Fi “hot spots” in low and moderate-income neighborhoods which will allow more residents access to the internet. Additionally, the County’s Information Systems Services Department has consulted and worked with the School District of Palm Beach County to connect school facilities

to the County's fiber-optics in order to enable more students the ability to obtain wireless internet services. Palm Beach County will continue to consult and work with local agencies to assist low and moderate-income residents obtain access to internet services.

As it relates to resilience specific activities, Palm Beach County, through its Division of Emergency Management and its Office of Resilience, works with local agencies and municipalities to identify strategies to mitigate and adapt to environmental hazards and disaster risks, including floods, drought, hurricanes, coastal erosion and wildfires. Also, the County consults and works with the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD) regarding the maintenance of drainage canals that are managed by the SFWMD and LWDD to ensure that any potential areas of flooding are addressed prior to potential storm events.

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

As an Urban County, Palm Beach County coordinates with all thirty-two (32) municipalities that participate in the Urban County Program during implementation of the Consolidated Plan. Additionally, the County routinely coordinates with the State of Florida and local entitlement jurisdictions, such as the municipalities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach. Inter-jurisdictional coordination often occurs during collaborative funding participation in housing, community, and economic development projects of mutual interest. The County continues to be the lead administrator of the EPA Brownfields Clean-Up Loan Program and DHED continues to be the responsible entity to oversee the designation of brownfields sites within the unincorporated areas of Palm Beach County. The County also partners with local municipalities in financing affordable housing developments that provide benefits to residents from both the municipalities and from the County's jurisdiction. In addition to actual physical development, there is also cooperation in multi-jurisdictional planning initiatives such as the *Leading the Way Home*, the County's plan to end homelessness, and cooperation through participation in bodies such as the Housing Leadership Council and the Affordable Housing Collaborative, both comprised of broad representation from community, business, and industry leaders convened to identify solutions to local affordable housing challenges.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Palm Beach County's Citizen Participation Plan provides the opportunity for citizens to participate in the development of the Consolidated Plan, the Annual Action Plan to include necessary amendments, and performance reports. Outreach to stakeholders was made through all of the following means: public meetings, newspaper advertisements, website postings, PBC and DHED social media accounts, direct e-mail communications and presentations to interested parties including municipalities, non-profit agencies, housing developers/owners, economic development agencies, Community Redevelopment Agencies, other County departments, numerous grant partner organizations and private citizens. Palm Beach County encourages the participation of all its citizens, including minorities, non-English speaking persons, and persons with disabilities. The County does have a Language Access Plan (LAP) which outlines how the county will provide meaningful access to services and information for individuals with limited English proficiency, ensuring they can effectively communicate and participate in county programs regardless of any language barriers. Upon request, the County will make available bilingual translators for non-English speaking residents for the purposes of public meetings. All printed documentation includes a statement informing the public that documents can be made available in an alternate format, if necessary. Furthermore, Palm Beach County complies with the Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. Each public notice includes language which informs the reader the County will make accommodations for persons with disabilities, providing a three (3) day notice.

As part of the citizen participation process, DHED gave presentations and/or made outreach to various groups and events beginning in October 2024 and ending in July 2025. Comments received during these sessions were incorporated into the two plans and helped guide identification of consolidated plan needs and priorities and the funding strategies set forth in the action plan.

DHED also conducted an online community needs survey to obtain public input regarding community development priorities and needs. The online survey was promoted through PBC and DHED social media accounts, and distributed to all municipalities, PBC Countywide Community Revitalization Team, the Housing Leadership Council, the Homeless and Housing Alliance, The Glades Initiative, Healthier Glades, numerous grant partners, and shared via direct e-mail communications to interested persons. The survey was available in English, Spanish and Haitian Creole. A total of 162 survey responses were received from November 7, 2024 through January 6, 2025.

As part of the citizen participation process, prior to and after approval of all plans, amendments and performance reports, the County makes the documents available to all citizens and organizations through the posting of the document on the DHED website ([pbc.gov/hed](http://pbc.gov/hed)), email notifications to interested parties, and making the documents available for physical review at the DHED office. Comments on the documents are solicited in writing, either via email to [HEDcomments@pbc.gov](mailto:HEDcomments@pbc.gov) or by submitting a letter to the Director at DHED, 100 Australian Ave Suite 500, West Palm Beach, FL 33406.

### **Citizen Participation Outreach**

**SEE TABLE ON FOLLOWING PAGE**

**Citizen Participation Outreach**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
Public Meeting	Non-targeted/ broad community	On October 17, 2024 DHED held in person and virtual public meetings to review the Consolidated Planning process and to solicit input. Invitees included representatives of non-profit agencies, municipalities, county departments, and other interested parties.	No comments were received.	No comments were received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>
Community Needs Survey	Non-targeted/ broad community	November 7, 2024 DHED launched the Community Needs Survey.	162 responses were received. Results are outlined below the table.	All comments accepted.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>
Public Meeting	Non-targeted/ broad community	On November 7 & 15, 2024, DHED held in-person and virtual public meetings to review the planning process, distribute the Community Needs Survey and solicit input. Invitees included non-profit agencies, municipalities, county departments, and other interested parties.	Need for more affordable housing	All comments accepted.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
Public Meeting	Non-targeted/ broad community	On December 17, 2024, DHED held in person and virtual meeting to review the CAPER, solicit input for the Consolidated Plan and distribute the Community Needs. Invitees included non-profit agencies, municipalities, county departments, and other interested parties.	No comments were received.	No comments were received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>
Public Meeting	Non-targeted/ broad community	On March 18 & 19, 2025, DHED held in person and virtual meeting to solicit input for the Consolidated Plan and the Action Plan.. Invitees included non-profit agencies, municipalities, county departments, and other interested parties.	Need for more homeownership opportunities and homeless services.	All comments received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>
Public Meeting	Non-targeted/ broad community	On April 22, 2025, DHED sought Board direction on the five year goals and priorities and the funding strategies. Invitees included non-profit agencies, municipalities, county departments, and other interested parties.	No comments were received.	No comments were received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Public Meeting	Non-targeted/ broad community	On June 4 & 5, 2025, DHED held in person and virtual meetings to review the draft Consolidated Plan and Action Plan. Invitees included non-profit agencies, municipalities, county departments, and other interested parties.	Greater need for economic development activities, more homeless services and more homeownership opportunities in the Western portion of the County.	All comments received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>
Public Meeting	Non-targeted/ broad community	On July 8, 2025 DHED presented the Consolidated Plan and the Action Plan to the Board of County Commissioners for approval.	No comments were received.	No comments were received.	<a href="http://www.pbc.gov/hed">www.pbc.gov/hed</a>

**Table 4 - Citizen Participation Outreach**

### **Survey Results**

- 162 responses were received
- Most common housing problems are affordability (19%), repairs needed (12%), and overcrowding (9%).
- 10% of respondents have been homeless and cited need for better paying jobs and financial assistance to assist with homelessness.
- In order to improve respondents' financial situation: 32% stated a higher paying job, 29% listed affordable housing, 20% replied affordable health care, and 10% said advanced education.
- 47% indicated the need for additional social service programs including mental health, elderly, youth mentoring/education, and hunger/feeding.
- Top choices for neighborhood improvements were street improvements (paving, repairs, traffic calming, and crosswalks), street lighting and improvements to parks and community centers.

**This page intentionally left blank.**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Information was obtained from federal, state and local sources to assist in identifying the Jurisdiction's priority needs under the 2025-2029 Consolidated Plan. Comparative analysis of demographic and economic data of households was undertaken in order to determine the most critical needs of the jurisdiction's residents and to prioritize the goals and objectives to be outlined in the Plan.

**Housing Needs Assessment:** There is a strong correlation between the ability to maintain stable housing and the relationship to household earned income. Data shows that lower-income households are affected at an overall greater rate by housing problems than moderate-income households. Housing problems consist of cost burden (more than 30% of income spent on housing costs), severe cost burden (more than 50% of income spent on housing), substandard housing, and overcrowding. The most prevalent housing problems faced by households in the County's jurisdiction are cost burden and severe cost burden, which are experienced more often by lower-income households. Cost burden makes it difficult for families to meet other basic non-housing needs such as access to medical/behavioral health services, adequate food/nutrition, transportation, and quality childcare/education. Expiring affordability restrictions, housing that is in disrepair or dilapidated, a shortage of affordable available units to meet current demand levels, rapid increases in both rent and sales prices, and insufficient funding for production of new units are among the most critical factors contributing to the lack of affordable housing for low- and extremely-low income households in Palm Beach County.

**Public Housing:** Two (2) HUD-supported public housing agencies are located within the Palm Beach County Urban County Program jurisdiction. Together, these agencies operate 910 public housing units and manage 3,339 vouchers (2,329 tenant-based and 614 project-based vouchers, 25 Veterans Affairs Supportive Housing vouchers, 345 disabled vouchers, and 26 Family Unification Program vouchers). The average length of stay in the program ranges from 1-2 years to 10-20 years, depending on type of housing assistance received. Collectively, the housing authorities have a waiting list of approximately 14,644 applicants that have applied for housing assistance with the wait time on the list anywhere from 14 months to seven (7) years, depending on the type of housing assistance that was applied for.

**Homeless Needs Assessment:** The main reasons for homelessness cited by individuals and families in the County are difficulty finding and maintaining employment and locating affordable housing. The 2025 Point In Time Count (PIT) identified 1,520 persons as homeless on the day of

the count (606 in shelter and 914 unsheltered). An estimated 58% of all homeless persons during the count were Black/African Americans, while 32% were White. Males represented 63% of the homeless population during the PIT. Families constituted 20% of the 1,520-person PIT count. Palm Beach County addresses the issue of homelessness by working with agencies to house and provide supportive services to the homeless population.

**Non-Homeless Special Needs Assessment:** Palm Beach County has identified the non-homeless special needs population as: elderly; frail elderly; persons with mental, physical or developmental disabilities; persons with alcohol or drug addictions; persons with HIV/AIDS and their families; victims of domestic violence; veterans; youths aging out of foster care; and ex-offenders. These populations experience many of the same housing and services needs including a shortage of affordable and supportive housing, limited job opportunities that provide a living wage, cost of health care, lack of affordable childcare, limited or no income, etc. The County considers these needs a high priority and continues to partner with social service agencies to provide support services to many of these populations and works with non-profit organizations and developers to increase the supply of affordable housing options.

**Non-Housing Community Development Needs:** Based on data reviewed and provided by municipalities and county residents, the County has the following non-housing community development needs: public infrastructure improvements (drainage, water, and sewer), public services (childcare, elderly services, feeding/hunger programs, youth mentoring, mental health and homeless services, jobs skills training and placement), community/neighborhood facilities and parks/open space for recreation, and neighborhood improvements (street paving/repairs, traffic calming measures, street lighting, and safety and crime reduction).

**The remainder of this page intentionally left blank.**

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

### Summary of Housing Needs

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	878,185	936,570	7%
Households	331,275	346,905	5%
Median Income	\$53,362	\$65,015	22%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

American Community Survey 2019-2023 5-year estimates are the most recently available source for the PBC Urban County Program Jurisdiction (the Jurisdiction) demographic data. Between 2019 and 2023, the total population of the Jurisdiction increased 9.2% from 878,185 to 959,226. As of 2023, the racial composition of the population was: 55% White; 18% Black; 3% Asian; 16% two or more races; and 8% some other race. More than a quarter of all persons (27%) are of Hispanic or Latino origin. Native-born U.S. citizens constitute 71% of the population. The balance of the population is roughly equal proportions of foreign-born naturalized citizens (16%) and non-citizen residents (13%). Eighty-nine (89%) percent of adults have a high school diploma or better, and 39.6% have a 4-year university degree or higher level of education.

Per the 2019-2023 American Community Survey (ACS), the total number of households in the Jurisdiction increased 10.4% from 331,275 to 369,850, with an average size of 2.57 persons. Households with at least one elderly member 65 years or older are the most prevalent - 45% of all households (166,228). There are 98,692 households with at least one child less than 18 years of age, accounting for 27% of all households in the Jurisdiction. Among these households with minor children: 64% are headed by married-couple families; 35% are headed by a single parent (23,727 single mothers / 10,888 single fathers); and 5.9% (5,805) are headed by a grandparent(s) with the responsibility for grandchildren. Of the total households within the Jurisdiction, nearly 13% have a disability.

Palm Beach County median income for a household of four persons increased from \$53,362 in 2009 to \$81,115 in 2023, growth of 34%. The County's per capita income of \$50,998 is 20% higher than the statewide per capita income of \$41,055, yet 11.4% of the Jurisdiction's population reside in households with income below the federal poverty level. The poverty rate among children less than 18 years of age is 27%, and the poverty rate among elderly over 65 years of age is 23%. In 2023, 31% of all households in the County had annual income less than \$50,000; 28% had income between \$50,000 and \$99,999; 26% had income between \$100,000 and \$199,999 over \$100,000; and 14.8% had income over \$200,000.

Household tenure in the Jurisdiction is 73% owners (269,456) and 27% renters (100,394), as compared to countywide rates of 70% and 30% respectively.

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	49,757	49,876	67,278	35,797	144,210
Small Family Households	11,255	15,068	22,756	13,544	61,400
Large Family Households	2,850	3,948	5,547	2,971	10,521
Household contains at least one person 62-74 years of age	13,319	11,508	17,667	8,539	42,308
Household contains at least one person age 75 or older	15,042	15,429	15,800	7,094	26,771
Households with one or more children 6 years old or younger	5,024	7,073	8,011	4,963	13,754

**Table 6 - Total Households Table**

Data Source: 2016-2020 CHAS

Per the 2016-2020 CHAS data, there are 346,918 households in the Urban County Program Jurisdiction. Applying the rates of tenure from the 2020 ACS yields an estimated 253,250 owners (73%) and 93,668 renters (27%). Out of all households, 56.7% have incomes below Area Median Income. Small family households represent 36.8% of all households, and large family households represent 7.5%. Fifty percent (50%) of all households have at least one person age 62 or older, and among these 60.2% have incomes below Area Median Income. Households with young children (6 years or less) are less prevalent (12.3% of all households), but are more often lower income (67.5% are below Area Median Income).

### Housing Needs Summary Tables

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

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

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

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	564	359	313	180	1,416	218	340	177	139	874
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	486	429	463	149	1,527	74	139	278	78	569

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,320	1,173	1,607	530	4,630	233	696	1,008	474	2,411
Housing cost burden greater than 50% of income (and none of the above problems)	13,742	8,513	2,900	309	25,464	16,391	8,189	5,289	1,090	30,959
Housing cost burden greater than 30% of income (and none of the above problems)	1,407	6,559	10,721	2,764	21,451	4,646	8,129	11,724	5,417	29,916
Zero/negative Income (and none of the above problems)	1,706	0	0	0	1,706	3,384	0	0	0	3,384

**Table 7 - Housing Problems Table**

Data Source: 2016-2020 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	16,117	10,483	5,272	1,168	33,040	16,911	9,380	6,742	1,786	34,819
Having none of four housing problems	5,438	9,002	18,141	9,570	42,151	11,290	21,007	37,104	23,296	92,697
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

**Table 8 - Housing Problems 2**

Data Source: 2016-2020 CHAS

**3. Cost Burden > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,202	7,893	6,407	20,502	3,061	4,055	5,855	12,971
Large Related	1,580	1,723	919	4,222	722	1,007	1,403	3,132
Elderly	5,653	3,671	2,866	12,190	14,995	10,637	8,061	33,693
Other	3,907	3,336	4,158	11,401	2,576	1,341	2,185	6,102

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	17,342	16,623	14,350	48,315	21,354	17,040	17,504	55,898

**Table 9 - Cost Burden > 30%**

Data Source: 2016-2020 CHAS

**4. Cost Burden > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	4,215	4,215	2,442	2,558	0	5,000
Large Related	0	0	705	705	638	583	197	1,418
Elderly	4,995	2,139	1,357	8,491	11,333	4,650	2,725	18,708
Other	0	3,648	1,942	5,590	2,224	0	0	2,224
Total need by income	4,995	5,787	8,219	19,001	16,637	7,791	2,922	27,350

**Table 10 - Cost Burden > 50%**

Data Source: 2016-2020 CHAS

**5. Crowding (More than one person per room)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,631	1,313	1,720	414	5,078	214	710	892	372	2,188
Multiple, unrelated family households	155	304	370	194	1,023	89	118	308	184	699
Other, non-family households	60	15	79	65	219	4	0	95	0	99
Total need by income	1,846	1,632	2,169	673	6,320	307	828	1,295	556	2,986

**Table 11 - Crowding (More than 1 Person Per Room)**

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	4,953	4,905	6,139	15,997	6,869	8,250	11,802	26,921

**Table 12 - Households with Children Present**

### **What are the most common housing problems?**

According to the 2016-2020 CHAS data in Table 7 above, across all income groups, there are 46,915 renters and 60,875 owners experiencing housing cost burden in the absence of other housing problems. Cost burden is by far the most common housing problem. Among the renters, 25,464 are severely cost-burdened, and 54% of those are very low income (0-30% AMI). Among the owners, 30,959 are severely cost-burdened, and 53% of those are very low income (0-30% AMI). The occurrence of substandard housing (2,199) and severely overcrowded housing (2,096) in the absence of other housing problems is infrequent but is experienced more often among renters (2,943) than among owners (1,443). Per Table 8, there are 202,707 households in the Urban County Program Jurisdiction with incomes not greater than 100% AMI, including 127,516 owners (63%) and 75,191 renters (37%).

Table 9 identifies a total of 104,213 households with incomes less than 80% AMI that are cost-burdened >30%, including 48,315 renters (46%) and 55,898 owners (54%). Among the renters, the predominant household type was Small Related (20,502 / 42.4%), followed by Elderly (12,190 / 25.2%), Other (11,401 / 23.6%), and Large Related (4,222 / 8.7%). Among the owners, Elderly households constituted more than half of the total (33,693 / 60.3%), followed by Small Related Households (12,971 / 23.2%), Other (6,102 / 10.9%), and Large Related (3,132 / 5.6%). Across all cost-burdened households with income less than 80% AMI, Elderly (45,883 / 44%) and Small Related (33,473 / 32%) households were most common and together constituted just over three-quarters of the total (76%).

Table 10 identifies a total of 46,351 households with incomes less than 80% AMI that are severely cost-burdened >50%, including 19,001 renters (41%) and 27,350 owners (59%). For both renters and owners, the household type most often severely cost-burdened is Elderly households (44.7% of renters and 58.7% of owners). Over half (60%) of severely cost-burdened Elderly households have incomes at 0-30% AMI. Among renters, >50-80% AMI households constituted the largest share of severely cost-burdened households (43.3%). Among owners, Very Low Income (0-30% AMI) constituted the largest share of severely cost-burdened households (60.8%). Across all severely cost-burdened households with income less than 80% AMI, Elderly (27,199 / 58.7%)

followed by Small Related (9,215 / 19.9%) households were most common and together constituted over three-quarters of the total (78.6%).

Table 11 identifies a total of 9,306 households with incomes less than 100% AMI that experience housing overcrowding of 1.01 or more persons per room. More renter households experience housing overcrowding than owner households – 6,320 versus 2,986. Among renters, the greatest incidence of overcrowding occurs within the >50-80% AMI income group (34.3%), and 29.2% of overcrowded renters are 0-30% AMI. Among owners, the greater incidence of overcrowding occurs in the >50-80% AMI income group, and only 18.6% of overcrowded owners are 0-30% AMI.

Table 12 provides numbers of households with children less than 18 years of age present, but does not provide this information by income group. The University of Florida's Shimberg Center provides countywide estimates of household population by tenure and income group. Applying the 2022 proportions of households in each income group to the numbers of households with children present in the Urban County Jurisdiction, yields the figures in Table 12. There are an estimated 15,997 renter households and 26,921 owner households with children less than 18 years of age present and income less than 80% AMI. Although owners represent the majority of households 0-80% AMI in Table 8 (62.7%), when compared to the total number of owner households with children less than 18 years in the Jurisdiction (72,045), they represent only 37.4%. Though renters represent 37.3% of 0-80% AMI households in the Table, when compared to the total renter households with children present in the Jurisdiction (26,647), they represent more than half (60%). Comparing renter and owner 0-80% AMI households with children present to the number of Jurisdiction totals for each tenure, renters constitute a larger proportion than owners.

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

The data show that in general, both renter and owner households, particularly those that are lower income, are more affected by housing problems than moderate-income households. Although a greater number of owners with incomes less than 100% AMI experience housing problems as compared to renters (34,819 owners versus 33,040 renters), a far greater proportion of renters experience housing problems (43.9% of renters versus 27.3% of owners). Among both owner and renter households, the great majority of households experiencing problems have incomes less than 50% AMI (75.5% of owners with problems and 80.2% of renters with problems). The single greatest incidence of housing problems for both owners and renters is severe cost burden among 0-30% AMI households. There are 13,742 severely cost-burdened renters with incomes 0-30% AMI, or 54% of all severely cost-burdened renters. Similarly, there are 16,391 severely cost burdened owners with incomes 0-30% AMI, or 53% of all severely cost-burdened

owners. Additionally, the incidence of substandard housing, severe overcrowding, and overcrowding among renters is nearly twice that when compared to owners.

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

The stress associated with the possibility of experiencing homelessness is unfortunately becoming common for too many individuals and families both locally and statewide. According to the Shimberg Center's Palm Beach County Housing Trends June 2024 Report, the County had a net increase of 25,972 rental units added to the housing stock from 2012-2022, but this net increase was entirely in units renting for more than \$1,200. Housing units with a rental cost of \$1,200 or more grew by over 38,000, while units with rental costs of \$1,200 or less fell by over 12,000. In addition, cost burdened households have also increased. The Shimberg Center's 2024 Annual Report states that low income (at or below 60% AMI), cost burdened renter households make up 31% of total renter households in Palm Beach County, and 7% of the State total. The report also indicates that 62% of cost burdened renter households are in Florida's eight largest counties. Palm Beach County geographically is the largest county in the state and the fourth largest in population. The report notes that older households (55 years or older) constitute 39% of the State's renters in need. As the data trends move in a direction that is unfavorable to low-income and extremely low-income households, the levels of stress, day-to-day challenges and households at-risk of experiencing homelessness will increase.

Expiring affordability restrictions, dilapidated housing, and rapid increase in rents/sales prices are among the most critical factors affecting the housing stock for low-income and extremely-low income households. Households receiving rapid re-housing assistance face similar if not the same challenges that at-risk households face – the uncertainty of a secure tomorrow. There is a strong correlation with the ability to maintain stable housing and its relationship to earned income, medical services, behavioral health services, adequate nutrition, and education. Often times, low-income and extremely low-income households face the challenges of securing employment opportunities that meet the needs of their housing and living costs. In addition, lack of adequate services or the lack of ability to pay for the needed services results in a downward spiral that may result in homelessness. Local service providers and non-profits work to address these challenges with struggling households, however, insufficient funding for affordable housing and homeless prevention programs in comparison to demand, current shortfall of available affordable units, and existing systemic challenges make it extremely difficult to achieve the desired outcomes of lasting affordable stable housing.

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

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

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

Palm Beach County utilizes a Coordinated Entry system and the HMIS (Homeless Management Information System) to record and track the number of persons who are considered at-risk in Palm Beach County. During the time period 10/01/23 to 09/30/24, of the 2,874 households that contacted Coordinated Entry for assistance, 23% (661) households were categorized as at-risk of homelessness.

In addition, the HMIS system tracks the number of singles and families that have received homeless prevention services. A total of 752 households or 2,256 persons were served over the same one-year period which consisted of 408 family households and 344 single households.

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

Among the housing characteristics linked with housing instability and increased risk of experiencing homelessness are unemployment/underemployment, lack of affordable housing options, decreasing affordable housing (including expiring tax credit properties) and substandard housing.

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

Expiring affordability restrictions on publicly-subsidized developments (LIHTC, HOME, SHIP, etc.) and the subsequent increases in rents are another challenge to housing stability faced by lower income households. According to the Shimberg Center, the affordability restrictions on 14 developments with 1,527 units in Palm Beach County will expire by 2035. In addition, the deteriorating and dilapidated physical condition of a segment of the affordable housing stock pose concerns for housing stability. The costs associated with physical maintenance and property insurance are exacerbated in deteriorated and dilapidated housing, and increase instability for low-income and extremely low-income households. Likewise, physical conditions may deteriorate to the degree that poses a threat to health and safety, further reducing housing stability.

**Discussion**

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

Per the 2019-2023 ACS, the 2023 countywide median income for one-person households is \$39,535, substantially lower than the \$81,115 median across all household sizes. There are a total of 104,744 one-person households in the Urban County Jurisdiction, totaling 28% of all households. Among these, 70.7% are owners (74,015) and 29.3% are renters (30,719). Of the total number of single-person households in the Jurisdiction, 18.8% (19,657) have incomes below the federal poverty level. In all likelihood, the majority of these impoverished single-person households need some type of assistance to be affordably housed.

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

Per the 2019-2023 ACS, in the Urban County Jurisdiction there are 114,569 persons at least 18 years of age with a disability. This total represents 15% of all persons 18 or more years of age. There are 17,395 disabled persons aged 18 plus that have income beneath the federal poverty level, which accounts for 15.2% of all 18 plus disabled households. Among the disabled population between the ages of 18-64, 42% (18,133) are employed and the remaining 58% (25,460) are not in the labor force or are unemployed. The University of Florida Shimberg Center identifies 153,524 households countywide with a disabled householder, including 64,574 (42.1%) that are cost-burdened and 40,413 (26.35%) that are cost burdened and have incomes less than 50% AMI. Among all disabled households, owners (112,097) by far outnumber renters (41,427), however disabled renter households experience cost burden more frequently across all incomes, 62.9% for renters versus 34.4% for owners. At incomes less than 50% AMI, there are 16,178 cost burdened disabled renters including 8,881 (55%) renters aged 65 years plus and 24,235 cost burdened disabled owners including 18,115 (75%) owners aged 65 years plus.

The Florida Department of Children and Families Domestic Violence January 2025 Annual Report indicates that during 2020, 106,515 domestic violence offenses in the state were reported to law enforcement and 217 individuals died because of domestic violence homicide, representing approximately 20% of all homicides in Florida. According to Palm Beach County Division of Victim Services, services are provided to an estimated 5,000 victims of sexual violence, domestic violence, homicide, human trafficking and other violent crime. There are two (2) state-certified domestic violence shelters in the County, with overflow being housed at area hotels and motels.

**The remainder of this page intentionally left blank.**

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

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

### Introduction

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

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,871	4,310	4,893
White	17,735	2,307	3,052
Black / African American	8,229	791	965
Asian	441	114	53
American Indian, Alaska Native	64	0	0
Pacific Islander	0	0	0
Hispanic	8,822	1,024	709

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data Source: 2016-2020 CHAS

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

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,529	12,505	0
White	18,277	8,556	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	7,168	1,395	0
Asian	489	181	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	9,120	2,294	0

**Table 14 - Disproportionately Greater Need 30 - 50% AMI**

Data Source: 2016-2020 CHAS

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	32,822	28,755	0
White	17,154	18,233	0
Black / African American	6,257	4,118	0
Asian	584	451	0
American Indian, Alaska Native	34	34	0
Pacific Islander	0	0	0
Hispanic	8,395	5,547	0

**Table 15 - Disproportionately Greater Need 50 - 80% AMI**

Data Source: 2016-2020 CHAS

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

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,788	20,785	0
White	6,844	13,065	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	1,854	3,212	0
Asian	266	308	0
American Indian, Alaska Native	0	33	0
Pacific Islander	0	0	0
Hispanic	2,597	4,028	0

**Table 16 - Disproportionately Greater Need 80 - 100% AMI**

Data Source: 2016-2020 CHAS

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

### Discussion

Among the 0-30% AMI income group, 79.6% of all households experience at least one of the four housing problems. No racial or ethnic groups, with the exception of American Indian/Alaskan Native households, experience housing problems at a disproportionately greater rate. Although a disproportionately greater need does exist among American Indian/Alaskan Native households (100%), the extremely small population size of 64 households (0.142% of all 0-30% AMI households) makes it statistically insignificant. Among those racial/ethnic groups with substantial household populations, there is a 6.8% difference between the lowest rate of housing problems (White 76.8%) and the highest rate (Hispanic 83.6%).

Among the 30-50% AMI income group, 74.0% of all households experience at least one of the four housing problems. Although no disproportionate needs exist within this income group, the rate at which housing problems are experienced does vary greatly across racial/ethnic groups. There is a difference of over 12% between the rate for White households (68.1%) and those of Hispanic (79.9%) and Black (83.7%) households. Additionally, Black/African American households experiencing one or more housing problems fall just below the 10% minimum threshold rate of being identified as having a disproportionately greater need (9.7%).

Among the 50-80% AMI income group, 53.6% of all households experience at least one of the four housing problems. No disproportionate needs exist within this income group; however Hispanic and Black households experience housing problems at greater rates (60.2% and 60.3% respectively).

Among the 80-100% AMI income group, 36.2% of all households experience one of the four housing problems. A disproportionate need exists among Asian households in this income group, wherein they experience one or more housing problems at a rate of 46.34%, or 10.2% greater than the 80-100% AMI group as a whole (36.19%). It should be noted that Asian households represent a relatively insignificant number of the total households in this income category (1.76%). The remaining racial/ethnic groups with statistically significant populations experience housing problems similarly, differing less than 3% of the income group as a whole.

The CHAS data does not reveal the existence of disproportionately greater housing needs for any racial/ethnic groups with a statistically significant population. However, it does reveal that various racial/ethnic groups experience housing problems differently at different income levels. Among 0-30% AMI households, housing problems are experienced similarly without respect to race/ethnicity. Within the 0-30% AMI, 30-50% AMI, and 50-80% AMI groups, Blacks and Hispanics experience housing problems more often than Whites and Asians. Within the 80-100% AMI income group, Asian and Hispanic households experience housing problems more often. Among all AMI groups, White households experiencing one or more housing problems average 3.8% below the income groups as a whole, whereas Black and Hispanic households experiencing housing problems average 5.0% and 4.9%, respectively, above the income groups as a whole.

**The remainder of this page intentionally left blank.**

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

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

**Introduction**

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

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	30,874	9,311	4,893
White	14,915	5,108	3,052
Black / African American	7,143	1,896	965
Asian	380	167	53
American Indian, Alaska Native	39	25	0
Pacific Islander	0	0	0
Hispanic	7,911	1,940	709

**Table 17 - Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 CHAS

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

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	20,530	27,529	0
White	9,700	17,121	0
Black / African American	4,526	4,017	0
Asian	334	335	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	5,614	5,776	0

**Table 18 - Severe Housing Problems 30 - 50% AMI**

Data Source: 2016-2020 CHAS

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

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	13,148	48,489	0
White	7,358	28,022	0
Black / African American	1,935	8,454	0
Asian	337	695	0
American Indian, Alaska Native	25	48	0
Pacific Islander	0	0	0
Hispanic	3,349	10,596	0

**Table 19 - Severe Housing Problems 50 - 80% AMI**

Data Source: 2016-2016 CHAS

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,439	29,149	0
White	2,038	17,854	0
Black / African American	536	4,506	0
Asian	111	474	0
American Indian, Alaska Native	0	33	0
Pacific Islander	0	0	0
Hispanic	739	5,901	0

**Table 20 - Severe Housing Problems 80 - 100% AMI**

Data Source: 2016-2020 CHAS

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

### Discussion

Among the 0-30% AMI income group, 68.5% of all households experience at least one of the four severe housing problems. No disproportionate needs exist, although Hispanic households experience problems at a higher rate (74.9%) than all other racial/ethnic groups.

Among the 30-50% AMI income group, 42.7% of all households experience one or more severe housing problems. Severe housing problems are experienced by Black/African American households at a rate of 53.0%, or 10.3% higher than the 30-50% AMI group as a whole. Although a disproportionate need does not exist for Hispanic households, its rate of severe housing problems (49.3%) is significantly higher than the overall 30-50% AMI rate. White households within this income group experience severe housing problems at an unusually low rate (36.2%) relative to the overall 30-50% AMI rate.

Within the 50-80% AMI income group, 21.3% of households experience severe housing problems. Though a disproportionate need exists for both Asian households (32.7%) and American Indian/Alaska Native households, their extremely small population sizes make them statistically insignificant. Asian households (1,032) constitute only 1.7% of all 50-80% AMI households and American Indian households (73) constitute only .12%. The rate of severe housing problems for all other racial/ethnic groups deviates only slightly from the rate for 50-80% AMI households overall.

Among the 80-100% AMI income group, 10.6% of all households experience one or more severe housing problems. There are no disproportionate needs, although Asian households have the

highest rate of problems, at 19.0%. Rates for other racial/ethnic groups in this category do not deviate much from the rate for 80-100% AMI households overall.

The CHAS data reveals the existence of a disproportionately greater need among one racial/ethnic group with a statistically significant population. Black households within the 30-50% AMI income group experience at least one of the four severe housing problems at a 10% greater rate than the overall income group as a whole. The data also indicates that various racial/ethnic groups experience housing problems differently at different income levels.

Within the 0-30% AMI group, Blacks and Hispanics experience severe housing problems more often. Among the 30-50% AMI group, Blacks, Asians and Hispanics had the highest rates of severe housing problems. Within the 50-80% AMI income group, Black households had the lowest rate of severe housing problems (18.6%) as compared to all other racial/ethnic groups, while Asian households had the highest rate (32.7%). Within the 80-100% AMI group, Asians had the highest incidence of severe housing problems, whereas all other racial or ethnic groups were similar. Across all AMI income groups, the rate at which White households experience severe housing problems was lower than the overall Jurisdiction rates.

**The remainder of this page intentionally left blank.**

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

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

### Introduction

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

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	205,346	63,413	62,347	5,111
White	143,027	36,370	34,422	3,115
Black / African American	22,700	11,376	11,849	1,090
Asian	4,219	948	1,083	53
American Indian, Alaska Native	151	74	74	0
Pacific Islander	44	0	0	0
Hispanic	33,110	13,715	14,104	734

**Table 21 - Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

The CHAS data indicates that a total of 37.4% of all households in the Urban County Jurisdiction are cost-burdened, including 63,413 cost-burdened (18.9%) and 63,413 severely cost-burdened (18.5%).

There are no disproportionate needs among households experiencing cost burden greater than 30% but less than 50% of household income. Among the racial/ethnic groups, Black (24.2%), American Indian/Alaskan Native (24.75%), and Hispanic (22.2%) households experience cost burden at a greater rate than the Jurisdiction, while White (16.8%) and Asian (15.0%) households experience cost burden at a lower rate.

No disproportionate needs occur among households experiencing severe cost burden greater than 50% of household income. Similar to the 30-50% cost burdened racial/ethnic groups, White (15.87%) and Asian (17.18%) households experience severe cost burden at a lower rate than the Jurisdiction. Black (25.20%) and American Indian/Alaskan Native (24.8%), and Hispanic (22.9%) households experience severe cost burden at a higher rate, with Black households the highest at a nearly 7%.

When comparing the rates of cost burden to severe cost burden for each racial/ethnic group, the data show that, with the exception of White households, severe cost burden is experienced at a higher rate than cost burden. White households experience cost burden at a slightly higher rate (.9%) than severe cost burden. The data show that White and Asian households have the least overall housing cost burdens compared to the totals of White and Asian households in the Jurisdiction (32.6% and 32.22% respectively), while Black and American Indian/Alaskan Native households have the highest overall housing cost burdens compared to the totals of Black and American Indian households in the Jurisdiction (49.4% and 49.5% respectively). Though no disproportionate needs were observed among the racial or ethnic groups, households that suffer cost burden have a greater likelihood of housing instability, which can lead to eviction or foreclosure.

**The remainder of this page intentionally left blank.**

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

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

A disproportionately greater need exists when members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. The CHAS data reveal several disproportionate housing needs in Palm Beach County Urban County Program Jurisdiction. Although these incidences most often occur among racial/ethnic groups with minimal populations, a disproportionate need does exist for one significant population group. Black/African American households within the 30-50% AMI income group experience severe housing problems at a disproportionately greater rate than the overall income group.

Households in the 0-30% AMI income groups experience housing problems most frequently, at nearly 80% of all 0-30% AMI households within the Jurisdiction. Only one disproportionate need exists among this income group, in which 100% of 64 American Indian/Alaska Native households experience one or more housing problems. It should be noted that this population group is extremely small and constitutes only .14% of all households in this income group. The only other significant deviation is that Hispanic households experience severe housing problems at a rate 6% greater than the 0-30% AMI households as a whole.

Within the 30-50% AMI income group, 74% of all households experience one of the four housing problems. A disproportionate need exists for Black/African American households experiencing severe housing problems, with a 10.3% higher rate than the overall income group. Additionally, there is a 6.5% lesser difference between the rates of severe housing problems for White households (36.2%) as compared to the overall 30-50% AMI rate (42.7%).

Among the 50-80% AMI income group, disproportionate needs exist among Asian and American Indian/Alaskan households experiencing severe housing problems, at 11.3% and 12.7% higher than the overall income groups respectively. However, with their extremely small population sizes (1,032 and 73), they represent only 1.7% and .12% of the income group as a whole. Among the other racial/ethnic groups, only slight deviations exist.

No disproportionate needs exist among racial/ethnic groups experiencing cost burden (>30%) or severe cost burden (>50%). However, Black and Hispanic households experience cost burden at a 7% greater rate than 80-100% AMI households overall.

Within the 80-100% AMI income group, there is a disproportionate need among Asians (46.3% of 574 households experience one or more housing problems); however, the population constitutes only 1.8% of all 80-100% AMI households. The rate of severe housing problems for all other racial/ethnic groups deviates only slightly from the rate for all 50-80% AMI households.

Racial/ethnic groups experience housing problems, severe housing problems, and cost burden differently across the 0-100% AMI income category groups within the Jurisdiction. The only disproportionate housing needs identified among households with a significant population size is among Black/African American households within the 30-50% AMI income group that experience a 10.3% higher rate of severe housing problems.

Black households across all the income groups, with one exception, (severe housing problems among 50-80% AMI group), experience one of the four housing problems at a rate consistently higher than the overall Jurisdiction rate. Hispanic households within all the income groups experience one of the four housing problems at a rate greater than the Jurisdiction's rate across all income categories. White households experience housing problems across every income category at a rate less than the overall rate of the Jurisdiction.

Overall, minority households, particularly Black/African American and Hispanic households, experience housing problems more often. With regard to the disproportionate needs that have been identified, they occur only among the minority racial/ethnic groups.

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

The County has not identified any other disproportionate needs.

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

Data is not available to depict the location of disproportionate needs; however, data is available that identifies geographic areas of greater racial/ethnic concentration within Palm Beach County. The only two prevalent minority racial/ethnic groups in Palm Beach County are Hispanics and Blacks. Data from the American Community Survey (2019-2023) reveals that Hispanics represent 27%, and Blacks 18%, of total population countywide.

The County created maps that identify census tracts in the Urban County Program Jurisdiction that contain: 1) less than 20% of the countywide rate of Blacks/Hispanics; 2) 20 to 50% of the countywide rate of Blacks/Hispanics; and 3) 51% or greater than the countywide rate of Blacks/Hispanics.

The Hispanic population is most concentrated in two distinct areas:

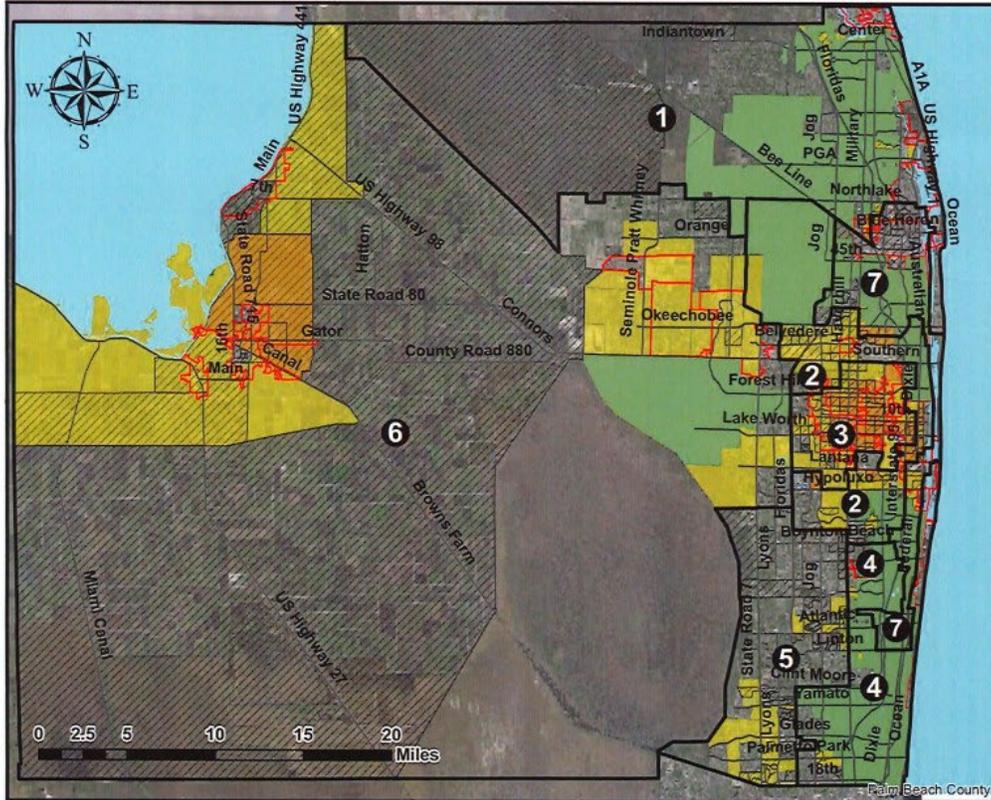
1. An eastern-central area generally bounded by State Road 80 to the north, US Highway 1 on the east, Hypoluxo Road to the south, and Military Trail to the west. This area includes portions of Lake Worth Beach, Greenacres, Palm Springs, West Palm Beach, and the unincorporated county.
2. An area of the Glades Region bounded by Lake Okeechobee to the West, to the east by State Road 15, and to the south by East Canal Street. This area encompasses the majority of the City of Belle Glade.

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

1. An area of the Glades Region bordered by Lake Okeechobee on the west, Belle Glade Road/Main Street to the east, the City of South Bay to the south, and the City of Pahokee to the north. This area includes the municipalities of Belle Glade, Pahokee, and South Bay.
2. An area in northeastern county encompassing Riviera Beach, Lake Park, and Mangonia Park.
3. A small, centrally located area in the county bounded by Southern Boulevard on the south, Jog Road the west, Belvedere Road to the north, and Military Trail to the east. This area is located in unincorporated Palm Beach County.
4. A central area of the county bounded by Lantana Road to the south, Haverhill Boulevard to the west, and Military Trail to the east, and Lake Worth Road to the north. This area includes unincorporated area west of Lantana and the City of Greenacres.



**Palm Beach County  
Countywide Jurisdiction  
Low/Moderate-Income and Hispanic Concentrations**



**Legend**

Low and Moderate Income Areas (>51%)\*

Commission District Boundaries

Entitlement Municipalities

Municipal Boundaries

Major Roads

**Hispanic Concentrations\*\***

<20%

20% to <51%

>51%

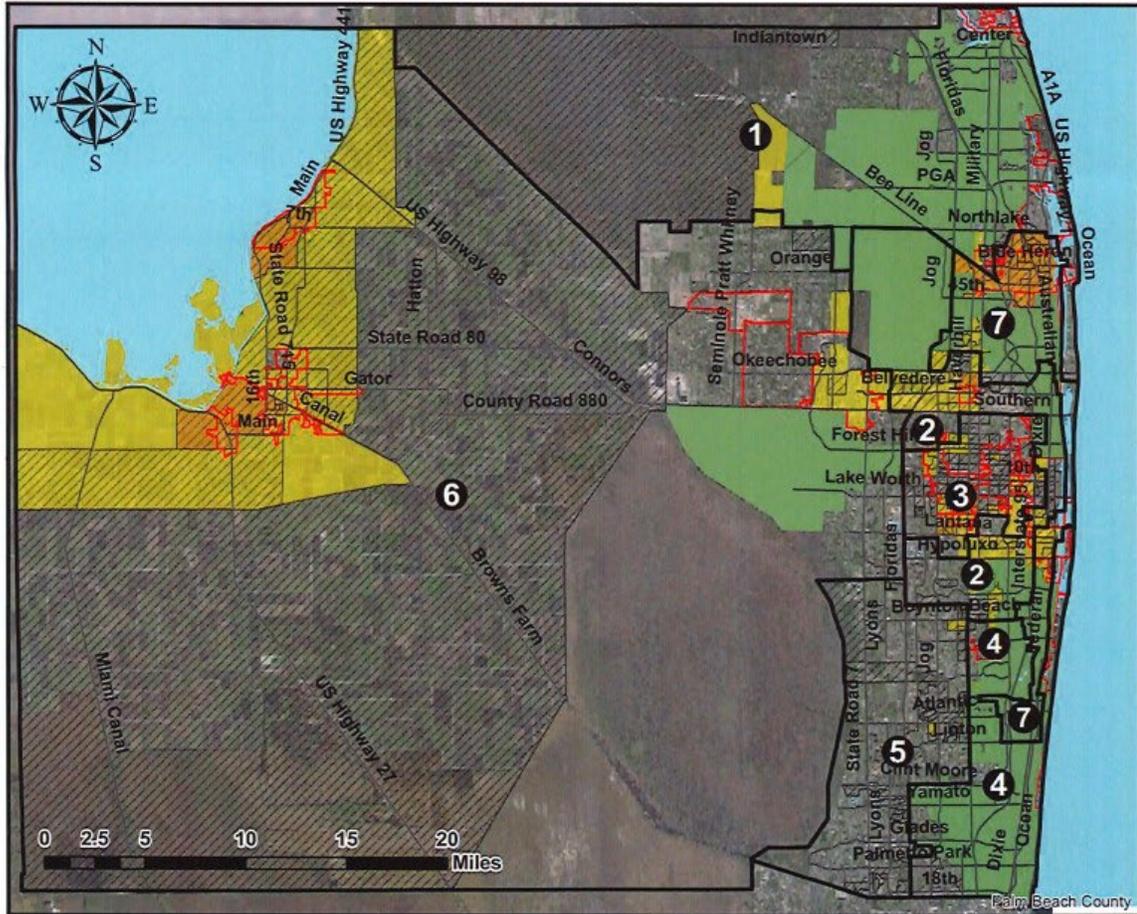
\* Source: 2024 Community Development Block Grant (CDBG) Low-and Moderate-Income Area Data (by Census Block Groups), base on 2016-2020 American Community Survey. Note: CDBG Eligible is defined as an area with 51% or more low and moderate income persons.

\*\* Source: 2019-2023 American Community Survey (Hispanic Populations by Census Tract).





## Palm Beach County Countywide Jurisdiction Low/Moderate-Income and Black/African American Concentrations



### Legend

- Low and Moderate Income Areas (>51%)\*
- Commission District Boundaries
- Entitlement Municipalities
- Municipal Boundaries
- Major Roads

#### Black/African American Concentrations\*\*

- <20%
- 20% to <51%
- >51%

\* Source: 2024 Community Development Block Grant (CDBG) Low-and Moderate-Income Area Data (by Census Block Groups), based on 2016-2020 American Community Survey. Note: CDBG Eligible is defined as an area with 51% or more low and moderate income persons.

\*\* Source: 2019-2023 American Community Survey (Black/African American Population by Census Tract).



**This page intentionally left blank.**

## NA-35 Public Housing – 91.205(b)

### Introduction

Palm Beach County has seven housing authorities that operate within its boundaries, of which only four operate within the Palm Beach County Urban County Program Jurisdiction. Of these four, one (Riviera Beach Housing Authority) has no public housing units/vouchers and one (Belle Glade Housing Authority) is supported by the U.S. Department of Agriculture (USDA). The remaining two housing authorities in the Jurisdiction that are supported by HUD are Palm Beach County Housing Authority (PBCHA) and Pahokee Housing Authority (PHA). According to the Housing Authorities' 2023 Annual Plan, the entities operate a total of 910 Public Housing Units and manage 3,339 vouchers, which are comprised of 614 project-based vouchers, 2,329 tenant-based vouchers, and 396 special purpose vouchers as identified in Table 22.

### Totals in Use

Total Number of Units	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Special Purpose Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Total Number Units in Use	0	0	910	3,339	614	2,329	25	26	345

**Table 22 - Public Housing by Program Type**

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

Data Source: Palm Beach County Housing Authority and Pahokee Housing Authority

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

Based on information provided by the housing authorities, the average annual income for a household in a public housing unit is \$22,649 and the average length of stay is 10-20 years. For households receiving housing assistance in the form of vouchers, the average annual income ranges between \$10,900 and \$22,871, with the average length of stay ranging from 1-2 years to 5-10 years. Elderly households (1,488) and disabled families (1,248) account for 35% and 29%, respectively, of the overall total number of units/vouchers in use (4,249) by the two housing authorities. According to demographic information provided by the HAs, the majority of all current residents are either Black/African American (83%) or White (15%), and 84% of residents are non-Hispanic.

## Characteristics of Residents

	Program Type								
	Certifi- cate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Vouchers		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled	
Average Annual Income			22,649	22,649	17,293	20,612	22,871	10,900	17,600
Average Length of Stay			10-20 years	10-20 years	1-2 years	5-10 years	2-5 years	Less than 1 year	2-5 years
Average Household Size			3	3	2	3	1	2	3
# Homeless at admission			47	114	16	69	2	9	18
# of Elderly Program Participants (>62)			291	1,197	339	841	12	0	5
# of Disabled Families			239	1,004	130	862	11	1	5
# of Families requesting accessibility features			5	5	Unknown	Unknown	Unknown	Unknown	Unknown
# of HIV/AIDS program participants						207			
# of DV victims			Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

**Table 23 - Characteristics of Public Housing Residents by Program Type**

Data Source: Palm Beach County Housing Authority and Pahokee Housing Authority

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White			208	1,484	258	1,110	11	8	97
Black/African American			2,158	7,235	429	6,284	18	50	454
Asian			1	5	1	4	0	0	0
American Indian/Alaska Native			6	16	2	12	0	0	2
Pacific Islander			9	139	15	121	0	0	3
Other			20	108	4	89	1	5	9

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

Table 24 - Race of Public Housing Residents by Program Type

Data Source: Palm Beach County Housing Authority and Pahokee Housing Authority

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic			108	598	102	459	3	8	26
Not Hispanic			658	3,175	347	2518	20	34	256

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

Table 25 - Ethnicity of Public Housing Residents by Program Type

Source: Palm Beach County Housing Authority and Pahokee Housing Authority

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

Section 504 of the Rehabilitation Act of 1973 requires an applicant or participant to qualify under the following Americans with Disabilities Act (ADA) definition of disability: a physical or mental

impairment that substantially limits one or more major life activities; a record of such impairment; or being regarded as having such an impairment.

According to the housing authorities' 2023 and 2024 annual plans, a total of 2,751 disabled households are on waiting lists for accessible units for both public housing and Section 8 programs. Disabled households account for nearly 20% of the total number of households on the lists. The housing authorities have identified the existing needs tenants on waiting lists for accessible units to be the creation of more jobs, improvement of quality of housing, increased access to public services for the homeless or those who are at risk of homelessness, child care services, transportation, additional supply of accessible units, and wheelchair accessibility modifications to help meet the needs of very-low, low-, and moderate-income persons, the elderly and persons with disabilities.

**What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? What are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?**

Collectively, the Palm Beach County Housing Authority and the Pahokee Housing Authority have a total of 14,644 applicants on waiting lists for housing assistance. Families with children (7,446) account for 51% of overall families on waiting lists, and elderly families (1,567) account for 11%. Black/African American families (11,561) account for the majority of households on the waiting lists, at 79% of the total number of families on the overall list total. These households are undoubtedly experiencing some type of housing problem, such as cost burden, housing overcrowding, or substandard housing. The most immediate needs of public housing and housing choice voucher holders are job training/assistance, food, childcare, senior and elderly care, transportation, healthcare, afterschool programs, adult education, credit repair/financial management, saving money, assistance with mental/physical disabilities, and cost of living financial assistance.

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

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

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Palm Beach County continues the battle against homelessness by increasing access to affordable housing, reducing barriers to those experiencing homelessness, and through the provision of supportive services. Housing instability can be caused by numerous social and economic factors. These can include unemployment, low wages, substance abuse, mental health concerns, physical health, as well as natural disasters. Although mitigating homelessness is an on-going crisis, the County remains committed to providing assistance and resources to those struggling to become self-sufficient.

The information used in this section was obtained from the 2025 Point in Time Count that took place from noon on January 30<sup>th</sup>, 2025 until noon on January 31<sup>st</sup>, 2025. The Point in Time Count is conducted annually to count sheltered and unsheltered persons experiencing homelessness on a single night in January and is required by the U.S. Department of Housing and Urban Development (HUD). The Continuum of Care (COC) is required to conduct an annual count on persons within the Emergency Shelter, Transitional Housing, Rapid Re-Housing, Safe Haven, and Permanent Supportive Housing.

The two types of surveys used during the Point in Time Count were observed and interviewed. The observed surveys were individuals who declined the survey and were determined to be homeless by the surveyor. The interviewed surveys were conducted on individuals who consented to answer questions in regard to their circumstances. The Housing Inventory Count (HIC) was also conducted on program providers in regard to bed space and units provided for the homeless population to include emergency shelters, transitional housing, rapid re-housing, safe haven, and permanent supportive housing.

The Point in Time Count for 2025 indicated that there were 1,520 individuals experiencing homelessness. There were 914 unsheltered individuals residing in a place not meant for habitation. There were 606 sheltered persons residing in Emergency Shelters and Transitional Housing. Of the unsheltered persons experiencing homelessness, 50% were African American, 38% were White, 9% were Hispanic, 1% were from multiple races, 1% were Asians, 1% were American Indian, and Middle Eastern consisted of less than 1%. Of the unsheltered population, 12% were Hispanic and 88% were not Hispanic. Special populations consisted of 51% of the persons experiencing homelessness which includes veterans, seniors, youths, and the chronically homeless. The greatest number of individuals and families experiencing homelessness resided in Riviera Beach and West Palm Beach.

## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	606	914	0	0	0	0
Persons in Households with Only Children	75	21	0	0	0	0
Persons in Households with Only Adults	323	899	0	0	0	0

The 2025 Point in Time Count provided the following information for various groups of homeless persons.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	323	256	0	0	0	0
Chronically Homeless Families	283	15	0	0	0	0
Veterans	67	40	0	0	0	0
Unaccompanied Child	75	21	0	0	0	0
Persons with HIV	0	6	0	0	0	0

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

Palm Beach County’s homeless population does not have rural homeless.

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

Entering Homelessness: According to the 2024 Florida’s Council on Homelessness Annual Report, there were 42,341 persons who entered homelessness for the first time in Florida. The rates of returns to homelessness increased from 8.3% to 9%. The PBC Department of Community Services reported there were 9,691 persons in Palm Beach County who entered homelessness in 2024. Factors that contribute to persons entering homelessness include economic instability, lack of affordable housing, mental health, substance abuse concerns, and systemic inequality.

Exiting Homelessness: The PBC Department of Community Services reported that in 2024 there were 6,489 persons who exited homelessness in Palm Beach County. According to the 2024 Council on Homelessness Annual Report, 42.9% of persons experiencing homelessness were able to exit from emergency shelters to permanent housing. The data demonstrates that although there are successful outcomes with a portion of the population exiting homelessness, the demand for affordable housing remains a distressing concern. Exiting homelessness involves community effort in mitigating the affordable housing crisis, while working with service providers to address the underlying causes that led individuals to becoming unhoused.

**Nature and Extent of Homelessness:**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	148	345
Black or African American	430	458
Asian	5	4
American Indian or Alaska Native	1	8
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	70	106
Not Hispanic	536	808

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

According to the 2025 Point in Time count, there were 606 families who resided in emergency shelters and transitional housing. The Point in Time Count also indicated that there were 67 veterans residing in shelters, and 40 veterans who were unsheltered. Housing for underserved populations is a challenge. Florida International University conducted a Current and 10 Year Affordable Housing Demand Report for Palm Beach County, to determine the number of affordable/workforce housing units required to meet the housing demands for the next ten years. According to the housing affordability analysis, Palm Beach County has an affordable housing shortfall of 151,454 housing units. Palm Beach County's projected population growth will create a new housing demand for 6,214 new households annually.

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

According to the Point in Time Count, 71% of the sheltered individuals were African Americans, Caucasians consisted of 25%, Asians consisted of 1%, and 1% were from multiple races. With regards to the unsheltered population, 50% were African Americans, 38% were Caucasian, 1% were Asians, 1% were American Indian, and 1% were from multiple races. The Hispanic population consisted of 2% of the sheltered population, and 9% percent of the unsheltered population. In comparison to the Point in Time Count conducted in 2024, there was a decline in the number of African American persons who were unhoused and an increase in the number of unhoused Caucasians.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2025 Point in Time survey reported that 1,520 individuals were homeless in Palm Beach County on a single evening. There were 914 individuals who were unsheltered, and 606 sheltered individuals. Of the unsheltered population, 716 consented to be interviewed, and 198 were determined homeless through observation. Of the 606 persons who were sheltered, 466 were residing in Emergency Shelters and 140 persons were residing in transitional housing.

The following is a description of the extent to which sub-populations of homeless are unsheltered. Chronically homeless persons are individuals who have experienced 12 consecutive months of homelessness, or 4 or more occasions over the span of 3 years to total 12 months. 40% of the unsheltered population are chronically homeless. 35% of the unsheltered population had substance abuse concerns. 27% of individuals reported a psychiatric condition. Individuals with physical disabilities consisted of 17% of the unsheltered population. 6% were survivors of domestic violence and 5% were persons with developmental disabilities.

**Discussion:**

The 2025 Point in Time Count is a snapshot of the persons experiencing homelessness on a given night in Palm Beach County. The population of unhoused individuals and families is even greater than projected in a single point in time count. Various social and economic factors can contribute to a person becoming unhoused. Palm Beach County Board of County Commissioners continues to provide financial support through the Department of Housing and Economic Development and other county agencies, and to continue to take measures to eradicate homelessness. As the demand for affordable housing increases, so does the population of unhoused individuals and families. Housing costs continue to be the single largest expense for most American households. However, the collective effort of local and state entities will continue to increase the capacity and ability of serving the unhoused population.

**The remainder of this page intentionally left blank**

**This page intentionally left blank.**

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

### **Introduction:**

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

- Elderly (62 years of age and older)
- Frail elderly (defined as an elderly person who is unable to perform at least three activities of daily living such as eating, dressing, bathing, and household tasks)
- Persons with disabilities (mental, physical, developmental)
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking
- Veterans
- Youth aging out of foster care
- Ex-offenders
- Residents of Public Housing

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

**Describe the characteristics of special needs populations in your community:** The needs of the non-homeless special needs population include lack of affordable housing, life skills training, substance abuse assistance, mental health interventions, as well as adequate healthcare. The characteristics of the special needs populations within the community are described as follows:

**Elderly and Frail Elderly:** According to the 2023 American Community Survey, there are over 452,936 elderly persons residing in Palm Beach County. There are 205,644 who are males and 247,292 who are females. Of these elderly persons, 19.6% are responsible for their own grandchildren under the age of 18, and 6.8% of this population are reportedly earning below the federal poverty level. 69.1% of the male elderly population are married. 46% of the female elderly population are married. 13.2% of the total elderly population have income levels below the federal poverty level.

**Persons with disabilities (mental, physical, and developmental):** According to the American Community Survey, there are approximately 182,885 persons residing in Palm Beach County that are living with disabilities. 47% are males and 53% are females. 6% of the persons residing with

a disability are under the age of 18, and 57% are over the age of 65. Persons with mental, physical, and developmental disabilities have a variety of conditions that impact their ability to function. These can include down syndrome, fetal alcohol syndrome, learning disabilities, as well as mental health diagnosis. The most vulnerable populations that struggle with mental health illnesses are youths, elderly, as well as those who experience poverty and homelessness.

**Persons with alcohol or other drug addiction:** According to the National Institute of Mental Health, substance abuse is a treatable mental disorder that affects a person's brain and has negative implications on the ability to control the use of substances. Persons with substance abuse disorders may also have mental health concerns. Substance abuse and mental health disorders can have a genetic disposition and can be caused by environmental factors. Environmental factors such as stress and trauma can create genetic changes that contribute to substance abuse and mental health. According to the Florida Department of Health, Florida had over 7,769 fatal overdoses, 88,623 drug related offenses, and 11.4 million prescriptions dispensed in 2023. According to the 2024 Annual Report on Patterns of and Trends in Substance Abuse in Florida published by the Department of Children and Families, there were over 3,612 fatal drug overdose deaths that occurred in Florida during the first half of 2023.

**Persons with HIV/AIDS and their families:** According to the Florida Department of Health, there are over 8,880 persons living with HIV in Palm Beach County. 85% of those individuals are aware of their status. 66.4% of individuals with HIV have achieved viral suppression through the use of medication. Of the persons with HIV/AIDS in Palm Beach County, 5.9% are in poverty, 12.3% are uninsured, and 3% are unemployed. Understanding HIV and its impact on the local level will assist communities in identifying adequate treatment and prevention efforts.

**Victims of domestic violence, dating violence, sexual assault, and stalking:** The Florida Department of Children and Families Domestic Violence Report reported that during 2023-2024, certified domestic violence centers provided 603,577 nights of emergency shelter to 12,543 men, women, and children. There were 398,829 referrals to survivors of domestic violence and their family members, and there were 75,746 domestic violence calls made to the crisis hotlines. In Palm Beach County, there are between 4,500 and 5,000 documented cases of domestic violence each year. Young adults ages 18-34 experience the highest rate of abuse. According to the Center for Disease Control and Prevention, 50% of women and one in three men experience sexual violence at some point in their lives. Women, racial and ethnic minority groups experience a higher rate of sexual offenses.

**Veterans:** The U.S. Census Bureau reports that as of 2023, there were 66,269 veterans in Palm Beach County, representing about 4.7% of the population. 92.4% of veterans are males, and 7.6% of veterans are females. 10.2% of veterans are over the age of 65. According to the U.S.

Department of Veterans Affairs, veteran needs can include homelessness, risk of homelessness, unemployment, addiction, depression, adequate healthcare, life skills development, as well as transitioning from incarceration. Reducing unhoused veterans is an ongoing and collaborative effort of local, state, and federal agencies. According to the Florida's Council on Homelessness Annual Report 2024, veterans experience homelessness at a higher rate than non-veterans due to various risk factors such as substance abuse, mental health, poverty, and social isolation.

**Youth Aging Out of Foster Care:** Youth aging out of foster care require a variety of independent living skills in preparation for adulthood. This can include career planning, education, emergency and safety skills, food and health management, interpersonal skills, as well counseling. In 2022, there were 201,372 youth who exited foster care in the United States according to the U.S. Department of Health and Human Services. 46% of youth exiting foster care were reunited with their parents, 6% resided with relatives, 27% were adopted, 9% were emancipated, 11% had guardianship granted to an adult, and less than 1% were runaways or resulted in death. According to the 2024 Point in Time Count in Palm Beach County, there were 158 youth ages 18-24 who reported being unhoused, which has gradually increased in comparison to the four years prior. 54% of the youth ages 18-24 resided in shelters, and 46% were unsheltered. Preparation for independent living is essential for youth aging out of foster care as this special population has a higher likelihood of experiencing homelessness in comparison to the general population.

**Ex-offenders:** According to U.S. Department of Justice there are 650,000 ex-offenders released from prison every year, and studies have shown that approximately two thirds of that population will be re-arrested within three years of release. According to the PBC Criminal Justice Commission, there are approximately 100 persons released from state prisons in Florida every month. On average there are 1,884 persons who are confined in Palm Beach County jails in a single day. 57% of persons being detained are African American, 24% are Caucasians, and 19% are Hispanic. The number of males and females in Palm Beach County jails can vary. However, in general 85% of inmates are males, and 15% are females.

**Residents of Public Housing:** Palm Beach County has seven housing authorities operating within its boundaries. Four of these housing authorities operate within the PBC Urban County Program Jurisdiction. The Riviera Beach Housing Authority (RBHA) does not have public housing or vouchers. The Belle Glade Housing Authority operates under the U.S. Department of Agriculture. The Pahokee Housing Authority (PHA) and Palm Beach County Housing Authority (PBCHA) operates a total of 910 public housing units and administers a combined 3,339 housing choice vouchers. The residents of the public housing authorities consist of extremely low, low, and moderate-income families.

## **What are the housing and supportive services needs of these populations and how are they determined?**

**Elderly and Frail Elderly:** The housing and supportive service needs of the elderly include affordable housing, assistance with daily tasks, advocacy, as well as transportation. The Florida Department of Elder Affairs is the primary state agency responsible for administering human services programs for the elderly (F.S. 430.03). They are responsible for developing policy recommendations for long term care, creating public awareness of aging issues, contributing to the needs of the elderly, as well as maintaining data on the elderly. Services are determined based on consumer needs, demographics, funding availability, as well as legislative directives. Florida is projected to continue to experience increases in the number of older residents over the next ten years as a result of migration and baby boomers who continue to age into retirement.

**Persons with disabilities (mental, physical, developmental):** The housing and supportive needs of persons with disabilities include affordable housing, community support, falls prevention, housing improvement, legal assistance, as well as nutrition and overall wellness. According to the Florida Department of Elder Affairs, 20% of persons with disabilities report cognitive impairments as well as problems with memory. 17% of persons with disabilities report ambulatory disabilities. 12% report two or more types of impairments. Advocacy for persons with disabilities is essential. The Office of Public and Professional Guardians provides statewide oversight for professional guardians in Florida. Guardianship is the process created to protect the legal rights of individuals with limitations and disabilities who are unable to make their own decisions.

**Persons with alcohol or other drug addiction:** The housing and supportive needs of persons suffering from substance abuse and other addictions includes counseling, stable housing, employment services, as well as transportation. Stable housing plays a vital role in a person's recovery from substance abuse disorders. An inability to pay rent can cause triggers that lead to substance misuse and relapse. Palm Beach County provides financial assistance to community-based organizations to provide health and human services through the Financially Assisted Agencies. This includes the Drug Abuse Foundation, Drug Abuse Treatment Association, For the Children, and Jeff Industries. The needs of their clients are determined through intake and assessment, crisis intervention, as well as through the provision of comprehensive services.

**Persons with HIV/AIDS and their families:** The housing and supportive service needs of this population are affordable housing combined with services to maintain stability. This can be in the form of supportive housing, transitional housing, case management, medical care, as well as social support. Palm Beach County Department of Community Services provides assistance to persons living with HIV and/or AIDS through the Ryan White HIV/AIDS Program. The goal of this program is to assist persons living with HIV and/or AIDS with medical, case management, housing,

dental care, transportation, nutrition, legal services, as well as substance abuse and mental health counseling. The service needs are determined through a variety of assessments to include a Case Management Assessment, Substance Abuse and Mental Illness Screener, as well as a Suicide Severity Rating Scale.

**Victims of domestic violence, dating violence, sexual assault, and stalking:** The housing and supportive service needs include emergency shelters, transitional housing, rapid re-housing, advocacy through the court system, as well as assistance with protective injunctions. Palm Beach County provides funding to agencies that provide direct services to persons who are survivors of domestic violence, dating violence, sexual assault, and stalking through Aid to Victims of Domestic Abuse (AVDA) as well as Young Women's Christian Association (YWCA). Palm Beach County Victim Services also provides support and advocacy to persons who are victims of sexual offenses, as well as violent crimes. The need and level of support for this population are determined through the intake and assessment process, as well as through case progression.

**Veterans:** The housing and supportive needs of veterans include affordable housing, adequate healthcare, assistance with everyday tasks, case management, as well as transportation. Palm Beach County Community Services and the Division of Senior and Veteran Services provides a variety of recreational activities to promote social and emotional well-being for veterans. This includes book discussions, day trips, fitness classes, holiday events, as well as defensive driving courses. They also operate two Adult Daycares locations in Palm Beach County. These programs provide counseling, supervision, meals, respite care, education, as well as health monitoring. Palm Beach County also provides funding for the Salvation Army. The Salvation Army reports that 1/3 of the adult homeless population are veterans. They operate a faith based transitional housing program with 23 beds to house homeless veterans.

**Youth Aging Out of Foster Care:** The housing and supportive needs of youth aging out of foster care include affordable housing, education, employment, life skills training, social connections, as well as mentorship. Palm Beach County provided HOME ARP funding to Vita Nova, Inc. to assist in the development of the Omega Apartments. The Omega Apartments is a 12-unit residential building that provides housing for youth ages 18-24, who are at risk of homelessness and exiting foster care. The services provided include housing, education, employment, as well as a variety of activities to promote independent living. Palm Beach County also assisted the Flite Center with HOME ARP funding for the development of housing for youth aging out of foster care as well as survivors of human trafficking. This residential building consists of eight (8) 2-bedroom apartments that serve as transitional and supportive housing for this special needs population. In addition, the County's Division of Human and Veterans Services will continue to have oversight of HUD's Youth Homeless Demonstration Program. Three nonprofit agencies will receive funding under this program to prevent youth homelessness.

**Ex-offenders:** The housing and supportive needs of formerly incarcerated individuals include access to affordable housing, job training, medical care, as well as case management to assist in reintegration. The Palm Beach County Reentry Task Force was created in an effort to increase public safety, decrease victimization, reduce recidivism rates, as well as coordinate services for ex-offenders. Palm Beach County Reentry Services reports that it costs taxpayers \$18,000 a year to house one adult in the Florida Department of Corrections, \$48,910 in the Palm Beach County jail, and \$81,395 annually to house a youth in the Department of Juvenile Justice.

**Residents of Public Housing:** The housing and supportive needs of residents of public housing include safety concerns, being cost-burdened, lack of transportation, as well as having access to resources. In an effort to address the needs of residents, the Pahokee Housing Authority reports that they will continue to identify funding sources, collaborate with the Palm Beach County Sheriff's Office to assist in crime prevention, and to provide on-site trainings for youths. The Palm Beach County Housing Authority works closely with community agencies to provide workforce development programs, education and leadership training, as well as maintain affordable housing for its residents.

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

Palm Beach County does not receive Housing Opportunities for Persons with AIDS (HOPWA) funding. This section is not applicable to the County's Consolidated Plan.

**The remainder of this page intentionally left blank.**

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

### **Describe the jurisdiction's need for Public Facilities:**

Public facilities are essential in the community because they facilitate services and infrastructure needs that affect public health, safety, education, recreation, and sanitation. The benefits of public facilities have a positive impact in the community and provide access to resources where citizens may not have access otherwise. Public facilities within the jurisdiction include community centers, parks, childcare centers, emergency operation centers, recreational facilities, libraries, youth centers, senior centers, as well as water facilities. Public facilities within the jurisdiction are also in constant need of renovation and capital improvements in order to keep the services in the community sustainable.

Palm Beach County provides funding for needed public facility projects that benefit residents of the jurisdiction that are predominately low and moderate income, or of a limited clientele. The rehabilitation and upgrading of existing facilities ensures that they operate at the most efficient level. CDBG funding was provided for the interior renovation of the Belle Glade Intake and Assessment Center, installation of LED lighting for the basketball courts at Haverhill Park, the design and construction of an outdoor splash pad at Kelsey Park, as well as interior and exterior renovations to the City of Lake Worth Beach Youth Empowerment Learning Center.

### **How were these needs determined?**

The Palm Beach County Jurisdiction consists of unincorporated Palm Beach County, as well as 32 municipalities with executed inter-local agreements. CDBG target areas are found in 9 municipalities and 10 in unincorporated Palm Beach County. Designation as a CDBG target area funding requires at least 51% of the residents must be of low and moderate income, physical signs of deterioration and need for public improvements. CDBG funding is generally directed towards CDBG target areas for projects consisting of capital improvements, community code enforcement, as well as housing rehabilitation. Community needs are identified by the participating municipalities, citizen participation, survey of community needs, as well as recommendations from the PBC Board of County Commissioners. The needs within Palm Beach County are also based on the County's housing needs assessments, market analysis, and census data.

### **Describe the jurisdiction's need for Public Improvements:**

Public improvements are necessary in order to maintain and enhance the quality of life within Palm Beach County and include all infrastructure facilities and improvements that are publicly owned. The County has infrastructure needs for roads, bridges, sewer lines, and potable water services to ensure reliable and continued services in the community. Public Improvements are

most needed in areas where there is a higher concentration of low and moderate-income residents. Additionally, public improvements are needed to serve special needs populations such as abused children, domestic violence survivors, elderly and disabled persons, veterans, persons with HIV and/or AIDS, legal/documentated immigrant workers, as well as those who are at risk of becoming unhoused. Palm Beach County also provided funding to public infrastructure projects to include sanitary sewer improvements to the City of Greenacres North Lift Station, improvements to the 3<sup>rd</sup> Street Parking Lot in the Town of Lantana, as well as the installation of solar street lighting in the Village of Palm Springs.

#### **How were these needs determined?**

The need for public improvements were identified through a collaborative process involving county officials, participating municipalities, as well as the public. Comments and recommendations were received at public meetings and workshops. A survey was also conducted to obtain demographic information, housing priorities, and barriers to citizen welfare. In addition, CDBG funding is directed towards target areas where the majority of persons who benefit are low and moderate-income.

#### **Describe the jurisdiction's need for Public Services:**

There are various benefits to enhancing public services for the residents of Palm Beach County. This includes improving communities on a local level, influencing positive social change, providing stability, and expanding the diverse populations served. Palm Beach County provides funding for various public service activities. This includes providing transitional housing to homeless victims of domestic violence and their children, fair housing enforcement, services for senior citizens, case management, as well as various other activities that seek to improve the quality of life. Public service needs also include assistance for persons with physical, mental and developmental disabilities.

#### **How were these needs determined?**

The Department of Housing and Economic Development made various presentations in the community while creating the Five Year Consolidated Plan. Non-profit agencies, municipalities, as well as members of the general public were invited to provide input. Notices for the public meetings were published in the local newspaper, on the DHED website, as well as on the county's public calendar. Invites were also sent through all social media outlets, as well as to various community agencies that have consistent public interaction. Agencies that provide support have direct knowledge of their clients and are able to share insights on community needs based on their observations.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Palm Beach County's Program Jurisdiction encompasses the entire county, with the exception of the following seven municipalities: Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach. According to the 2016-2020 American Community Survey (ACS) provided by HUD, there were an estimated 421,282 housing units within the Jurisdiction. Of the estimated 347,779 occupied housing units, 250,227 (72%) were owner-occupied and 97,552 (28%) were renter-occupied.

There is a continued demand for affordable housing in Palm Beach County. Within the past five years (ACS 2019-2023 data), the Jurisdiction has seen median home value increase by over 57% and median rent value increasing by more than 32%. Additionally, population projections for the jurisdiction, supplied by the Florida Housing Data Clearinghouse, indicate that a 4.84% net increase in the number of households is expected during the 2024-2029 Consolidated Planning period.

Based on data provided by the Realtors of Broward, Palm Beach and St. Lucie, Palm Beach County's year-end-report for 2024 indicated the median sales price at \$630,000, which exceeded the State's by 50%. Additionally, 2024 HUD Fair Market Rent for Palm Beach County (\$1,851 1BR; \$2,226, 2BR; \$2,942 3BR; \$3,556 4BR) ranked as the second highest among the 67 counties in the state.

Based on 2016-2020 Community Housing Affordability Survey (CHAS) data, there is a shortage of units affordable to lower income renter and owner households within the jurisdiction, particularly for households with incomes at or below 50% AMI. The CHAS data indicates that 6% of renter units are affordable to 30% or below AMI households; 20% of units are affordable to 50% AMI households; and 74% of units are affordable to 80% AMI. For owner units, there is an insufficient supply of affordable housing units for households at 50% AMI and below, with only 13% of units affordable; 34% are affordable to households with 80% AMI and 51% affordable to households with 100% AMI. Households with less than 100% AMI experience substandard housing conditions, of which 55.21% are related to cost burden and severe cost burden combined.

Per 2016-2020 (CHAS) data, 30% of owner-occupied housing units (75,039) and 59% of renter-occupied housing units (57,922) have one or more of the conditions used to describe property as having a housing problem, namely: substandard housing, overcrowding or cost burden.

Additionally, 32% of owner-occupied units within the Palm Beach County jurisdiction (78,873) and 39% of renter-occupied units (37,955) were built prior to 1980, raising the specter of a unit at risk for lead based paint hazards if needing rehabilitation. Cost burden is by far the most common housing problem.

There are 12 public housing developments within the Palm Beach County Urban County Program Jurisdiction that are administered by three public housing authorities, namely Pahokee Housing Authority (PHA), Palm Beach County Housing Authority (PBCHA) and Belle Glade Housing Authority. The condition of housing developments operated by PBCHA and PHA range from troubled to high performer respectively. Together these entities operate a total of 1,622 public housing units comprised of Pahokee (482), Palm Beach County (428), and Belle Glade (712). PBCHA and PHA manage 3,339 vouchers.

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

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

In order to stimulate economic growth, Palm Beach County has developed a number of initiatives and opportunities through plans and public/private investments to increase employment throughout the County. The County also provides low-interest loans to businesses throughout the County via Section 108 Business Loan Program, which provides low-interest funding to businesses that expand in the County and create full time equivalent jobs.

**The remainder of this page intentionally left blank.**

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

### Introduction

Palm Beach County is the largest County in Florida by area covering 2,386 square miles. HUD provided tables below with estimates for the Palm Beach County Urban County Program Jurisdiction. According to the 2016-2020 American Community Survey (ACS) 5-Year Estimates, there were an estimated 421,282 housing units within the Urban County jurisdiction. Of the estimated 347,779 occupied housing units, 250,227 (72%) were owner occupied and 97,552 (28%) were renter-occupied. The housing vacancy rate in Palm Beach County per the 2016-2020 ACS was approximately 18%, including seasonal units.

An estimated 282,154 (67%) housing units are in properties with between one (1) and four (4) units; 122,256 (29%) housing units are in properties with five (5) or more units. Among all residential units approximately 16,872 (4%) are mobile homes or recreational vehicles. Per the 2016-2020 ACS, approximately 54% of all housing units (189,756) have three bedrooms or more, while 35% (124,645) have two bedrooms, and 9% (32,562) have one bedroom or less.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	198,035	47%
1-unit, attached structure	44,982	11%
2-4 units	39,137	9%
5-19 units	51,517	12%
20 or more units	70,739	17%
Mobile Home, boat, RV, van, etc	16,872	4%
<b>Total</b>	<b>421,282</b>	<b>100%</b>

Table 26 - Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure	Owners		Renters	
	Number	%	Number	%
No bedroom	1,008	0%	3,397	3%
1 bedroom	10,831	4%	17,326	18%
2 bedrooms	80,084	32%	44,561	46%
3 or more bedrooms	157,568	63%	32,188	33%
<b>Total</b>	<b>249,491</b>	<b>99%</b>	<b>97,472</b>	<b>100%</b>

Table 27 - Unit Size by Tenure

Data Source: 2016-2020 ACS

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

Palm Beach County Housing and Economic Development (DHED), through various programs, provides assistance to households with incomes up to 140% Area Median Income (AMI). The County utilizes funding from various sources, including CDBG, HOME, SHIP, Workforce Housing, Impact Fee, Coronavirus Aid, Relief, and Economic Security (CARES), Universal Housing Trust (UHT) and Neighborhood Stabilization Program (NSP) to create affordable housing, rehabilitate existing housing stock, provide 1<sup>st</sup> and/or 2<sup>nd</sup> mortgage financing to eligible households, and offer rental assistance through SHIP and ESG.

Palm Beach County also provides County Owned Real Estate (CORE) for sale to for-profits and donation to not-for-profits to assist in affordable housing development. As of December 2024, an estimated 2,600 parcels were County-owned. However, the vast majority are under control of Environmental Resources Management, Parks, and Airports and cannot be developed. One 6-acre parcel was determined as suitable for affordable housing and will be offered through a Request for Proposals.

During the 2019-2023 fiscal years, Palm Beach County DHED assisted as follows:

**CDBG** – acquisition of 20 affordable units for households with incomes at or below 80% AMI.

**HOME** – purchase assistance for 21 first-time homebuyers, new construction of 142 units and tenant based rental to 122 households, all with incomes at or below 80% AMI.

**SHIP** – acquisition and rehabilitation of 261 housing units to households at or below 140% AMI; provided tax credit for new construction and/or acquisition of 456 units to serve households at or below 140% AMI.

**Workforce Housing** – purchase assistance for 191 first-time homebuyers with incomes at or below 140% AMI.

**CARES** – rehabilitation assistance of 217 units, rental assistance of 5,338 housing units and mortgage assistance of 1,971 units, all with incomes at or below 140% AMI.

**NSP** – redevelopment of 36 housing units for rental to households with income at or below 80% AMI.

**Impact Fee Affordable Housing Assistance** – new construction of 1,712 units to assist homeowners whose income is at or below 140% AMI.

**ESG** – rental assistance to 4,266 individuals with a household income at or below 30% AMI.

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

During the 2025-2029 Consolidated Plan time period the Jurisdiction will lose four hundred and sixty-three (463) affordable housing units from its inventory because of expiring affordability restrictions.

Palm Beach County has seven (7) public housing authorities operating within the County's boundaries. Six are supported by HUD and one by the U.S. Department of Agricultural (USDA). Four of the public housing authorities are located within the PBC Urban County Program jurisdiction: Pahokee, Palm Beach County, Belle Glade and Riviera Beach. There are 16 public housing developments throughout Palm Beach County, 10 of them are within the PBC Urban County Program jurisdiction that are administered by four public housing authorities: Pahokee, Riviera Beach, Palm Beach County and Belle Glade.

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

There is a continued demand for affordable housing in Palm Beach County. Within the past four years (ACS 2020-2023 data), the Jurisdiction has seen median home value increase over sixty percent and median rent value increase by almost forty percent.

The County remains the third most populous among all counties within the State. Population projections for the Jurisdiction, supplied by the Florida Housing Data Clearinghouse, indicate that a 4.84% net increase in the number of households is expected during the 2024-2029 Consolidated Plan time period.

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

The ACS (2023) lists 120,717 vacant properties in PBC: 8,480 units available for sale, 17,932 available for rent, and 94,305 units other vacant units. According to the Broward, Palm Beach & St. Lucie Realtors, the year-end-report for 2024 indicates Palm Beach County's total closed sales decreased by 4% (from 13,868 to 13,317) while the median sales price increase by 5.5% (from \$597,000 to \$630,000). Yearly supply inventory for single-family homes increased by 23.2% (from 4,575 to 5,637).

**Describe the need for specific types of housing:**

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

According to HUD Community Housing Affordability Survey CHAS 2023 data, there are 49,681 renters and 61,690 owners experiencing housing cost burden in the absence of other housing problems. Among the renters, 58,804 are severely cost-burdened, and 47.5% of those are extremely low-income (0-30% AMI). Among the owners, 57,588 are severely cost-burdened, and 46.7% of those are extremely low-income (0-30% AMI). Per table 7 (Housing Problems Table), the incidence of substandard housing (2,290), severely overcrowded housing (2,096), and overcrowded housing (7,041) in the absence of other housing problems is very infrequent, but is experienced more often among renters (7,573) than among owners (3,854). Per Table 8 (Housing Problems 2), there are 202,707 households in the Urban County Program Jurisdiction with incomes no greater than 100% AMI, including 127,516 owners (63%) and 75,191 renters (37%).

Countywide cost burden statistics published by the Florida Housing Data Clearinghouse reflects that 39% of households are elders and 16% of disabled elders are facing cost burdened, paying more than 30% of income for housing costs. The data also indicates that the number of farmworker family units would need to be increased by 3,350 to meet the current need.

**The remainder of this page intentionally left blank**

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

### Introduction

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

According to the American Community Survey (ACS) data provided in the table below, between 2016 and 2020 for Palm Beach County, the median value of homes increased by 47% and median contract rent increased by 28%. Since 2020, however, median sales price increased 63% and median contract rent has increased 36.5%.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	204,700	301,000	47%
Median Contract Rent	1,026	1,312	28%

**Table 28 - Cost of Housing**

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	10,876	11%
\$500-999	26,229	27%
\$1,000-1,499	36,195	37%
\$1,500-1,999	15,354	16%
\$2,000 or more	8,630	9%
<b>Total</b>	<b>97,284</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

Data Source: 2016-2020 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,519	No Data
50% HAMFI	15,608	25,747
80% HAMFI	57,351	64,648
100% HAMFI	No Data	96,171
<b>Total</b>	<b>77,478</b>	<b>186,566</b>

**Table 30 - Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,258	1,538	1,881	2,513	3,074
High HOME Rent	931	999	1,202	1,379	1,519
Low HOME Rent	732	784	941	1,086	1,212

**Table 31 - Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

Based on CHAS data, there is a shortage of units affordable to lower income renter and owner households within the jurisdiction, particularly for households with incomes at or below 50% AMI. CHAS data in the housing affordability table indicates that 6% of renter units are affordable to 30% or below AMI households; 20% of units are affordable to 50% AMI households; and 74% of units are affordable to 80% AMI. For owner units, there is an insufficient supply of affordable housing units for households at 50% AMI and below, with only 13% of units affordable; 34% are affordable to households with 80% AMI and 51% affordable to households with 100% AMI.

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

According to ACS (2016-2020) figures, the median contract rent charged within the Jurisdiction is \$1,312, which reflects a 28% increase from the 2009 ACS Base Year. The increase in median home value during the same period went from \$204,700 to \$301,000, reflecting an increase of 47%. During this same period, median income in the Jurisdiction has risen by only 12.9%.

Since 2020, the median sales price of homes in the jurisdiction has increased drastically. Based on data provided by Broward, Palm Beaches & St. Lucie Realtors, Palm Beach County's 2024 median sales price was \$630,000 while Florida's median sales price was \$420,000 according to the Florida Realtors. Additionally, 2024 HUD Fair Market Rent for Palm Beach County (\$1,851 1BR; \$2,226 2BR; \$2,942 3BR; \$3,556 4BR) ranked as the second highest among the 67 counties in the state.

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

According to 2016-2020 ACS data, the median contract rent for the Jurisdiction in 2020 was \$1,312, a 28% increase over 2009 base year median contract rent. Fair Market Rent is higher by \$226 than Median Contract Rent for the jurisdiction. High HOME Rent and Low HOME Rent were lower than Fair Market Rent for a one-bedroom unit by \$313 and \$528 respectively. Low HOME

rent limit for a three-bedroom was lower by \$226, and 4-bedroom units was lower by \$100. Fair Market Rents have shown an upward trend from 2020 to 2024. The 2024 FMR shows an increase in limits: Efficiency-\$1,573, 1-bedroom \$1,851, 2-bedroom \$2,226, 3-bedroom \$2,942 and 4-bedroom \$3,556. For someone to afford a 2- bedroom of \$2,226 per month, a tenant would need to earn \$89,040 per year or \$42.81 per hour. With the FMR increasing, it will be difficult to produce or preserve affordable housing as developers and property owners may look for endeavors that are more profitable. Additional residents will spend over 30% of their income on the cost of housing and become cost burdened trying to maintain a stable place to live in.

**The remainder of this page intentionally left blank**

**This page intentionally left blank.**

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

### **Introduction**

According to the 2019-2023 American Community Survey (ACS), Palm Beach County jurisdiction's housing inventory consists of an estimated 440,067 housing units. The majority of the units (66.25%) were built after 1980. According to the ACS, 369,850 of the units were occupied, while 70,217 units were vacant.

The ACS data indicates that of the housing conditions considered by HUD as components of substandard housing (lack of complete kitchen or plumbing facilities; overcrowding at 1.01 or more persons per room; and housing cost burden at more than 30% of income toward housing), the incidence of units with one or more conditions is higher for rental units (59%) than for owner-occupied units (30%). Per 2016-2020 CHAS data provided by HUD, households with less than 100% AMI experience substandard housing conditions, of which 55.21% of them are related to cost burden and severe cost burden combined.

### **Definitions**

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

Housing problems are defined as:

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

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

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	73,294	29%	52,986	54%
With two selected Conditions	1,697	1%	4,641	5%
With three selected Conditions	48	0%	295	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	174,455	70%	39,507	41%
<b>Total</b>	<b>249,494</b>	<b>100%</b>	<b>97,429</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	51,542	21%	15,883	16%
1980-1999	119,075	48%	43,592	45%
1950-1979	74,275	30%	34,395	35%
Before 1950	4,598	2%	3,560	4%
<b>Total</b>	<b>249,490</b>	<b>101%</b>	<b>97,430</b>	<b>100%</b>

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	78,873	32%	37,955	39%
Housing Units built before 1980 with children present	29,626	12%	18,560	19%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	70,217
Abandoned Vacant Units	0	0	0
REO Properties	0	0	3,467
Abandoned REO Properties	0	0	240

**Table 35 - Vacant Units**

Data Sources: Vacant Units – 2019-2023 American Community Survey  
REO Properties - RealtyTrac (Countywide estimates as of February 2025)

## Need for Owner and Rental Rehabilitation

Per the 2016-2020 CHAS data provided by HUD, 30% of owner-occupied housing units (75,039) and 59% of renter-occupied housing units (57,922) have one or more of the conditions to consider a property to have a housing problem, such as substandard housing, overcrowding or cost burden. Additionally, 32% of owner-occupied units within the Palm Beach County jurisdiction (78,873) and 39% of renter-occupied units (37,955) were built prior to 1980, raising the specter of a unit at risk for lead based paint hazards.

According to the 2019-2023 ACS, there are 70,217 vacant housing units in the Palm Beach County jurisdiction. However, it is not known how many are (or are not) suitable for rehabilitation due to the size of the county and the lack of personnel needed to catalog all available units.

As the age of a home increases, the more repairs, maintenance, and/or upkeep it will need. Physical fixtures, such as roofs, windows, or water heaters can fail and if not addressed and it can be detrimental to households living in owner-occupied or rental housing units. Due to costs associated with rehabilitation, these expenses are unlikely to be undertaken by very-low and low-income households including some landlords, leading to deteriorated and dilapidated housing.

Unfortunately, the need to address physical conditions associated with housing problems in the county far outstrips the resources of local governments to provide sufficient remedies. Consequently, families and individuals who need assistance are left with little to no choice to rectify their housing situations.

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

According to HUD's Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition), the likelihood of lead-based paint being present in a residential dwelling

is closely associated with the age of the structure. 11% of housing units built between 1960 and 1977 in the U.S. are estimated to have “significant” lead-based paint hazards, compared to 39% for units built between 1940 and 1959 and 67% for units prior to 1940”.

Nationally, the use of lead-based paint was banned in 1978, but many homes and apartments built before 1978 still contain lead-based paint. Lead-based paint can be found inside and outside of single-family homes, apartments, public and private housing. Therefore, the instance of lead-based paint in a housing unit will be greater in units built prior to 1980.

Based on 2016-2020 CHAS data, there are approximately 116,828 housing units built prior to 1980. Of which, 48,186 units (41.24%) built prior to 1980 that may pose a risk to children through lead-based paint exposure.

The Florida Department of Health defines lead poisoning as a blood lead level  $\geq 3.5$ ug/dL of whole body. According to the Centers for Disease Control and Prevention (CDC), the 2021 Annual Childhood Lead Poisoning Surveillance Report listed Palm Beach County with 18 new cases for children less than six years old who were confirmed with blood lead levels  $\geq 5$ ug/dL.

**The remainder of this page intentionally left blank**

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

### Introduction

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

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

### Totals Number of Units

Total Number of Units	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	0	0	1,618	5,718	78	2,517	1,192	2,579	0
# of accessible units	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
Total Number Units in Use (PBCHA & PHA)			895	3,339	614	2,329	25	26	345

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

**Table 36 - Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

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

There are 12 public housing developments within the Palm Beach County Urban County Program jurisdiction that are administered by three public housing authorities; Pahokee, Palm Beach County and Belle Glade. The condition of housing developments operated by PBCHA and Pahokee HA range from troubled to high performer conditions respectively. Together these entities operate a total of 1,622 public housing units comprised of Pahokee – 482, Palm Beach County - 428 and Belle Glade – 712. PBCHA and Pahokee HA manage 3,339 vouchers. Information in Table 1 is based upon data provided by the PBC and Pahokee Housing Authorities Annual Public Housing Authority Plan for 2024 fiscal year.

**Public Housing Condition**

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

**Table 37 - Public Housing Condition**

**Data Source:** 2021 HUD Physical Inspection Scores

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

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

**Pahokee Housing Authority (PHA):** According to PHA’s FY2024 annual plan, the public housing complexes owned and operated by PHA are in very good to good physical condition. PHA plans to apply for HOME funds for development of rental units, Choice Neighborhood Planning/Action Grant. PHA plans to undertake new mixed-finance development activities for public housing within the Five-Year plan term. PHA will seek Low Income Housing Tax Credit (LIHTC), Project-Based Voucher initiatives, HOME, Federal Home Loans, and other funding to redevelop the eight (8) acre vacant property owned by PHA. PHA will continue to engage in mixed-finance

development such as construction of new public housing and rehabilitation of existing PHA-owned public housing.

**Palm Beach County Housing Authority (PBCHA):** According to PBCHA's 2024 plan, the public housing developments owned and operated by PBCHA are considered a troubled performer. However, a Section 8 Management Assessment Program (SEMAP) corrective action plan and a PBCHA audit corrective action plan exists for FYE9/30/2022. PBCHA completed an asset repositioning assessment in FY2022. PBCHA may submit a Section 18 disposition application to HUD requesting authorization to dispose of all or some single-family homes in the scattered sites development. If approved, these units may be sold to qualified residents, qualified or affiliated non-profit, or sold to third parties in accordance with the strategy and HUD regulations. The Florida Department of Transportation has informed PBCHA of its intent to exercise its power of eminent domain to take one whole scattered site single-family home property and a partial of another scattered site single-family home property. PBCHA has submitted an application from HUD for this disposition and shall comply with PIH-2012-8(PHA) Guidance for Obtaining HUD Consent for Taking of Public Housing Property by Eminent Domain. PBCHA had previously planned to repair and/or dispose of two scattered sites, which were burned in fires within AMP 2. However, in light of affordable housing shortage, PBCHA will repair and/or renovate the two fire units. PBCHA will continue to explore opportunities to develop, revitalize, and preserve the existing housing portfolio and increase the availability of affordable housing. PBCHA will continue to evaluate and pursue the acquisition and/or development of ACC public housing units (within its Faircloth authority) as part of the overall development plan.

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

The Housing Authorities strategy for improving the living environment of their residents focuses on ensuring a safe living environment and reducing the crime rate. PHA will continue to collaborate with Palm Beach County Sheriff's Office (PBSO) to decrease the crime rate in its public housing developments. PHA will apply for Emergency Safety and Security Grant Funding (\$250K) to purchase cameras and improve the lighting in McClure Village and McClure Annex. PHA works closely with its RAD members in seeking ideas and suggestions pertaining to improving the living environment for families and children. PHA will implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments. PBCHA will continue to explore funding opportunities for additional capital fund and revenue sources to address the severe backlog of the public housing portfolio to ensure the preservation of affordable housing in PBC. PBCHA will implement crime prevention measures at its Seminole Manor public housing site through its \$250,000 Public Housing Capital Fund Emergency Safety and Security grant. PBCHA will address Housing Related Hazards (HRH) through its 4.8-million-

dollar grant to evaluate and reduce health hazards within its housing units related to mold and comply with the National Standards for the Physical Inspection of Real Estate (NSPIRE).

**The remainder of this page intentionally left blank**

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

### **Introduction**

A number of social service agencies provide an array of services to support the intricate needs of the homeless population in Palm Beach County. These needs not only include shelter for various lengths of time, but also include basic needs such as food, clothing and transportation. Many agencies provide supportive services, such as case management, medical screening, child care services, counseling, financial education, legal, substance abuse, employment, and life skills, among others. The vast variety of housing and services offered often change due to the current need.

The County and its partners utilize multiple strategies to combat homelessness.

- Street Outreach – Activities designed to meet the immediate needs of persons experiencing homelessness in unsheltered locations by connecting them with shelter and critical services.
- Homeless Prevention – The provision of emergency rent, mortgage and/or utility subsidies to prevent eviction or termination of services.
- Diversion – Assist persons to identify alternate housing arrangements and, if necessary, connect them with services and/or financial assistance to help them return to permanent housing.
- Emergency Shelter – A facility with overnight sleeping arrangements for the primary purpose of providing temporary shelter and basic services for the homeless in general or for a specific population.
- Transitional Housing – A project that is designed to provide housing and appropriate support services to homeless persons and families to facilitate movement to independent living within 24 months. The County’s transitional housing projects are designated to serve specific populations.
- Permanent Supportive Housing (PSH) – The provision of permanent housing (not time limited) in which supportive services are provided to assist homeless persons with a disability to live independently. Chronically homeless persons are given priority for PSH placements.
- Rapid Re-Housing (RRH) – A program designed to assist individuals and families to move quickly out of homelessness into permanent housing through the provision of time-limited housing support and services with the ultimate goal of stable housing.

The following inventory identifies 693 emergency shelter beds, 178 transitional shelter beds, and 1,315 permanent supportive housing beds. Note that “chronically homeless households”, “veterans”, and “unaccompanied youth” are subpopulations and the beds for which are a duplicate count of the beds reported in another category.

## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	450	0	32	405	28
Households with Only Adults	243	0	146	910	13
Child Only Bed	0	0	0	0	0
Chronically Homeless Households	0	0	0	506	0
Veterans	44	0	20	676	150
Unaccompanied Youth	18	0	38	76	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

Data Source: 2023 Housing Inventory Count Report

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

Palm Beach County coordinates with various community partners who provide health, mental health and employment services to the County's homeless population. The County's Homeless Outreach Team (HOT Team), which spearheads the County's homeless outreach program, conducts initial screenings and makes appropriate referrals in the field for services. The County's three (3) Housing Resource Centers also conducts assessments and makes referrals for health and/or mental health services. A majority of these referrals are to the County's Health Department, FoundCare, South County Mental Health Center, and the Southeast Florida Behavioral Health Network. These entities provide health care and mental health services to the County's general population, including the low income and homeless population. Health services include but are not limited to health screenings, routine preventive care, diagnostic services and limited dental services. Mental health services provided include assessments, counseling and individual treatment plans. These mental health services facilitate clients' (both homeless and non-homeless) recovery and their reintegration back into the community.

The County collaborates with The Lord's Place and Gulfstream Goodwill to provide employment training for all segments of the County's population, including the homeless population. These agencies' employment services offer diverse programming (apprenticeships, training, education classes, job coaching, and job placement services) that assist clients to develop vocational and educational goals that will result in employment and self-sufficiency. CareerSource of Palm Beach County also assists job seekers (both homeless and non-homeless) to achieve career success.

CareerSource operates two (2) full service career centers and four (4) satellite offices within Palm Beach County that provide career-counseling, use of computers, phones and fax machines for job searches, training opportunities and job placement.

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

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

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

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

Facility Type/Services	Emergency Shelter Facility (693 Beds)
Description of facility/service	Any facility with overnight sleeping accommodations whose primary purpose is to provide temporary shelter for up to 90 days.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families

Facility Type/Services	Transitional Housing Facility (178 Beds)
Description of facility/service	A facility that is designed to provide housing and appropriate supportive services to homeless persons in order to facilitate movement to independent living within 24 months.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth
Facility Type/Services	Permanent Supportive Housing (1,315 Beds)
Description of facility/service	A project that is designed to provide permanent housing and appropriate supportive services to persons who are unable to live independently.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth, chronically homeless individuals and families

Facility Type/Services	Rapid Re-Housing (635 beds)
Description of facility/service	Rental/utility assistance necessary to move the homeless as quickly as possible into permanent housing to achieve housing stability.
Population served	Homeless singles, families, veterans, veterans with families, unaccompanied youth

Data Source: 2023 Housing Inventory County Report

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

### **Introduction**

Special needs facilities (supportive housing) and wrap-around supportive services are made available through local public and private (typically non-profit) programs within Palm Beach County. These programs serve one or more of the following populations:

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

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

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

**Elderly:** The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. Supportive housing needs of the elderly are generally provided by adult day care centers, assisted living centers and nursing homes if a higher level of care is required. Other housing options for this population include the provision of in-home support services such as personal care attendants and home health aides. This option allows individuals to remain in their homes but have the support services required to maintain daily living activities.

Mental, physical, and/or developmental disabilities: Persons with disabilities encompass a wide range of skill levels and abilities. Many face similar housing issues as the general population with added needs that are unique to their situation. Often, individuals with disabilities have a fixed income which greatly limits their options to affordable and accessible housing. Supportive housing possibilities include group homes and assisted living facilities. Subsidized housing may be an alternative for individuals that have more independent skills. Many individuals choose to continue to reside with family throughout adulthood, which can result in a financial burden placed upon the household.

Alcohol and/or Drug Addictions: Individuals dealing with addiction issues often require housing options that will provide a safe living environment for recovery. Emphasis should be placed upon the provision of stable affordable housing placements with recovery and treatment services attached. It is important that this population have access to housing, health care services, peer support counseling, employment assistance, and transportation. Additionally, detoxification facilities should be available to individuals upon their initial placement.

HIV/AIDS: Medical and social support services are essential to HIV/AIDS individuals and their families. The HOPWA Program and the Ryan White Program, administered by the City of West Palm Beach and PBC's Community Services Department, respectively, provide such services to these individuals and their family. These funds are used for the provision of housing, to include tenant-based rental assistance, short-term rental assistance, rapid re-housing, mortgage and utility assistance, facility/project based housing as well as wrap around social services.

Victims of domestic violence: Persons fleeing from domestic violence, dating violence, sexual assault and trafficking often require emergency shelter immediately. PBC provides such emergency housing through shelter facilities and hotel/motel vouchers. Once the victims and their family have been successfully removed from the threat of violence, they are often provided with transitional to long-term housing. These households will also receive supportive services to regain independence such as education, training, employment, child care, transportation, legal services, among others.

Youth aging out of foster care: Unaccompanied youth 18 to 25 years of age who opt to stay in extended foster care are provided with housing placement and a stipend by ChildNet in Palm Beach County. Currently, some 75 to 90 foster children in Palm Beach County age out of foster care each year. Their most immediate needs are: transitional housing, affordable housing, relocation assistance, financial counseling, education, employment and life skill training and affordable healthcare.

Veterans and ex-offenders: The most immediate housing needs for these two populations is affordable housing. This housing can include tenant-based rental assistance, short-term rent, mortgage and utility assistance and facility/project based housing assistance. Placement in emergency shelter or transitional housing facilities, where appropriate, is also a housing option for this group. Support wrap-around services should include community case management, peer support group interactions, family unification, education and employment services, substance abuse education, and financial counseling.

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

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

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).**

See answer below.

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

Palm Beach County continues to prioritize the provision of housing and support services for non-homeless individuals with special needs. The County and its partners will continue to provide long-term residential services as well as short-term and transitional housing to those identified as a special population. This housing will be augmented with various wrap around supportive services. These include utility subsidies, case management, financial counseling, life skills training, legal and medical services and employment services, among others.

Palm Beach County does not earmark HOME funds to specifically provide tenant-based rental assistance to the special needs population or subpopulations.

**The remainder of this page intentionally left blank**

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

### **Describe any negative effects of public policies on affordable housing and residential investment**

Negative public policies that hinder affordable housing development include overly restrictive zoning laws, particularly single-family zoning, large minimum lot sizes, excessive permitting requirements, complex approval processes, limitations on density, and rent control, which can discourage new construction and ultimately drive up housing costs for low-income individuals and families.

Key points about these negative policies:

- **Zoning restrictions:**

Restrictive zoning laws that mandate large lot sizes and limit multi-family housing development in many areas significantly reduce the supply of affordable housing options by making it more expensive to build denser units.

- **Complex permitting processes:**

Lengthy and bureaucratic permitting procedures can significantly increase the cost of development, making it less feasible to build affordable housing projects.

- **Growth management controls:**

Policies aimed at controlling urban sprawl can sometimes limit the development of new housing, further contributing to affordability issues.

Other negative policies may include:

- **Excessive fees and impact fees:**

High fees associated with development can significantly increase the cost of building new housing.

- **Historic preservation regulations:**

While important for cultural heritage, overly stringent historic preservation rules can sometimes hinder the development of affordable housing in older neighborhoods.

- **Lack of funding for affordable housing programs:**

Inadequate government funding for affordable housing initiatives can limit the number of units available for low-income individuals.

Since 2020, unprecedented changes have occurred in South Florida's housing market that have impacted both owner and rental housing supply and demand and overall affordability. The contributing market factors and conditions have included rampant investor buying, increasing renter housing demand, low rental vacancy rates, skyrocketing rent asking prices, and a general lack of affordable housing production.

The relative affordability of the housing market is important to Palm Beach County's economy. In order to build economic resilience and sustain economic growth, the County and its municipalities must offer a range of affordable housing options in keeping with current and future demand. A resilient housing market will yield a quantifiable economic output, including job creation, increased tax revenues, and rippling indirect benefits to related businesses. In addition, a clear relationship can be demonstrated between the production of affordable housing and stimulating the workforce, attracting new businesses and employees, revitalizing neighborhoods, and supporting smart growth. Unfortunately, escalating housing prices are significantly impacting Palm Beach County's working families and households. Most working families and households earn salaries and wages in service sector occupations, including retail trade, leisure and hospitality, and educational and health services. According to Florida International University Affordable Housing Needs Assessment, the majority (57 percent) of these low-wage service sector occupations have hourly wages that translate to workers earning 40-60 percent of the County's median household income. The Affordable Housing Needs Assessment found over 65 percent of owners and 90 percent of renters in these income categories are cost-burdened. This limits the choices of most service sector working households and families to affordable rental housing opportunities, where available. The availability of a range of affordable housing options is one of the most important community and economic development issues facing communities. The high rate of resident turnover, the loss of professionals, skilled workers, and key wage earners at or below the median income has damaging local economic effects. Providing housing for a mix of income groups will help to retain and attract workers from various backgrounds and skills. This is key to building a more resilient and self-sustaining economy less susceptible to cyclical market swings and economic shocks like the Great Recession of the past decade and the current COVID-19 pandemic.

**The remainder of this page intentionally left blank**

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

### **Introduction**

The Florida Legislature voted to establish Palm Beach County in 1909, carving it out of what was then the northern portion of Dade County. According to the 2020 U.S. Census Bureau, the county had a population of 1,492,191 with a total area of 2,383 square miles, of which 1,970 square miles are land and 413 square miles are covered by water. It is the second largest county in Florida by land area. The county has an estimated 526,000 acres of farmland.

Palm Beach County has 39 municipalities in total. The largest city and county seat is West Palm Beach, with a population of 117,415 as of the 2020 US Census. The eastern third of Palm Beach County is highly urbanized, while the central and western portions of the county are suburban or rural. The Atlantic coastline of Palm Beach County is about 47 miles in length. It consists of barrier islands and peninsulas, including Jupiter Island, Singer Island, and Palm Beach Island.

Palm Beach County has more than a dozen institutions of higher learning offering everything from technical certifications to doctorate degrees, as well as dozens of vocational and technical institutions, with Palm Beach College being the largest serving nearly 25,000 students.

The three major industries in Palm Beach County are tourism, construction, and agriculture. There are also many high-tech industries such as bioscience that contribute to the growing economy. Companies headquartered in Palm Beach County include Office Depot, The ADT Corporation, Carrier Global and NextEra Energy. There are a significant number of aerospace facilities in the county including Pratt & Whitney and B/E Aerospace. Many of these companies rank among the top 100 employers for the county. The largest employer in Palm Beach County is the School District of Palm Beach County, with 27,168 employees, including more than 12,800 teachers.

The transit network in Palm Beach County consists of, Palm Tran, Tri-Rail, Brightline and local circulator systems, such as trolleys and shuttles. Palm Tran is Palm Beach County's Public Transportation provider for fixed-route passenger bus service and paratransit service. I-95 and Florida's Turnpike are controlled-access expressways that serve Palm Beach County. Other major roadways that serve the county are US 1, US 441/State Road 7, State Road 807 and 809. The County is serviced by three railroad options: Tri-Rail, Amtrak and Brightline. The County has five airports – Palm Beach International, Palm Beach County Park, North Beach County General Aviation, Boca Raton and Palm Beach County Glades Airport. The County's Seaport is the Port of Palm Beach, located in Riviera Beach.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,791	6,528	2	3	1
Arts, Entertainment, Accommodations	50,429	38,521	17	18	1
Construction	23,286	17,647	8	8	0
Education and Health Care Services	58,236	40,862	20	19	-1
Finance, Insurance, and Real Estate	22,792	11,955	8	6	-2
Information	6,244	1,797	2	1	-1
Manufacturing	12,153	9,558	4	5	1
Other Services	15,342	14,052	5	7	2
Professional, Scientific, Management Services	31,068	16,733	10	8	-2
Public Administration	0	0	0	0	0
Retail Trade	47,531	35,132	16	17	1
Transportation and Warehousing	8,497	6,057	3	3	0
Wholesale Trade	15,167	11,290	5	5	0
Total	296,536	210,132	--	--	--

**Table 39 - Business Activity**

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

### Labor Force

Total Population in the Civilian Labor Force	447,822
Civilian Employed Population 16 years and over	419,735
Unemployment Rate	6.28
Unemployment Rate for Ages 16-24	18.75
Unemployment Rate for Ages 25-65	4.16

**Table 40 - Labor Force**

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	96,791
Farming, fisheries and forestry occupations	12,552
Service	53,906
Sales and office	95,397

Occupations by Sector	Number of People
Construction, extraction, maintenance and repair	43,306
Production, transportation and material moving	21,946

**Table 41 - Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	219,608	58%
30-59 Minutes	129,060	34%
60 or More Minutes	29,925	8%
<b>Total</b>	<b>378,593</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2016-2020 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	38,967	3,442	20,411
High school graduate (includes equivalency)	83,103	6,216	28,858
Some college or Associate's degree	99,590	5,341	25,990
Bachelor's degree or higher	115,100	3,864	23,058

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	1,633	7,280	9,061	14,848	14,487
9th to 12th grade, no diploma	10,869	7,470	7,934	16,223	11,693
High school graduate, GED, or alternative	19,926	29,188	25,697	63,329	59,806
Some college, no degree	23,150	21,426	18,653	45,253	43,774

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	5,970	12,984	10,477	22,322	15,207
Bachelor's degree	5,485	21,873	21,046	50,238	46,186
Graduate or professional degree	642	7,583	12,915	28,369	38,716

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	1,069,458
High school graduate (includes equivalency)	1,765,083
Some college or Associate's degree	2,133,831
Bachelor's degree	2,764,183
Graduate or professional degree	3,551,906

**Table 45— Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

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

The major employment sectors within Palm Beach County’s jurisdiction are: Education and Health Care Services (58,236); Arts Entertainment, Accommodations (50,429); Retail Trade (47,531); and Professional, Scientific, Management Services (31,068).

**Describe the workforce and infrastructure needs of the business community:**

Palm Beach County, Florida has a number of needs to support its workforce and business community, including workforce development, quality housing, and infrastructure.

As of September 2024, the labor force in Palm Beach County, Florida was 782,410 people. Nonagricultural employment in Palm Beach County was 700,200 in September 2024. The construction, government, education and health services, leisure and hospitality, and manufacturing sectors all saw job growth in Palm Beach County in September 2024.

As reported by Career Source of Palm Beach, in September 2024 the County’s unemployment rate was steady as job growth soared in key industries.

In August 2024, the unemployment rate in Palm Beach County remained stable at 3.8%, with no change from July 2024. This consistency reflected a resilient economy, bolstered by growth in vital sectors such as construction and healthcare.

Job Growth: Nonagricultural employment reached 698,400, reflecting an increase of 12,600 jobs (+1.8%) over the year. Industry Growth: The Construction industry led the way with a growth rate of 7.0%, making it one of the fastest-growing sectors in the metro area, alongside Government (+3.7%) and Leisure and Hospitality (+3.1%). Job Gains: Significant job gains were noted in Education and Health Services (+3,300 jobs) and Construction (+3,100 jobs), contributing to the overall employment increase.

Job growth/loss by industry sector: Palm Beach County experienced notable job growth in sectors such as Education and Health Services (+3,300 jobs) and Construction (+3,100 jobs), while the Financial Activities and Information sectors saw slight declines.

As reported by the 2023 Housing Leadership Council of Palm Beach County's Workforce and Affordable Housing Report, the County has an affordable and workforce housing crisis. The Housing Leadership Council of Palm Beach County is a coalition of Community Leaders working to sustain the economic viability of the County by supporting housing opportunities for all residents through education, advocacy, and facilitating partnerships. Over the past few years, Palm Beach County has witnessed diverse trends in the progression of workforce and affordable housing units throughout its municipalities.

Housing prices and rents continue to escalate at a pace that far outstrips the increase in workforce income and hinders businesses' ability to retain and attract workers. As reported by the Miami Realtors, in 2024, housing costs in Palm Beach County, Florida increased, with the median price of a single-family home increasing by 7.3% year-over-year. The median price of a condo also increased by 4.1% year-over-year. Renters' costs also continued to rise. According to Rent Café, as of January 2024, the average rent in Palm Beach County, Florida was \$2,681.

Improvements and expansion of the County's roadways and public transportation continue to be a high priority need. Palm Beach County's transportation needs include a multimodal system that connects people to jobs and places. The county's transportation planning agency (TPA) works to prioritize and plan for transportation projects. The Countywide Transportation Master Plan (CTMP) has been established to serve as a multijurisdictional process and planning framework that provides for a countywide vision for a multimodal system that safely connects people to places.

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

Florida has always been a major destination for those seeking the warm weather, affordability, favorable tax climate and quality of life. But the COVID-19 pandemic made Florida and Palm Beach County a sought-after destination. According to area government and economic officials, various studies and anecdotal evidence by real estate experts, the COVID bump was significant. A report by the Demographic Estimating Conference held in March 2021 by the Office of Economic and Demographic Research forecasts that Florida's population will grow to about 23.1 million by April 2025.

The number of millionaires in Palm Beach and West Palm Beach combined grew 93% in the decade through 2023, the third largest increase in the US, behind Austin and Scottsdale, according to advisory firm Henley & Partners. The Palm Beaches have attracted millionaires at a greater rate in the past 10 years than Greenwich and Darien, the tony Connecticut coastline towns where Wall Street money traditionally settles.

Well-heeled newcomers pushed Palm Beach County to the top of the pile in the national reshuffling of affluence. Between 2020 and 2021 new residents to the county (with West Palm as its seat) brought \$7.03 billion in new taxable income — more than any other place in the U.S., according to the Economic Innovation Group. In 2022 (the latest data available) households moving into Palm Beach County had an average adjusted gross income of \$260,100 — far higher than Miami-Dade's \$175,600, according to the Miami Association of Realtors. These new arrivals are not just buying gated enclaves for leisurely weekends on the water. They're moving their businesses and employees with them, taking up prime office space in West Palm Beach —and triggering the development of more.

With the increase in higher income residents comes a need for the development of a workforce to serve the influx of new residents. The County's Business and Economic Development Division's mission is to enable existing businesses to expand, create jobs, revitalize communities and enhance the overall quality of life for all Palm Beach County residents.

Programs managed by this Division play a crucial role in supporting both small and big businesses across various industries and have contributed to the overall economic growth and stability by fostering entrepreneurship and facilitating the growth of businesses of all sizes. County programs that develop and support the business community and economic growth of the County include: Palm Beach County Business Programs, Palm Beach County Business Loan Program, Brownfields, Industrial Revenue Bonds, and the Glades Master Plan.

Industrial Development Revenue Bonds (IDBs) finance business and industrial expansions for firms with strong credit. IDBs can provide low-interest loans for large projects by permitting the

borrower to take advantage of long-term financing with lower than prime interest rates. Additionally, for certain types of manufacturing facilities, interest rates can be lowered further due to the tax-exempt status of the bond issue. Private parties purchase the bonds, in effect making the loan to the borrowing business.

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

Palm Beach County has a highly educated workforce to support its robust economy. According to the latest U.S. Census Bureau data, approximately 39.6% of people aged 25 and older in Palm Beach County, Florida have a bachelor's degree or higher. The county also has a high demand for technical trade/skills positions. Palm Beach State College (PBSC), a 90-year-old Florida institution, provides the workforce with highly skilled certificate and trade students. The college offers various trade and industrial careers.

Palm Beach County School District is the largest employer in the area, providing an impressive 22,218 jobs—over 350% more than the second-largest employer. Serving 188,843 students across 234 schools, the district plays a pivotal role in the community, according to *\*U.S. News & World Report\**. Its network includes 109 preschools, 149 elementary schools, 91 middle schools, and 58 high schools, some of which are combined campuses. Beyond teaching roles, the district employs administrative staff, maintenance workers, counselors, support personnel, and others who help ensure the smooth operation of this highly regarded school system.

In Palm Beach County, Tenet manages over 30 healthcare locations, including prominent hospitals such as Delray Medical Center, Good Samaritan Medical Center, and Palm Beach Children's Hospital. These facilities collectively support the local community by providing more than 5,700 jobs, spanning roles like doctors, nurses, specialists, technicians, administrative staff, and maintenance personnel.

NextEra Energy, headquartered in Juno Beach, Florida, is a publicly traded company recognized as a trailblazer in clean and renewable energy. Employing 5,598 people in Palm Beach County, the company has earned numerous accolades, including a spot on *Fortune's* "Change the World" list in 2021 and the top ranking on the magazine's "World's Most Admired Companies" list.

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

The Workforce Innovation & Opportunity Act (WIOA) is federally funded by the U.S. Department of Labor, and the program is administered by CareerSource Palm Beach County to assist adults, dislocated workers, and young adults in obtaining employment and achieving self-sufficiency.

The WIOA program offers a variety of services. Services include career exploration, assessments, job search preparation & assistance, job referrals, career counseling, budgeting, training, and supportive services.

Palm Beach State College offers a variety of workforce training programs, including career certificate programs, short-term programs, and apprenticeship programs. Palm Beach State College supports businesses' needs by delivering customized on-site, online, or on-campus learning and development solutions for companies. Palm Beach State College works with businesses to deliver customized workforce training. These skills and practical knowledge can readily be applied in the workplace to allow workers to reach their full potential and they leverage college resources to create business growth & opportunities.

**Does your jurisdiction participate in Comprehensive Economic Development Strategy (CEDS)?**

Palm Beach County participates in the Comprehensive Economic Strategy 2022-2027 coordinated by the Treasure Coast Regional Planning Council which includes; Indian River, St. Lucie and Martin Counties. The CEDS Plan serves as a guide for regional and local collaboration on economic development initiatives and planning as well as a coordinating mechanism for regional stakeholders to engage in a meaningful conversation and debate about the economic direction of the region. The Plan serves as a framework for community leaders and governments in the Region to set coordinated economic development goals and common priorities for investment and action, resulting in a prosperous and resilient economy that will enhance the quality of life for all residents in the region.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan?**

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

- The Glades Region Master Plan examines ways to provide more transportation choices and equitable/affordable housing, enhance economic competitiveness, support existing communities, and coordinate policy and leverage investments to help enhance communities and neighborhoods in the Glades Region.
- South Florida Intermodal Logistics Center, a private investment, located between South Bay and Belle Glade will be a distribution center where freight from South Florida ports will be taken by road and rail then stored and routed to final destinations. This project will create up to 3,000 jobs.
- Palm Beach County has a \$500,000 U.S. Environmental Protection Agency (EPA) Brownfields Assessment grant to conduct environmental reviews and reuse planning, and

a \$1,400,000 EPA Brownfields Revolving Loan Fund Grant to assist with the cleanup of contaminated properties to stimulate redevelopment in underserved areas of the county.

- Regional Cluster Industry Study and Development Strategy to establish a bottom-up regional industry strategy to enhance the growth and development of regional industry clusters and high wage job growth prospects.

**The remainder of this page intentionally left blank**

**This page intentionally left blank.**

## **MA-50 Needs and Market Analysis Discussion**

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

Data derived from the 2019-2023 American Community Survey (ACS), showed that Palm Beach County has multiple areas within its jurisdiction that have a concentration of housing problems as defined by HUD. The areas of concentrated housing problems are located primarily in low and moderate income areas including municipalities with designated target areas, such as Riviera Beach, Lake Worth Beach, Mangonia Park, the Glades area of western Palm Beach County, and unincorporated Palm Beach County neighborhoods.

Per the American Community Survey (ACS), a "concentrated problem area" refers to a geographic region, typically a census tract, where a high percentage of residents experience significant social and economic disadvantages, often including high poverty rates, unemployment, single-parent households, and limited access to resources, all concentrated within a relatively small area; essentially, a neighborhood with a high concentration of poverty and related issues, as identified through ACS data analysis.

The US Department of Housing and Urban Development (HUD) defines housing problems as households that experience overcrowding, high housing costs, or poor quality housing. HUD also identifies households with "worst case needs" that are in particular need of housing assistance.

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

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

Data derived from the 2019-2023 American Community Survey (ACS), showed that Palm Beach County has multiple areas in its jurisdiction where racial and ethnic minorities, and or low-income families are more concentrated. These areas include West Palm Beach, Riviera Beach, Boynton Beach, Lake Worth, and the Glades area. Based on 219-2023 ACS data provided by HUD, concentrations of low- and moderate-income families are defined as areas, wherein the percentage of persons with incomes at or below 80% of the area median income, adjusted for family size, exceeds 51% of the total persons residing in those areas. This definition includes populations that fall into the very-low, low and moderate income categories.

Based on 2019-2023 ACS data 42.62% of the total population for the County are identified as a minority (i.e. Black, Asian, Native American, and other non-white races). According to ACS data, racial/ethnic minority concentrations are defined by calculating the percentage of a population that identifies as belonging to a racial or ethnic group other than non-Hispanic white, using categories like American Indian or Alaska Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander, and Hispanic or Latino as outlined by the Office of Management and Budget (OMB) standards.

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

As of December 2024, the median list price of a housing unit in Palm Beach County was \$515,000. Housing units located in areas of concentrated problems typically have median list prices that are below \$275,000 (according to Zillow). Problems in the areas, such as aging infrastructure (streets, sidewalks, water/sewer), code violations, deteriorating housing units, and the perception of crime depress the market value of homes and create an environment that precludes investment in the area.

**Are there any community assets in these areas/neighborhoods?**

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

**Are there other strategic opportunities in any of these areas?**

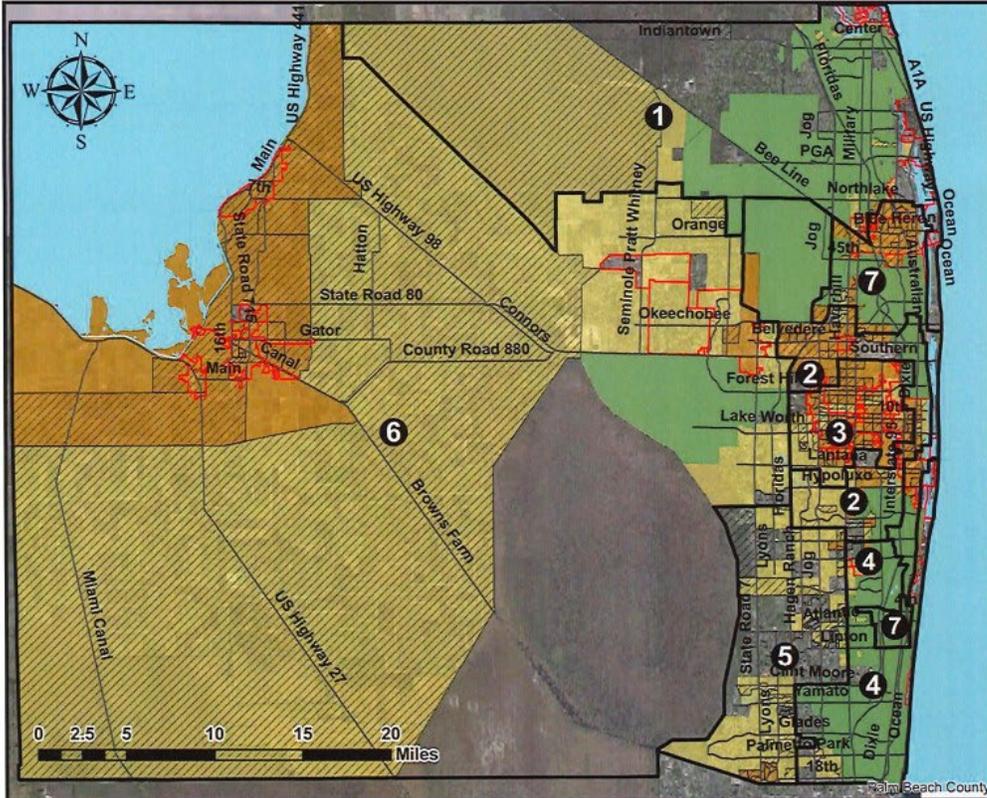
Palm Beach County, through the Department of Housing and Economic Development and the Countywide Community Revitalization Team, works with municipalities, other county departments, developers and contractors to develop and/or redevelop residential and recreational facilities, construct new facilities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

**The remainder of this page intentionally left blank**

**PENDING HOUSING PROBLEMS MAP**



**Palm Beach County  
Countywide Jurisdiction  
Low/Moderate-Income and Minority Concentrations**



**Legend**

Low and Moderate Income Areas (>51%)*	<b>Minority Concentration**</b>
Commission District Boundaries	<20%
Entitlement Municipalities	20% to <51%
Municipal Boundaries	>51%
Major Roads	

\* Source: 2024 Community Development Block Grant (CDBG) Low-and Moderate-Income Area Data (by Census Block Groups), base on 2016-2020 American Community Survey. Note: CDBG Eligible is defined as an area with 51% or more low and moderate income persons.

\*\* Source: 2019-2023 American Community Survey (Minority Populations by Census Tract).

**Department of Housing & Economic Development**

**PENDING COMMUNITY ASSETS MAP**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low – and moderate-income households and neighborhoods.**

Palm Beach County's digital divide was exacerbated by the sudden shift to virtual learning and remote working, as the world was impacted by the COVID-19 Pandemic. During the COVID-19 Pandemic, broadband accessibility equity gaps widened for a significant portion of the population. The resulting negative outcomes further increased the burden placed upon healthcare providers, local governments, and nonprofit organizations to address the downstream consequences of the existing inequity. Such long-standing inequity has created community conditions that perpetuate limited education achievement, low economic mobility, and negative health outcomes across generations of residents. Low-income households have lower rates of in-home Internet connectivity compared with higher-income groups. Connectivity rates are particularly low among HUD-assisted renter households, who are also more likely to depend exclusively on smartphones and other handheld devices to access the Internet in the home.

The confluence of existing health and socioeconomic disparities, in neighborhoods where there is limited opportunity for improving life outcomes, disproportionately determines elevated risk for community members to experience negative outcomes from COVID-19 and the resulting social and economic crises.

According to the American Community Survey (ACS) 2023 Census, the percentage of Households with access to Broadband Internet in Palm Beach County was 90.1 percent.

In 2024, efforts to address the digital divide in Palm Beach County included a partnership between the County and the School District. A vast municipal WiFi mesh network is being installed to connect and empower more than 25,000 students. The municipal WiFi network in select areas will provide free wireless internet access for Palm Beach County students who qualify.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

As of June 2024, Palm Beach County has 8 internet service providers. Speed and technology may vary by address for all providers. In Palm Beach County, residents in rural areas generally have significantly less access to high-speed internet compared to those in urban areas, with a noticeable "digital divide" where rural communities often face limitations in internet availability

and speeds due to infrastructure challenges, while urban areas have more readily accessible high-speed internet options from multiple providers. This means that rural residents in Palm Beach County typically have poorer internet access than their urban counterparts.

The majority of high-speed internet options are concentrated in the more urban parts of Palm Beach County, providing residents with a wider range of providers and faster speeds. Rural areas within the county often face limited internet choices, potentially relying on slower technologies like satellite internet, leading to lower speeds and higher costs.

Palm Beach Broadband member organizations collaborate to provide a comprehensive solution in specific 'high need' neighborhoods of Palm Beach County. The Palm Beach County Library system extended its WiFi reach to all of its branch parking lots to support people who do not have internet available at home, but need to access the internet and printers, yet do not feel comfortable being inside for long periods of time due to COVID-19. Palm Beach County government, the School District, municipalities, business and philanthropic community are working together to light up the Glades with fiber optic wires that will bring high speed internet access to households who formerly did not have it. After completion, other communities with high percentages of lack of internet coverage will also gain access to free WiFi.

**The remainder of this page intentionally left blank**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Palm Beach County occupies approximately 1,971 square miles on Florida's southeastern Atlantic coast. It is the second largest county in the state in terms of land area. It has approximately 47 miles of coastal shoreline that fronts the Atlantic Ocean. The county is the third most populated county in the state. In 2020, the countywide population was listed as 1,492,191 (US Census). It is projected that by the year 2030, the population will increase by over another 150,000 to about 1,643,900. The majority of the growth is expected between the coastal ridge and Water Conservation Areas. Thirty-nine (39) municipalities exist in the County. In terms of population, they vary significantly. The City of West Palm Beach is the largest (117,415). There are three (3) urban centers of population along the coast: in south PBC, the Boca Raton/Delray Beach/Boynton Beach area (combined population – 244,648); the West Palm Beach/Lake Worth Beach/Riviera Beach area (combined population – 197,238) in central PBC; and in north PBC, the Palm Beach Gardens/Jupiter area (combined population – 120,229). Two (2) other centers of population exist in the County. One (1) is the Glades agricultural communities of Belle Glade, Pahokee, and South Bay that border Lake Okeechobee, (combined population – 27,082). This area has unique needs because of its relative physical isolation from the highly urban areas along the Atlantic coast. The other area, rapidly urbanizing, is the Royal Palm Beach/Wellington/Greenacres (combined population – 144,559) area.

Climate change increases the risk of natural hazards in Palm Beach County including flooding, heat, and sea level rise. Palm Beach County has a high natural disaster risk score of 60% according to Augurisk. Augurisk provides risk assessments for 12 disaster and societal risk factors, including Crime, Storms, Floods, Wildfires, Earthquakes and more. Over the past 20 years, 30 disasters have been declared by the county, most of which related to Hurricane incidents. 34% of Palm Beach has a moderate or higher wildfire hazard potential, while its 3% average earthquake risk score is very low. The average summer temperature is expected to rise by 1.7 Fahrenheit degrees by 2100. Southeast Florida, with a large population located at low elevation, is among the most vulnerable regions of the country to climate change. The region is comprised of four counties (Monroe, Miami-Dade, Broward, and Palm Beach) that share similar geographic traits and coastal vulnerabilities to sea level rise.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Palm Beach County, Florida is highly vulnerable to climate change impacts, particularly for housing occupied by low- and moderate-income households, primarily due to its low-lying coastal geography, increasing sea level rise, and the concentration of affordable housing in flood-

prone areas, which puts these residents at a significantly higher risk of flooding, storm surge damage, and extreme heat events, exacerbating existing socioeconomic disparities.

Studies show that coastal affordable housing in Palm Beach County is disproportionately threatened by sea level rise, with potential for frequent flooding events and property damage, impacting low-income residents most severely. A significant portion of low-income housing in Palm Beach County is situated in floodplains, making them highly vulnerable to storm surge and tidal flooding during hurricane events. Low-income housing often lacks adequate insulation and tree canopy cover, increasing residents' exposure to extreme heat waves, a growing concern due to climate change. Factors like limited mobility, lack of access to emergency preparedness information, and reliance on public transportation can further exacerbate the vulnerability of low-income communities during climate events.

Combining data on housing affordability, flood risk maps, and projected sea level rise data are methods used for analyzing vulnerability and to identify areas where low-income residents are most vulnerable to climate impacts. Incorporating demographic data like income levels, age distribution, and access to healthcare to understand the social vulnerability within affected communities. Utilizing climate change projections to assess future risks of flooding, storm surge, and extreme heat events in specific locations.

Overall, Palm Beach County faces significant challenges in mitigating climate change impacts on low- and moderate-income housing, requiring a comprehensive approach that addresses both physical adaptation measures and social equity considerations to protect vulnerable communities.

Palm Beach County's Office of Resilience's Climate Risk Assessment and Action Plan is a project designed to address environmental hazards and climate risks exacerbated by climate change and sea level rise. Funded by the Florida Department of Commerce's Community Development Block Grant Mitigation (CDBG-MIT) Program on behalf of the U.S. Department of Housing and Urban Development and the Florida Department of Environmental Protection (FDEP) through the Resilient Florida Grant program, this initiative will provide a comprehensive roadmap for PBC to enhance its resilience.

PENDING MAP – HAZARD MITIGATION

**This page intentionally left blank.**

## **SP-05 Overview**

### **Strategic Plan Overview**

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

**Geographic Priorities:** Based on 2016-2020 US Census data provided by HUD, DHED reached out to participating municipalities, other County departments and local stakeholders to identify areas that contained a majority of low and moderate income residents, as well as areas that demonstrated a need for improvement such as lack of infrastructure or housing conditions. Sixteen (16) local target areas in the county were identified; ten (10) in municipalities and six (6) in unincorporated county.

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

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

**Anticipated Resources:** Available resources for the FY 2025-2029 period was based on current Federal allocations for the CDBG, HOME and ESG Programs. Leveraging of these funds through other Federal programs, State and local programs will enable the County to assist with the jurisdiction's most critical needs, such as affordable housing, homeless prevention, economic development and capital projects.

**Institutional Structure:** Through collaborations with various for-profit and non-profit agencies, municipalities, housing authorities, housing developers, government departments, among others, the County strives to provide various services to all residents within the jurisdiction. The County continues to explore various options to strengthen any gaps in delivery of services and utilizes as many avenues as possible to provide outreach, education and supportive services to the special needs population residing in the County.

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

**Public Housing Accessibility and Involvement:** The Pahokee and the Palm Beach County Housing Authorities both comply with Section 504 need assessments and make reasonable accommodations and modifications for persons with disabilities. Both agencies encourage residents to be involved in the management and operation of various programs available at the housing complexes. The Belle Glade Housing Authority operates under USDA guidelines and is not required to provide a Section 504 needs assessment.

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

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

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

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

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

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

### **Geographic Area**

#### **Describe the basis for allocating investments geographically within the jurisdiction**

The Palm Beach County jurisdiction is currently comprised of unincorporated Palm Beach County and 32 municipalities which have Interlocal Cooperation Agreements with the County. The Jurisdiction does not include the entitlement cities of Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington and West Palm Beach.

Based on 2016-2020 US Census data provided by HUD, the PBC Department of Housing and Economic Development (DHED) reached out to participating municipalities, other County departments and local stakeholders to identify areas that contained a majority of low and moderate income residents, as well as areas that demonstrated a need for improvement due to infrastructure conditions, code enforcement, rehabilitation or demolition. Sixteen (16) local target areas were identified; ten in municipalities and six in unincorporated Palm Beach County. In order to qualify as a CDBG target area, the following conditions had to be met:

For eastern municipalities in Palm Beach County:

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

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

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

For unincorporated Palm Beach County:

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

CDBG funding will automatically be awarded to municipalities with a target area and is used exclusively to undertake capital improvement, code enforcement or housing revitalization projects. Funding awards to assist projects in unincorporated Palm Beach County are generally directed to CDBG target areas. Municipalities that do not have CDBG target areas are not guaranteed to receive CDBG funding.

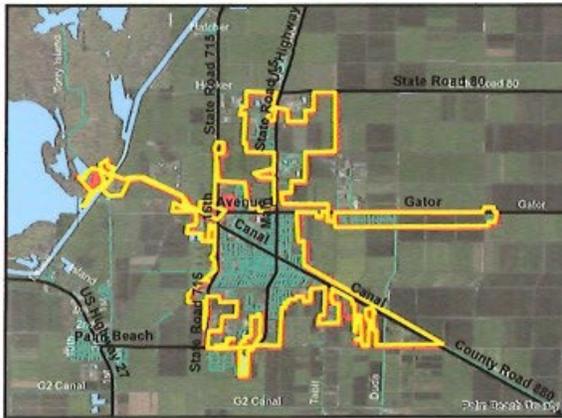
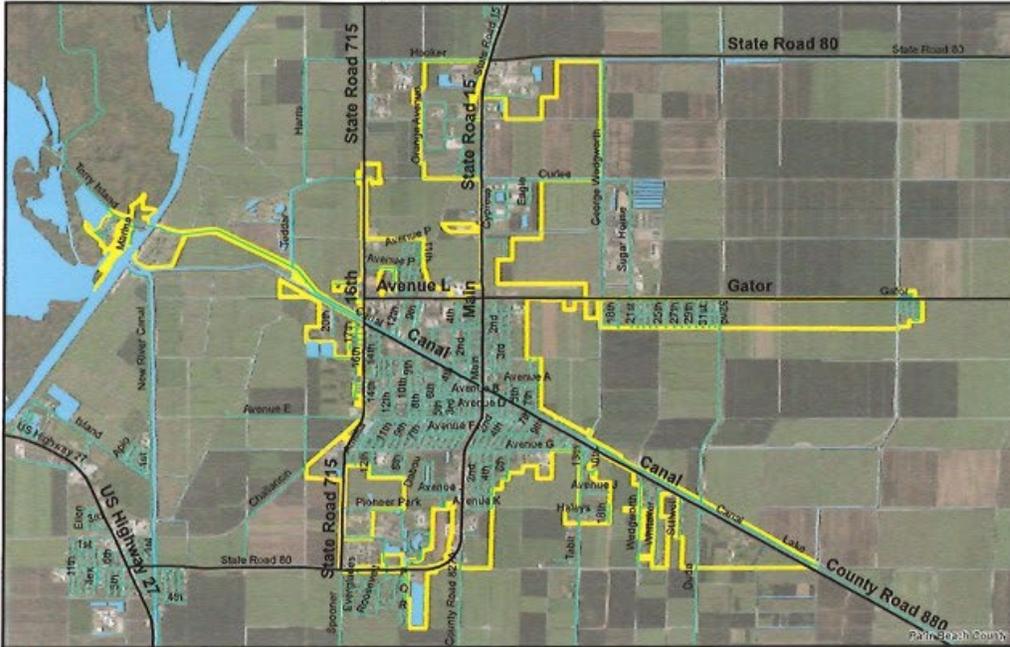
**The remainder of this page intentionally left blank.**

<b>Target Area Name</b>	<b>Belle Glade, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bound by State Road 80 on the north and south; County Road 880 on the east; and State Road 715 on the west. The City is approximately 7.23 square miles. The target area is located in CT 81.01, BG 1,2 and 3; CT 82.01, BG 1,2,3, and 4; CT 82.02, BG 1 and 2; CT 82.03, BG 2, and 3; and CT 83.02, BG 1. The estimated percentage of low and moderate-income persons within the target area is 73.4%.
<b>Include specific housing and commercial characteristics of this target area</b>	Based on the City's Land Use Map, it is comprised of 64% residential, 2% planned industrial park, 14% commercial, 7% institutional, 3% recreational, 3% industrial, and 7% agricultural. Per the 2018-2022 American Community Survey (ACS), there are 6,202 housing units in the City of which 5,344 are occupied (38.9% owner-occupied and 60.2% renter occupied), 858 vacant units, 37% built before 1970 and are more than 50 years old. The City evaluated structures in the target area and determined 72 structures as unsafe, 3,249 are experiencing substandard conditions, and 40.8% are cost burdened.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The City estimates that approximately \$3.1M is needed for work at four (4) parks (Hand, Mace, Louis Butts and Lyons) and one museum (Lawrence E Will);</li> <li>• The City estimates that approximately \$7M is needed to upgrade an existing Civic/Resource Center and Lake Shore Pool;</li> <li>• The City estimates that approximately \$6.2M is needed for streets, sidewalks and drainage upgrades.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the City;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the City. A portion of the target area resides within CT 82.01, 82.02 and 83.02, which are qualified Opportunity Zones;</li> <li>• Work with the City on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



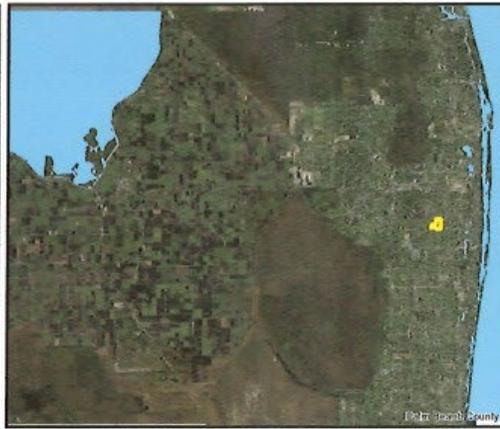
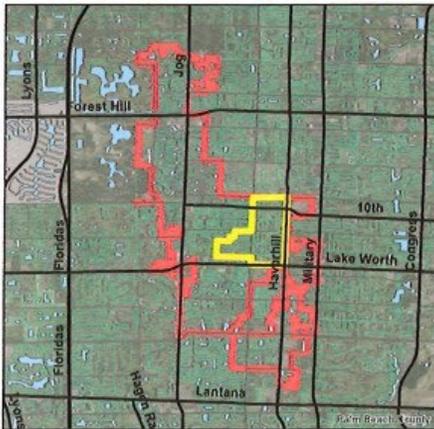
<b>Legend</b>			 <b>Department of Housing &amp; Economic Development</b>	
	CDBG Target Area			Source: 2016-2019 American Community Survey (Low/Mod Income)
	Municipal Boundaries			Prepared by PBC Department of Housing and Economic Development - February 2025
	Water Bodies			
	Major Roads			

<b>Target Area Name</b>	<b>Greenacres, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bound on to the south by Lake Worth Road, Haverhill Road to the east, the Lake Worth Drainage District (LWDD) E-3 Canal to the west with certain points extending to Sherwood Forest and the LWDD L-10 Canal to the north. The target area is approximately 0.45 square miles in size. The target area is located in CT 47.04, BG 2 and 3; and CT 47.05, BG 1. The estimated percentage of low and moderate-income persons within the target area is 75.6%.
<b>Include specific housing and commercial characteristics of this target area</b>	A review of the land area within the target area by the City determined that 79.75% was residential, 9.24% commercial, 2.3% was vacant, 3.22% was recreational, and 5.49% was for public institutions. According to the City, there are 1,247 housing units.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The City anticipates building a 17,000 square foot youth program facility located at its Community Recreation Center Complex and provide much needed rehabilitation at Friends Park with an estimated budget of \$11.5M;</li> <li>• The City is planning a complete street project estimated to be \$3.6M for Swain Boulevard from 10<sup>th</sup> Avenue North to Lake Worth Road;</li> <li>• The City estimates that it will cost approximately \$15 million to provide an adequate centralized sanitary sewer system for the target area;</li> <li>• The City evaluated structures in the target area and determined that 20 units needed to be demolished or redeveloped and 63 units and 35 accessory structures were in need of rehabilitation.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Town;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Town;</li> <li>• Work with the Town on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



**Legend**

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



Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Lake Park, Town of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bound on the north by Northlake Blvd.; Silver Beach Rd. to the south; Federal Highway to the east; Congress Ave. on the west. The target area is approximately 2.0 square miles in size. The target area is located in CT 11.01, BG 2, 3, 4 and 5; CT 11.02, BG 1; and CT 13.01, BG 3. The estimated percentage of low and moderate-income persons within the target area is 75%.
<b>Include specific housing and commercial characteristics of this target area</b>	The Town estimates that 65.29% of the target area consists of residential structures. The Town estimates there are 2,481 housing units, and more than half of the units are considered substandard.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• Per the Town, there is a possibility of a multi-million dollar Public Works office facility relocation;</li> <li>• The Town estimates that approximately \$25M is needed for renovations at Kelsey Park;</li> <li>• The Town estimates \$30M to \$40M is needed for infrastructure upgrades to include sanitary sewer conversions, street integration, and storm water drainage improvements.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Town;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Town;</li> <li>• Work with the Town on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>

PENDING MAP - LAKE PARK

<b>Target Area Name</b>	<b>Lake Worth Beach, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bound on the north by 10 <sup>th</sup> Avenue North; on the south by the municipal boundaries of the Town of Lantana; on the east by Dixie Highway; and on the west by Boutwell Road, the Keller Canal, Detroit Street, Akron Road, Lake Worth Road, Erie Street and I-95. The target area is approximately 2.0 square miles in size. The target area is located in CT 44.02, BG 1 and 2; CT 45, BG 3, CT 51.01, BG 1 and 2, CT 51.02, BG 1 and 2; CT 52.02, BG 2; CT 52.03, BG 1 and 2; and CT 52.04, BG 3. The estimated percentage of low and moderate-income persons within the target area is 73.9%.
<b>Include specific housing and commercial characteristics of this target area</b>	The City estimates that 54.3% of all properties in the target area are residential. The total acreage of the target area is approximately 1,286 acres, of which 693.31 acres are residential in land use.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

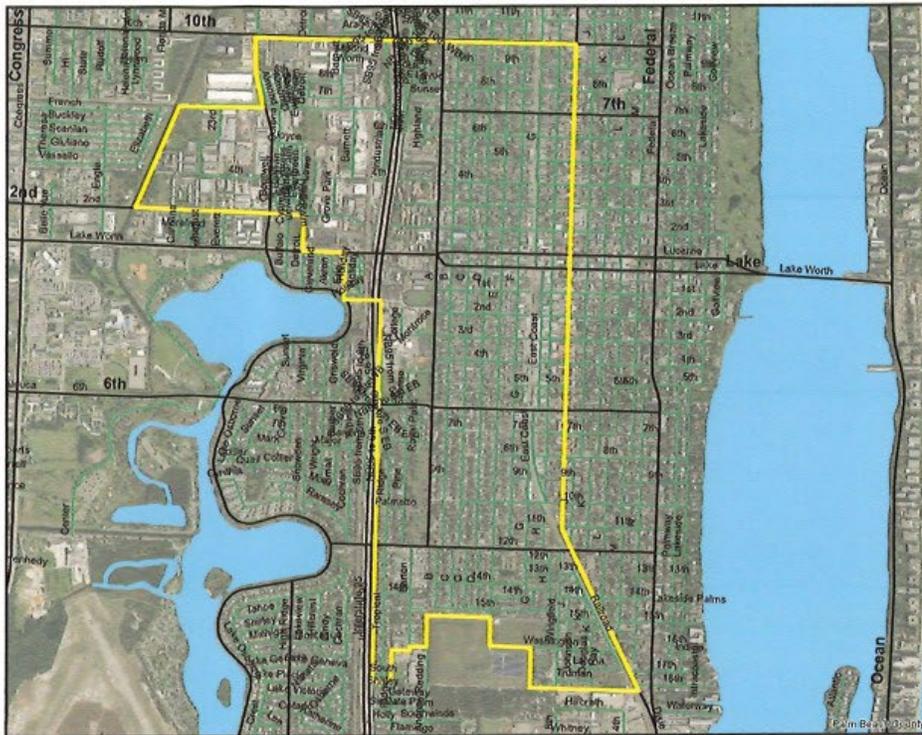
<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The City states improvements to existing parks and community centers remain a priority, in particular the Norman Wimbley Gymnasium;</li> <li>• The provision for park space is needed in the Tropical Ridge neighborhood;</li> <li>• The City estimates \$8M is needed to construct an Emergency Operations Center and \$6.4M is needed to replace roadways, sidewalks and water mains in the target area;</li> <li>• The City estimates \$43M is needed for electrical substations in the target area that need to be upgraded, including hardening for natural disasters;</li> <li>• The City states funding is needed for sectionalizing devices, fiber optics connections, interconnection and battery backup for existing solar, advanced metering infrastructure, and meter data management.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Town;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Town. A portion of the target area resides within CT 51.02, a qualified Opportunity Zone;</li> <li>• Work with the Town on providing funding for infrastructure and public facility improvements.</li> </ul>

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>
<p><b>Target Area Name</b></p>	<p><b>Lantana, Town of</b></p>
<p><b>Identify the Neighborhood boundaries for this target area</b></p>	<p>The target area is bound south of the Town of Lantana’s northern boundary line, extending to Pine St. It is bordered by I-95 to the west and Dixie Hwy to the east, excluding the Water Town Commons Development, the municipal development, and the natural area. The target area is approximately 0.57 square miles in size. The target area is located in CT 55.01, BG 1 and 2; and CT 55.02, BG 1 and 3. The estimated percentage of low and moderate-income persons within the target area is 68%.</p>
<p><b>Include specific housing and commercial characteristics of this target area</b></p>	<p>According to the Town, there are approximately 1,955 housing units, with 49% of those units considered to be substandard.</p>
<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>In October 2024, DHED contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.</p>
<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The Town states many areas are in need of sidewalks, or replacement of existing sidewalks;</li> <li>• The Town lacks adequate lighting in areas and are in need of road repair. The estimated cost is 2M.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Town;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Town;</li> <li>• Work with the Town on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



**Legend**

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



Source: 2016-2019 American Community Survey (Low/Mod Income)

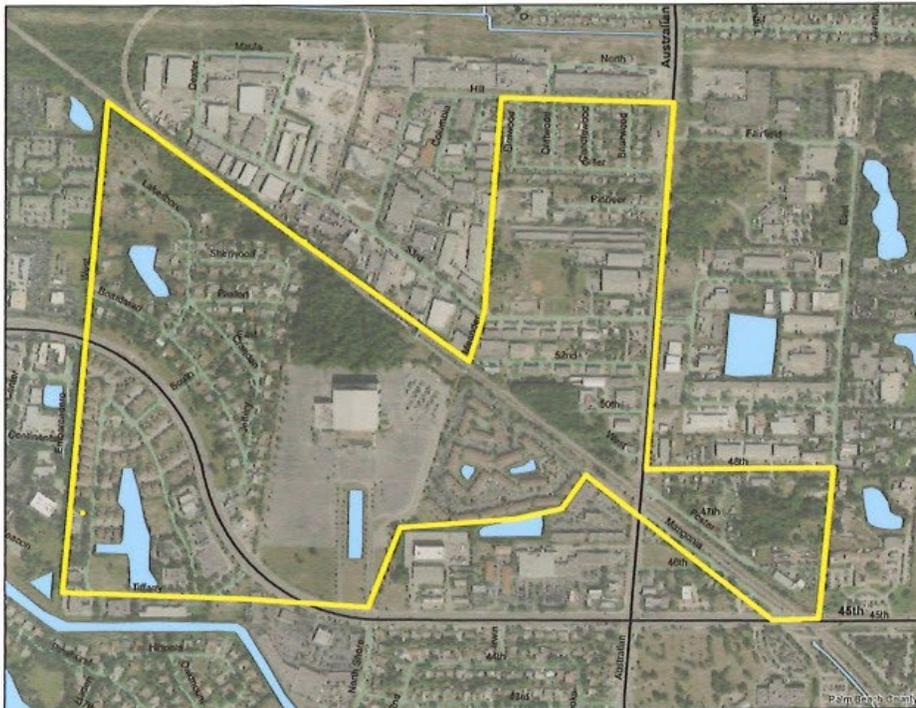
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Mangonia Park, Town of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bounded on the north by Hill Avenue; on the east by Australian Avenue; and on the south, east and west by the municipal boundary of West Palm Beach. The target area is approximately .75 square miles in size. The target area is located in CT 14.02, BG 1. The estimated percentage of low and moderate-income persons within the target area is 81.2%.
<b>Include specific housing and commercial characteristics of this target area</b>	Per the 2018-2022 ACS, there are 723 housing units in the Town, with 206 single-family units, 517 multi-family units and 4 mobile homes. Of the housing units, 675 are occupied and 48 are vacant. Of the occupied units, 177 are owner-occupied and 498 are rental units. Per the Town, 60% of the target area is residential.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the Town and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Town identified the area that it wanted to improve.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• The Town states that 85 housing units are in substandard condition;</li> <li>• The Town requests assistance to rehabilitate its municipal water plant;</li> <li>• The Town states that there is a need for street repaving;</li> <li>• The Town states that a new lift station is needed in the Bryn Mawr neighborhood;</li> <li>• The Town states that sewer lines need to be re-lined in the target area.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Town;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Town. The target area resides within CT 14.02, a qualified Opportunity Zone;</li> <li>• Work with the Town on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



### Legend

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



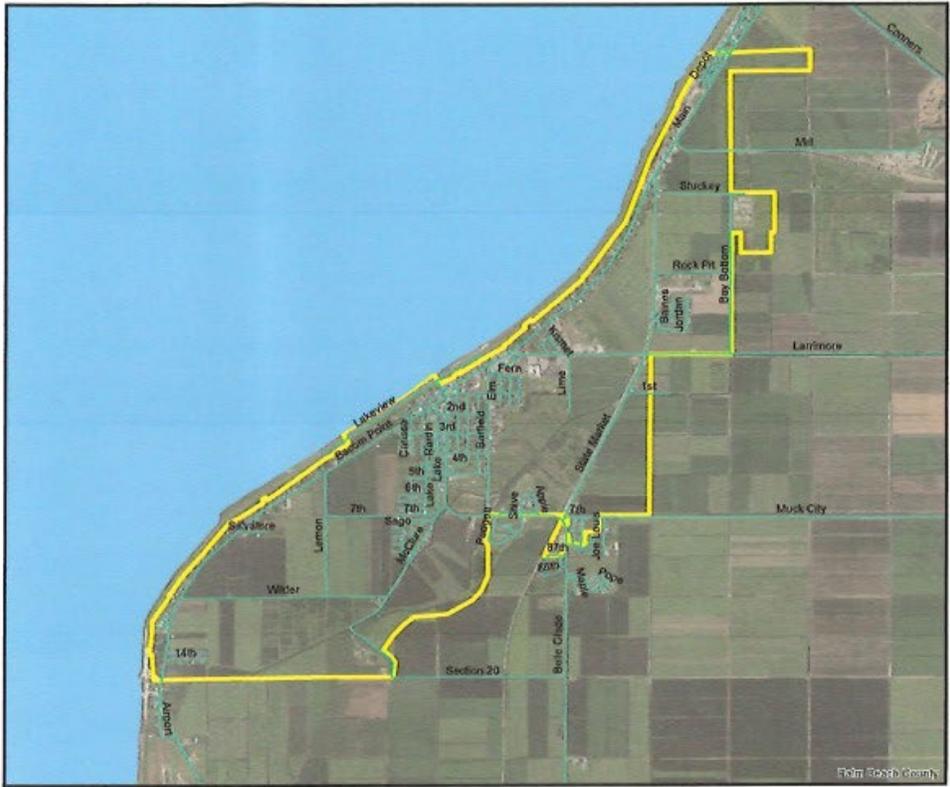
Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Pahokee, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area lies within the municipal boundaries of the City. The City is bounded on the west by Lake Okeechobee; on the north by Lakewood Street; and on the east and south by unincorporated Palm Beach County. The City is approximately 5.4 square miles. The target area is located in CT 80.01, BG 1; and CT 80.02, BG 1 and 2. The estimated percentage of low and moderate-income persons within the target area is 75.8%.
<b>Include specific housing and commercial characteristics of this target area</b>	The City estimates the residential land area is 76.6%, 8.9% commercial, 1.2% industrial, 6.2% agricultural, 2.3% institutional, 3.6% government, and 1.1% other. Per the City, there are 1,353 housing units. Of these, 241 are vacant, 970 are single-family, 81 are multi-family and 61 are mobile homes. The City has 56 housing units that are substandard and 31.8% living in poverty.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The City estimates \$200M is needed for major infrastructure;</li> <li>• The City plan to renovate a historic Old High school to serve as the new City Hall;</li> <li>• The City state improvements are needed at the Park and Recreation Sports Complex, the Marina Campground, Commissioner’s Park, Martin Luther King Park, Glades Citizen Villas Park, Gymnasium Hardening and, the Public Works Shop Facility;</li> <li>• The City estimates \$25M is needed for restructuring Barfield Highway, McClure Road, sidewalks, roads, utilities and other city ancillary roads.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the City;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the City. The target area resides within CT 80.01 and 80.02, both qualified Opportunity Zones;</li> <li>• Work with the City on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



**Legend**

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

Department of Housing & Economic Development

Source: 2016-2019 American Community Survey (Low/Mod Income)

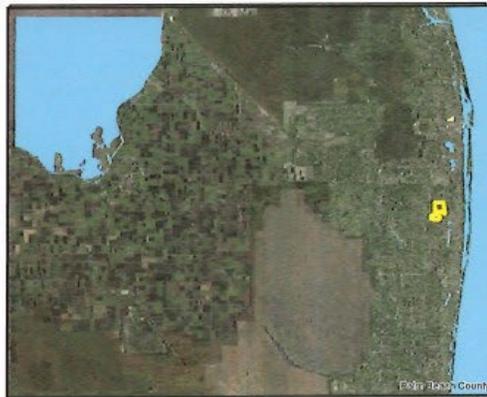
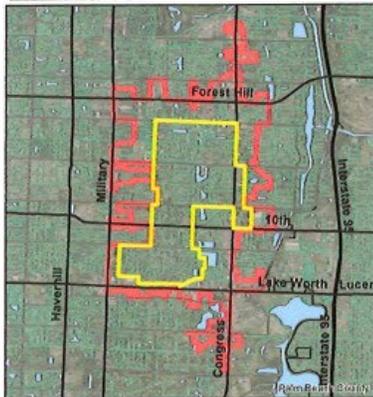
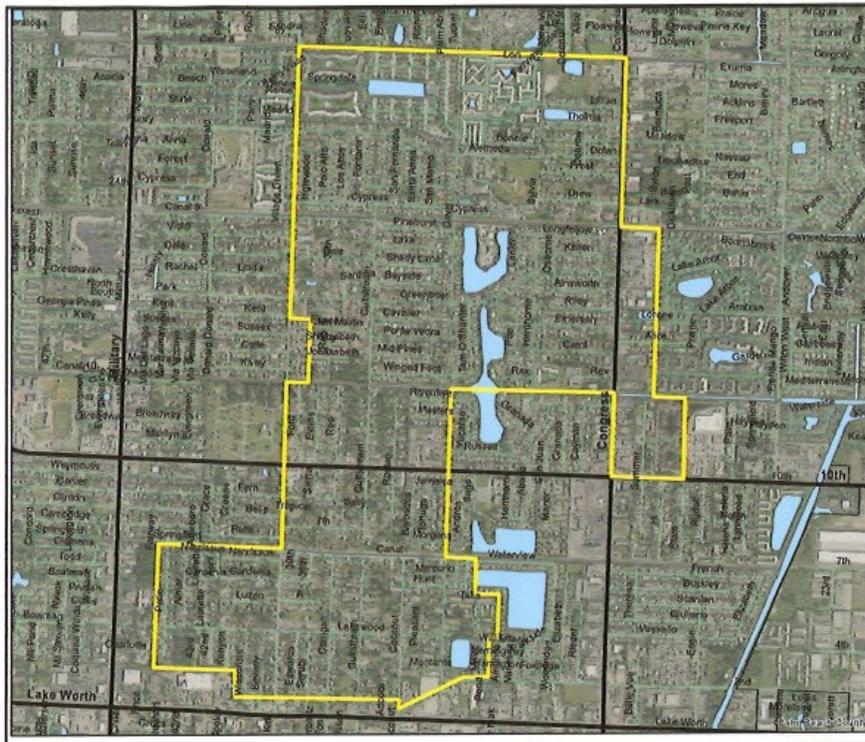
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Palm Springs, Village of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area lies within the municipal boundaries of the Village. The target area is bounded on the north by the L-8 canal; on the west by Kirk Road and Patio Court; on the south by Lake Worth Road; and on the east by Davis Road and Congress Avenue. The target area is approximately 1.839 square miles. The target area is located in CT 42.03, BG 3; CT 42.05, BG 2; CT 42.06, BG1; CT 42.07, BG 1 and 2; CT 45, BG 4; CT 46.01, BG 1; and CT 46.02 BG 1. The estimated percentage of low and moderate-income persons within the target area is 71.4%.
<b>Include specific housing and commercial characteristics of this target area</b>	The Village estimates that there are 5,432 housing units in the target area. There are two (2) structures in the target area tagged unsafe or uninhabitable after fires. Three (3) dwellings that have ongoing code violations, have structural damage or show signs of deterioration.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the Village and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Village identified the area that it wanted to improve.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• The Village states that improvements are needed to five parks and playgrounds;</li> <li>• The Village has identified the need for a new community center;</li> <li>• The Village estimates \$5.9M is needed for storm water drainage in the target area;</li> <li>• The Village is looking to replace approximately 206,351 linear feet of aging water lines in the target area;</li> <li>• The Village is looking to replace 9,500 linear feet of aging sewer lines, and eliminate septic tanks on Adcock Lane in the target area;</li> <li>• The Village is looking to construct sidewalks along many residential streets in the target area.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the Village;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the Village. A portion of the target area resides within CT 42.01, a qualified Opportunity Zone;</li> <li>• Work with the Village on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



### Legend

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



Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Riviera Beach, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	<p>The target area lies within the municipal boundaries of the City. The target area is bounded on the north by Silver Beach Road; on the west by Avenue P, Australian Avenue and President Barack Obama Hwy; on the south by W. 1<sup>st</sup> Street; and on the east by Broadway. The target area is approximately 1.76 square miles. The target area is located in CT 12.00, BG 2, 3 and 4; CT 14.03, BG 1 and 2; CT 14.04, BG 1 and 2; and CT 15.00, BG 1, 2 and 3. The estimated percentage of low and moderate-income persons within the target area is 75.9%.</p>
<b>Include specific housing and commercial characteristics of this target area</b>	<p>Per the 2018-2022 ACS, there are 17,597 housing units in the City, with 9,337 single-family units, 7,575 multi-family units, 581 mobile homes and 104 other type units. Of the housing units, 7,641 are owner-occupied, 5,775 are renters, and 4,181 are vacant.</p>
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	<p>In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified an area that it wanted to improve.</p>
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• Rehabilitation of housing units to preserve existing stock;</li> <li>• Public facilities, such as the public Works Complex or Water Treatment Plant, are in need of construction, upgrading or expansion;</li> <li>• Existing infrastructure (water, sewer, drainage, roadway and sidewalks) within the target area is in need of replacement.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the City;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the City. A portion of the target area resides within CT 14.03 and 14.04, both qualified Opportunity Zones;</li> <li>• Work with the City on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



**Legend**

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

Department of Housing & Economic Development

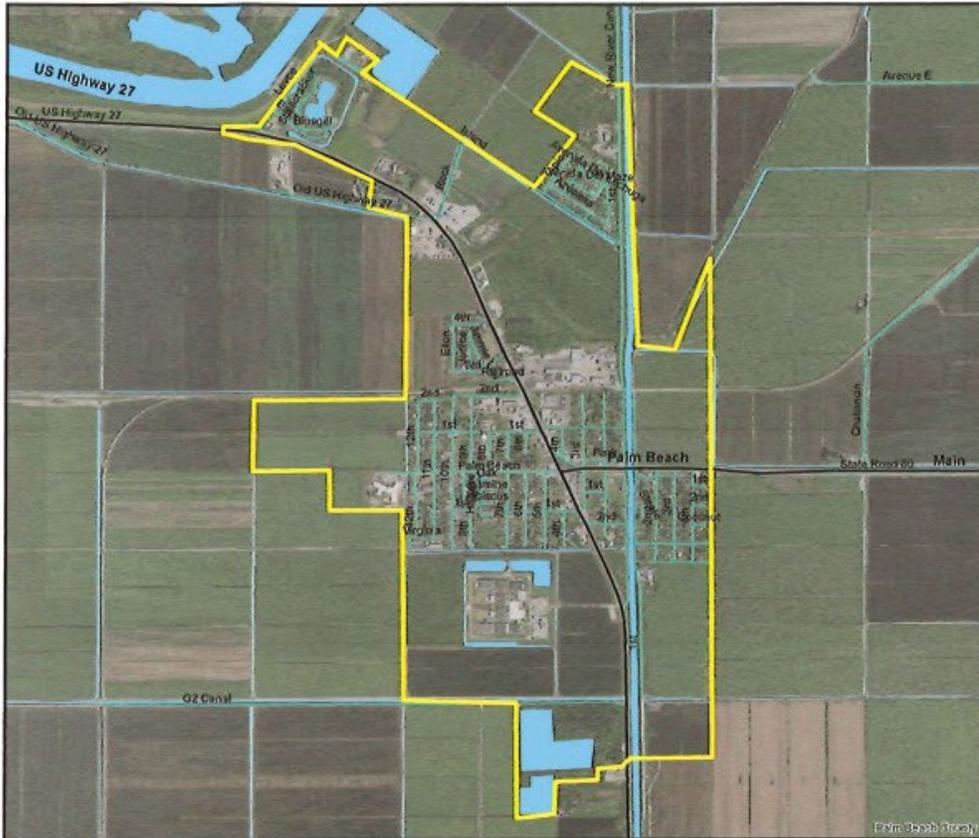
Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>South Bay, City of</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area lies within the municipal boundaries of the City. The City is bounded on the north by Lake Okeechobee; on the east by SE 4 <sup>th</sup> Avenue; on the south and west by unincorporated Palm Beach County. The City is approximately 3.7 square miles. The target area is located in CT 83.02, BG 1 and 2. The estimated percentage of low and moderate-income persons within the target area is 70.6%.
<b>Include specific housing and commercial characteristics of this target area</b>	The City estimates that 97% of the land area is residential, 2% commercial, and 1% open space. The City states several homes are in a state of disrepair and three (3) housing units have been demolished.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED contacted the City and requested that it complete a questionnaire and draw a map identifying an area that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The City identified the area that it wanted to improve.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• The City estimates \$147K will be needed to harden its City Hall.</li> <li>• The City stated \$1.1M was utilized to modernize Tanner and Cox Park;</li> <li>• The City has identified sidewalks that are in need of reconstruction;</li> <li>• The City has identified multi-family housing units that are in need of rehabilitation or reconstruction.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the City;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the City. The target area resides in CT 83.02, a qualified Opportunity Zone;</li> <li>• Work with the City on providing funding for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



### Legend

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



Source: 2016-2019 American Community Survey (Low/Med Income)

Prepared by PBC Department of Housing and Economic Development - February 2025

<b>Target Area Name</b>	<b>Canal Point</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is bound on the north by 5 <sup>th</sup> Street; on the south by Lakewood Street; on the east by Everglades Avenue and Bryant Avenue; and on the west by Lake Okeechobee. The area is approximately .27 square miles. The target area is located in CT 80.01, BG 2 and 3. The estimated percentage of low and moderate-income persons within the target area is 78%.
<b>Include specific housing and commercial characteristics of this target area</b>	According to the 2018-2022 ACS, there are 158 housing units, with 111 occupied and 47 vacant. Of the occupied units, 75 are owner-occupied, while 36 are renter-occupied. Of the total units, 151 are single-family units; 7 are multi-family units. Of the units, 125 (79%) were built prior to 1980. Although the target area is surrounded by agricultural operations, there is little commercial activity in the target area.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHED participated in public meetings to gather feedback from stakeholders on areas of opportunity. This area was identified as a target area in need of improvements.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• There is a need to install sanitary sewer gravity mains;</li> <li>• Due to the age of housing units, there is a need to rehabilitate existing units in the area.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the community;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



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



**Legend**

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

Department of Housing & Economic Sustainability

Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Sustainability - February 2025

<b>Target Area Name</b>	<b>Cabana Colony</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is located in unincorporated Palm Beach County. It is bound on the north by PB Cabana Col Canal; on the east by Prosperity Farms Road; on the south by Atlantic Road; and on the west by Alternate A1A. The area is approximately .42 square miles. The target area is located in CT 3.04, BG 1. The estimated percentage of low and moderate-income persons within the target area is 59%.
<b>Include specific housing and commercial characteristics of this target area</b>	The majority of the parcels in the target area are residential. According to the 2018-2022 ACS, there are 1,141 housing units in the area, with 899 occupied and 242 vacant. Of the occupied units, 504 are owner-occupied, while 395 are renter-occupied. Of the total units, 883 are single-family units and 258 are multi-family units. Of the total units, 1,017 (89%) were built prior to 1980.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Office of Community Revitalization (OCR) held public meetings in unincorporated PBC to gather feedback from the residents and identified this as a target area in need of improvements.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• There is a need for housing assistance and home funding repairs in the target area.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the community;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>

PENDING MAP - **Cabana Colony**

<b>Target Area Name</b>	<b>Lake Worth West</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is located in unincorporated Palm Beach County. It is bound on the north by Lake Worth Road; on the east by Kirk Road; on the south by Melaleuca Lane; and on the west by South Military Trail. The area is approximately 0.4 square miles. The target area is located in CT 49.04, BG 2. The estimated percentage of low and moderate-income persons within the target area is 68.5%.
<b>Include specific housing and commercial characteristics of this target area</b>	The majority of the parcels in the target area are residential. According to the 2018-2022 ACS, there are 865 housing units in the area, with 850 occupied and 15 vacant. Of the occupied units, 256 are owner-occupied, while 594 are renter-occupied. Of the total units, 369 are single-family units; 496 are multi-family units. Of the total units, 412 (48%) were built prior to 1980.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Office of Community Revitalization (OCR) held public meetings in unincorporated PBC to gather feedback from the residents and identified this as a target area in need of improvements.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• Due to code violations in the community, there is a need to rectify these conditions;</li> <li>• There is a need for water lines and sanitary sewer lines as many residences in the community still rely on wells and septic systems;</li> <li>• There is a need to repave all streets in the community due to deferred maintenance.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the community;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>

PENDING MAP – LAKE WORTH WEST

<b>Target Area Name</b>	<b>Limestone Creek</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is located in unincorporated Palm Beach County. It is bound on the north by Lost Lake, Limestone Creek Road and North Jupiter Flatwoods Natural Area; on the east by Central Boulevard and Church Street; on the south by Island Way, Limestone Creek Road and Canal C-18; and on the west by Island Way and Church Street. The area is approximately 0.5 square miles. The target area is located in CT 2.10, BG 3. The estimated percentage of low and moderate-income persons within the target area is 74.8%.
<b>Include specific housing and commercial characteristics of this target area</b>	The majority of the parcels in the target area are residential. According to the 2018-2022 ACS, there are 344 housing units in the area. Of the occupied units, 171 are owner-occupied, while 173 are renter-occupied. Of the total units, 312 are single-family units; 32 are multi-family units; and 12 are mobile homes. Of the total units, 20 (6%) were built prior to 1980. Commercial activity in the area lies primarily along West Indian Town Road.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. The Office of Community Revitalization (OCR) held public meetings in unincorporated PBC to gather feedback from the residents and identified this as a target area in need of improvements.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• Due to the number of code violations in the area, there is a need to rectify these conditions;</li> <li>• Although the area has potable water mains, there is a need to install sanitary sewer gravity mains in the area, as well as potable water and sewer lateral lines for individual properties.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the community;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



**Palm Beach County  
Community Development Block Grant Program  
Limestone Creek - CDBG Target Area**



**Legend**

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



Prepared by PBC Department of Housing and Economic Development - May 2025

<b>Target Area Name</b>	<b>Plantation</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is located in unincorporated Palm Beach County. It is bound on the north by Okeechobee Boulevard; on the east by Lake Worth Drainage District Canal E-3; on the south by Oro Verde Boulevard; and on the west by Drexel Road. The area is approximately 0.4 square miles. The target area is located in CT 31.02, BG 2. The estimated percentage of low and moderate-income persons within the target area is 75.9%.
<b>Include specific housing and commercial characteristics of this target area</b>	The majority of the parcels in the target area are residential. According to the 2018-2022 ACS, there are 900 housing units in the area, with 773 occupied and 127 vacant. Of the occupied units, 36 are owner-occupied, while 737 are renter-occupied. Of the total units, 4 are single-family units; 876 are multi-family units; and 20 are mobile homes. Of the total units, 240 (26.6%) were built prior to 1980.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. housing, public facilities and public infrastructure. The Office of Community Revitalization (OCR) held public meetings in unincorporated PBC to gather feedback from the residents and identified this as a target area in need of improvements.

<p><b>Identify the needs in this target area.</b></p>	<ul style="list-style-type: none"> <li>• Due to the number of code violations in the area, there is a need to rectify these conditions;</li> <li>• Although the area has potable water mains, there is a need to install sanitary sewer gravity mains in the area, as well as potable water and sewer lateral lines to individual properties.</li> </ul>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the community;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>

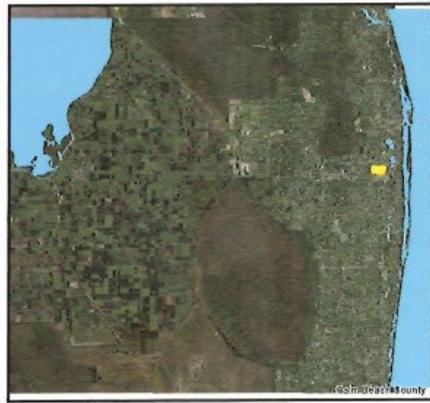
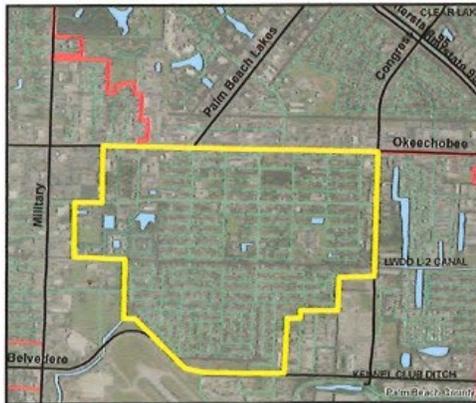
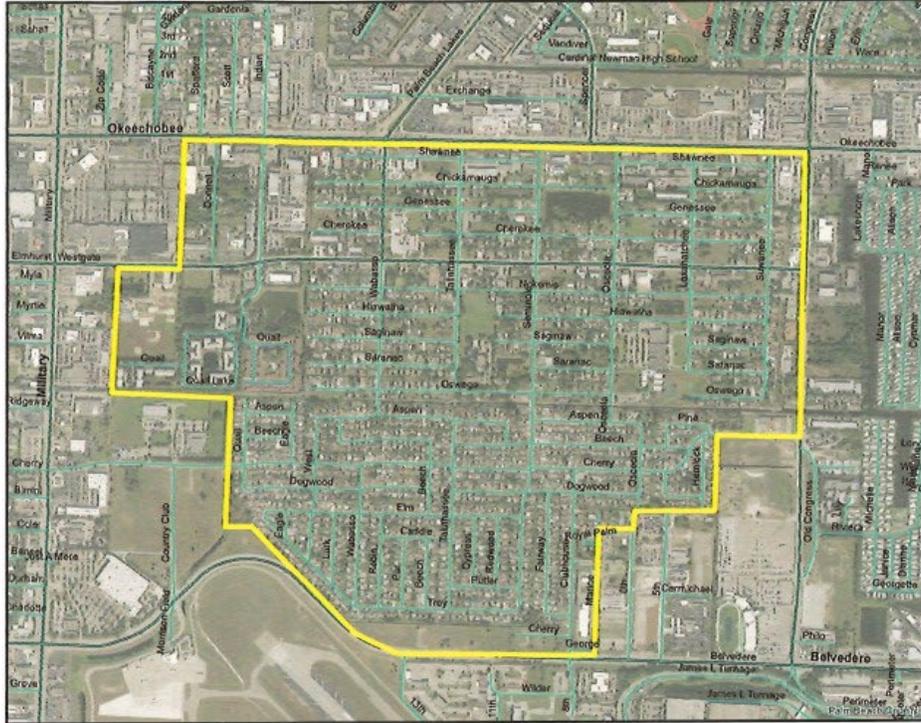
PENDING MAP - PLANTATION

<b>Target Area Name</b>	<b>Westgate-Belvedere Homes</b>
<b>Identify the Neighborhood boundaries for this target area</b>	The target area is located in unincorporated Palm Beach County. The target area is bound on the north by Okeechobee Blvd.; on the south by Belvedere Road; on the west by Country Club Road and Donnell Road; and on the east by Congress Avenue. The target area is approximately 1.36 square miles. The target area is located in CT 29.00, BG 1 and 2; and 3; CT 30.00, BG 1 and 2. The estimated percentage of low and moderate-income persons within the target area is 77.9%.
<b>Include specific housing and commercial characteristics of this target area</b>	Per the 2018-2022 ACS, the target area has 2,691 housing units. 2,578 of the units are occupied, while 113 are vacant. Of the occupied units, 995 are owner-occupied, while 1,583 are rental occupied. Of the total units, 1,351 are single-family houses, 1,079 are multi-family units, and 261 are mobile homes. 1,551 (57.6%) of all units were built prior to 1980.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	In October 2024, DHED began contacting outside agencies and County departments to request information on specified areas that contained a majority of low and moderate-income households and that had noticeable deficiencies in housing, public facilities and public infrastructure. Also, DHED participated in public meetings to gather feedback from stakeholders on areas of opportunity. This area was identified as a target area in need of improvements.
<b>Identify the needs in this target area.</b>	<ul style="list-style-type: none"> <li>• There is a need to rehabilitate residential structures and correct code violations;</li> <li>• Residents on streets in the northern half of the target area are still on septic systems and need connections to sanitary sewer lines.</li> </ul>

<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Opportunities for improvement include the following:</p> <ul style="list-style-type: none"> <li>• Support programs designed to increase and preserve the availability of affordable housing in the community;</li> <li>• Support programs which provide assistance to homeowners facing foreclosure;</li> <li>• Increase job retention and assist small businesses in the neighborhood;</li> <li>• Work with County departments on funding mechanisms for infrastructure and public facility improvements.</li> </ul>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Lack of sufficient funding is a barrier to:</p> <ul style="list-style-type: none"> <li>• Addressing underserved needs related to affordable housing, aging infrastructure and removal of unsafe structures;</li> <li>• Providing assistance to homeowners faced with foreclosure.</li> </ul>



# Palm Beach County Community Development Block Grant Program Westgate-Belvedere Homes - CDBG Target Area



### Legend

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



Source: 2016-2019 American Community Survey (Low/Mod Income)  
Prepared by PBC Department of Housing and Economic Sustainability - February 2025

**This page intentionally left blank.**

**SP-25 Priority Needs - 91.215(a)(2)**

1	Priority Need Name	Affordable Rental Housing
	Priority Level	High
	Population	Extremely Low Income  Low Income  Moderate Income  Middle Income  Elderly  Veterans
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> <li>• Rental Housing- New Construction</li> <li>• Rental Housing- Rehabilitation</li> <li>• Rental Housing – Refinanced</li> <li>• Rental Assistance</li> </ul>
	Description	Increase the supply of affordable rental housing available to extremely-low, very-low, low, moderate, and middle-income residents as well as veterans and elderly through new construction, rehabilitation of existing rental units, and provision of rental assistance. Assistance will be provided to the following groups: qualified very-low, low, moderate, and middle-income families; qualified veterans; and elderly families.
	Basis for Relative Priority	Data on renters who are cost burdened or cost burdened (46,915 households) and overcrowding (6,154 units) of rental units for households with incomes at or below 100% of the AMI supports the need for emphasis to be placed on the provision of rental units particularly for low-, very-low, and extremely-low income renter households. The creation and preservation of affordable rental opportunities may be achieved through new

		<p>construction of affordable rentals; acquisition and rehabilitation for conversion to affordable rental; and provision of direct financial subsidy to tenants. Efforts to preserve the existing rental housing stock may include rehabilitation or refinancing of existing affordable rental housing developments and the provision of tenant-based rental assistance to very-low and extremely-low income renters whose incomes cannot sustain the payment of affordable rents.</p>
2	Priority Need Name	Affordable Homeownership
	Priority Level	High
	Population	<p>Low Income</p> <p>Moderate Income</p> <p>Middle Income</p>
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> <li>• Homeownership- Rehabilitation</li> <li>• Homeownership- New Construction</li> <li>• Homeownership- Acquisition</li> <li>• Foreclosure Prevention</li> </ul>
	Description	<p>Preserve and increase the stock of affordable housing units by providing assistance to low, moderate, and middle-income home households to acquire homes, rehabilitate homes in deteriorated condition, and to retain existing homes at risk of being lost through foreclosure.</p>
	Basis for Relative Priority	<p>The continued need to support the provision of affordable homeownership unit is evidenced by 74,259 households with incomes at or below 120% of the AMI are either cost burdened or severely cost burdened. Efforts to create more affordable owner-occupied housing units may include the provision of direct homeownership assistance (first and/or second mortgage financing); the acquisition and/or rehabilitation of existing homes; and the development of new housing units. Efforts to</p>

		preserve the existing stock of affordable owner housing may include the rehabilitation or refinancing of owner-occupied housing, foreclosure prevention and other assistance to stabilize a temporary financial crisis in housing affordability.
3	Priority Need Name	Provision of Public Services
	Priority Level	High
	Population	Extremely Low Income  Low Income  Moderate Income  Unaccompanied Youth  Abused and neglected children
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> <li>● Child Care Services and After School Services</li> <li>● Abused/ Neglected Children</li> <li>● Health services</li> <li>● Housing counseling services</li> <li>● Fair housing services</li> <li>● Fair Housing Counseling</li> <li>● Housing Counseling</li> </ul>
	Description	Provision of public services to extremely-low, very-low, low, and moderate-income families and individuals as well as to persons who have special needs and those subject to fair housing abuse. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have or the economic means to adequately provide for themselves. The programs to be provided include child care, after school care, health care, housing counseling, financial literacy support/services, and fair housing services, as well as specific services to victims of domestic abuse, seniors, and youths aging out of foster care.

	Basis for Relative Priority	<p>The need for the provision of public services to the general population was supported by the following statistics:</p> <p>11.2 % of the County’s population had incomes which were below the poverty level, 15.1% of the population is food insecure, 6% of children in the population went to bed hungry. The provision of the specific public services and the relative priority assigned to each was determined by the following factors, among others: <b>Child Care Services</b> (approximately 79,000 children were aged 5 and below). <b>After School Care</b> (18.6% of the population falls in the 5 to 19 age group which comprises the population requiring this service). <b>Health Service</b> (approximately 16.3% of population have no health insurance). <b>Disabled Services</b> (Per the 2023 ACS Survey the total county’s population with a disability is 182,885). <b>Youth Services</b> (Only one in six of all youth aging out of foster become completely self-supporting. Also, 12.0% of the population were aged between 15 and 24 and represents a group that would need services related to handling peer pressure, teenage parenting, financial and educational counseling and recreational services-organized sports and other social activities). <b>Housing Counseling Services and Fair Housing Services</b> (over the past four years some 2,500 persons were provided with these services through CDBG funded programs.</p>
4	Priority Need Name	Economic Development
	Priority Level	High
	Population	Very Low Income Low Income Moderate Income
	Geographic Areas Affected	Countywide
	Associated Goals	<ul style="list-style-type: none"> <li>• Economic Development Assistance</li> <li>• Economic Development Services</li> </ul>

	Description	<p>Activities to be undertaken are primarily targeted towards the creation of jobs and provision of assistance to businesses. Economic Development Assistance includes the provision of funding to subrecipients to provide assistance to small businesses and microenterprises. Under Economic Development Services, funding is provided for personnel who: provide advice to businesses (new, expanding or wishing to relocate to the County); explain and organize the participation of businesses in economic development programs operated by the County and State and Federal government (Section 108, Job Growth Incentive Program, EDI, Enterprise Zone, among others.</p>
	Basis for Relative Priority	<p>The business community needs a workforce with the knowledge and experience to support its ability to participate in the market. According to the Florida Department of Economic Opportunity, Bureau of Labor Market Statistics as of March 2025, Palm Beach County had a labor force of 778,376 with an unemployment rate of 3.4%. The Glades region has the County's highest unemployment rate (13.3%) and poverty rate 34.2%. The largest sector of the labor force are persons between the ages of 45-65.</p> <p>The County traditionally promotes entrepreneurship through provision of funding to business incubators for the provision of technical assistance to microenterprise and small businesses to nurture their development. The County also operates programs to directly provide funding to businesses to assist in development/expansion of businesses that are unable to secure or afford conventional financing. Additionally, Palm Beach County businesses are encouraged to take advantage of incentives offered by local, state and federal economic development programs and DHED staff provides the expertise needed to guide businesses through the various qualification and application processes.</p>
5	Priority Need Name	Special Needs Housing and Services
	Priority Level	High

Population	<ul style="list-style-type: none"> <li>• Disabled</li> <li>• Persons With HIV/AIDS</li> <li>• Elderly</li> <li>• Alcohol and Drug Addiction</li> <li>• Victims of domestic violence</li> <li>• Disabled services (mental, physical, and disabled)</li> <li>• Youth Aging out of foster care/Youth services</li> <li>• Veterans</li> <li>• Ex-offenders</li> </ul>
Geographic Areas Affected	Countywide
Associated Goals	Special Needs Services
Description	Provision of services to persons with special needs in the form of transitional accommodation, assisted living facilities, rental assistance, permanent supportive housing, case management, and access to supportive services.
Basis for Relative Priority	<p>The need for the provision of special needs services is based on the following: <b>Services for Victims of Domestic Abuse</b> (in 2023 the County had 4,369 reported occurrences of domestic violence offences <b>Disabled Services</b> (Per the 2023 ACS Survey the total county’s population with a disability is 182,885). <b>Persons with alcohol or other drug addiction</b> (While Palm Beach County experienced a 40% decrease in opioid deaths primarily attributed to naloxone availability, overall overdose deaths increased by 12%. <b>Persons with HIV/AIDS and their Families</b> There are over 8,880 persons living with HIV in PBC. Of this, 5.9% are in poverty, 12.3% are uninsured and 3% are unemployed <b>Persons with mental, physical, and/or developmental disabilities</b> Of the 182,885 persons with a disability in PBC, 6% are under age 6 and 57% are over age 65. <b>Senior Services</b> (Approximately 452,936 persons (30.0%) of Palm Beach County’s population is over the age of 60. In Florida, access to supportive care for seniors is extremely limited and therefore with no other options, many seniors find themselves having to leave their homes to be institutionalized in a facility). <b>Veterans:</b> Approximately 66,269 (61.0%) of the county’s</p>

		<p>veteran population are 65 years and over. The unemployment rate among this population is 4.7% and 5.3% of all veterans receive income below the poverty level. <b>Youth Aging out of Foster Care</b> Some 75 to 90 foster children age out of the system each year. Only one in six of all youth aging out of foster become completely self-supporting.</p>
6	Priority Need Name	Homeless Assistance
	Priority Level	High
	Population	<p>Chronic Homeless</p> <p>Individuals</p> <p>Families with Children</p> <p>At risk of Homelessness</p>
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness
	Description	<p>Actions to be taken to address homelessness will concentrate on emergency shelter, permanent supportive housing, rapid rehousing of homeless individuals and families, homeless prevention (provision of funds to allow payment of delinquent rent and utilities), and provision of assistance to emergency shelters to cover operating and program expenses. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported.</p>
	Basis for Relative Priority	<p>Palm Beach County's 2025 PIT indicated that 1,520 persons were homeless on the day of the count with 606 of those individuals sheltered and 914 unsheltered. 28% of the homeless population is defined as chronic homeless. 22% of the total</p>

		<p>homeless have been homeless for more than 3 months but less than one year. 25% of the homeless population counted were experiencing homelessness for the first time.</p> <p>The most common reasons for homelessness are: employment/financial issues, family issues, and housing issues.</p>
7	Priority Need Name	Infrastructure and Public Facilities Improvement
	Priority Level	High
	Population	<p>Very Low Income</p> <p>Low Income</p> <p>Moderate Income</p> <p>Elderly</p> <p>Disabled</p>
	Geographic Areas Affected	Geographic Target Areas
	Associated Goals	<ul style="list-style-type: none"> <li>• Parks and Recreational Facilities</li> <li>• Community Centers</li> <li>• Homeless Facilities</li> <li>• Public Facilities</li> <li>• Water and Wastewater</li> <li>• Drainage</li> <li>• Streets/Sidewalks</li> </ul>
	Description	<p>Provision of adequate infrastructure and public facility to ensure their operation at an efficient level of service and enhance the livability of low and moderate-income neighborhoods. Activities will be implemented in areas where the population is predominantly low and moderate-income or will serve a limited clientele that is predominately low and moderate-income, and will be in the form of new construction or rehabilitation/upgrading of existing utilities.</p>

	Basis for Relative Priority	<p>Palm Beach County's CDBG Program Jurisdiction consists of unincorporated Palm Beach County and thirty-two (32) municipalities with executed interlocal agreements with the County. In most instances, Palm Beach County will invest public facilities and public improvements in designated CDBG Target Areas. Areas throughout the jurisdiction are assessed, based on established and documented criteria, to gauge their qualification as CDBG Target Areas. One of the qualifying criteria was an assessment of the need for public facilities and public improvements. The specific needs identified above were directly suggested by participating municipalities and by relevant county departments, such as Engineering, Facilities, Parks and Recreation, Water Utilities, among others.</p> <p>The need for these specific facilities is also justified by the demographic makeup of the jurisdiction's County's population. 25.4% of the overall population is aged 65 and over; 22.5% are under 19 years old; 6.9% have some form of disability; the number of homeless persons and persons at risk of becoming homeless who are served at the Homeless Resource Centers annually averages 2,000 persons. According to an online survey conducted by DHED, one of the most important factors considered when deciding where to live are proximity to parks and recreational facilities.</p>
8	Priority Need Name	Code Enforcement
	Priority Level	High
	Population	Low Income Moderate Income
	Geographic Areas Affected	Countywide
	Associated Goals	Code Enforcement

	Description	Support the work of code enforcement officers to identify and take actions to cure code violations in specifically delineated target areas.
	Basis for Relative Priority	The housing stock in the older sections of Palm Beach County and in the Glades area is old and a significant number have fallen into disrepair through abandonment or neglect. The rigorous implementation of code enforcement activities will ensure that owners maintain their housing units in a manner which meets standards established by the County and its partnering municipalities and contributes to the realization of a suitable living environment to all residents of the area and to the provision of decent housing to occupants of the housing units.

**The remainder of this page intentionally left blank.**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type (Narrative)
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• High incidence of cost burden and severe cost burden among low and very low-income households.</li> <li>• Limited availability of affordable units.</li> <li>• Insufficient amount of subsidized housing vouchers/units.</li> <li>• Rapid increases in market rental prices.</li> <li>• Lack of jobs that provide a living wage.</li> <li>• Rates of eviction.</li> <li>• Economic conditions (inflation, unemployment levels, etc.)</li> <li>• HOME funds for use to expand the supply of tenant-based rental assistance to households beyond the tenant-based (HCV) vouchers offered by public housing agencies within the Jurisdiction. Decision to use HOME funding is based on high market rate rents and high numbers of cost burden among lower income households.</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• Limited availability of affordable units.</li> <li>• High incidence of cost burden and severe cost burden among special needs populations.</li> <li>• Insufficient supply of subsidized housing units/vouchers allocated for special needs households.</li> <li>• Many special needs households are on limited, fixed incomes.</li> <li>• Rapidly increasing fair market rent rates.</li> <li>• Limited funding for needed supportive services.</li> <li>• Need for improved accessibility within housing units.</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Limited availability of decent, safe and affordable units for very low, low and moderate-income households and for special needs populations.</li> <li>• High construction labor/material costs.</li> <li>• Availability of buildable land.</li> <li>• Interest rates.</li> <li>• Zoning and land use regulations</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• Increase in the number of households in substandard housing.</li> <li>• Age of the housing stock.</li> <li>• Difficulty in meeting income and credit requirements for new purchases.</li> <li>• High property tax and insurance rates on new purchases.</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Rapidly increasing sales prices.</li> <li>• Degree of difficulty for first time homebuyers to meet income and credit lending requirements.</li> <li>• Availability of tax incentives and/or special financing for affordable properties with expiring uses restrictions.</li> </ul>

**Table 46 – Influence of Market Conditions**

**This page intentionally left blank.**

## **SP-35 Anticipated Resources**

### **Introduction**

Grant resources totaling \$48,979,550 from CPD Programs are expected to be available during the next five (5) years (October 1, 2025 – September 30, 2029) as described in this chart, the County's Five Year Consolidated Plan (FY 2025-2029). These funds will be used to address priority needs, specific goals and objectives. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The annual allocation (FY 2025-2029) for CDBG, ESG, and HOME were provided by HUD as FY 2025 CPD formula funds.

### **Anticipated Resources**

Program	Source	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	6,609,628	20,000	5,293,844	11,923,472	26,438,512	It is anticipated the CDBG entitlement allocation from HUD for FY 2025-2029 will total \$33,048,140. Program income is projected at \$100,000 for a total available amount of \$33,148,140.
HOME	Public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,246,071	350,000	\$16,265,702	\$18,861,773	8,984,284	The anticipated HOME entitlement allocation from HUD for FY 2025-2029 is projected to be a total \$11,230,355. Program income is projected at \$1,750,000 for a total available amount of \$12,980,355.
ESG	Public-federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional Housing	570,211	0	0	570,211	2,280,844	The anticipated ESG Program entitlement allocation from HUD for FY 2025-2029 totals \$2,851,055. The total available amount anticipated to be \$2,851,055.

**Table 2 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied:**

Palm Beach County expects to receive \$375,718,511 from Federal, State and local sources to complement the (FY2025-2026) CDBG, ESG, and HOME funds totaling \$9,425,910. Of the funds being leveraged \$95,901,851 is from Federal sources, \$8,329,252 from the State and \$271,487,408 from Local sources including Ad Valorem and Private Funds. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population including those having special needs. Funds will also be used for housing purposes and for economic development and infrastructure.

HOME and ESG programs have matching fund requirements. For the HOME program, the match will be provided from the State Housing Initiative (SHIP) Program in the amount of 25% of the annual HOME allocation minus funds budgeted for program administration and CHDO operating expenses. The match is anticipated to be \$477,368. For the ESG program, this will be provided by the ESG subrecipients and the County in an amount no less than \$570,211.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan:**

Palm Beach County keeps records of County-owned real property through the Division of Property & Real Estate Management. If the County has a property that will not be used for County purposes, the land may be sold or donated to not-for-profit organizations and municipalities for the purpose of promoting community interest and welfare (to reach or maximize the goals cited in this plan) as long as the Board of County Commissioners approve the activity for such land and it's use will serve public purpose. The land can be conveyed or leased upon application from those entities for a price (nominal or otherwise) that the Board may see fit, regardless of the actual value of the land. The Board may also authorize a formal or informal competitive process.

Palm Beach County prioritizes the provision of housing for homeless, extremely low and low-income families and County staff has proposed the use of suitable county-owned land as one strategy to address this problem. The County is in the process of developing of approximately 50 single family lots scattered countywide. The County has issued a request for proposal (RFP) to convey or lease surplus property (approximately 3.83 acres) for the development of 22-unit affordable housing.

All powers, duties and authority relating to the acquisition, disposition, exchange, or lease of real property are governed by PPM-CW-L-023 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property), the Florida Statute Title XI, Chapter 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property

to United States or State), and Palm Beach County Code of Ordinance Chapter 22, Article VI (Real Property Acquisition, Disposition and Leasing).

**The remainder of this page intentionally left blank.**

### SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Adopt-A-Family	Non-Profit Organization	Homeless	Jurisdiction
Aid to Victims of Domestic Abuse	Non-Profit Organization	Non-Homeless Special Needs	Jurisdiction
Black Business Investment Corp.	Community Development	Community Development	Jurisdiction
Center for Technology Education and Development	Community Development	Community Development	Jurisdiction
Legal Aid Society of PBC	Non-Profit Organization	Community Development	Jurisdiction
PBC Food Bank	Non-Profit Organization	Community Development	Jurisdiction
Pathways to Prosperity	Non-Profit Organization	Community Development	Jurisdiction
Redlands Christian Migrant Organization	Non-Profit Organization	Non-Homeless Special Needs	Census Tract
The Salvation Army	Non-Profit Organization	Services-Homeless	Jurisdiction
Urban League of PBC	Non-Profit Organization	Community Development	Jurisdiction
YWCA of PBC	Non-Profit Organization	Non-Homeless Special Needs	Jurisdiction
Vita Nova	Non-Profit Organization	Homelessness	Jurisdiction

Community Land Trust of PBC	CHDO	Affordable Housing – Ownership and Rental	Jurisdiction
Habitat for Humanity of Greater PBC	CHDO	Affordable Housing – Ownership and Rental	Jurisdiction
Housing Finance Authority of PBC	Government	Affordable Housing – Ownership and Rental	Jurisdiction
Housing Trust Group (HTG)	Developer	Affordable Housing – Ownership and Rental	Jurisdiction
Landmark Development Corp.	Developer	Affordable Housing – Ownership and Rental	Jurisdiction
Pinnacle and Wendover Partners	Developer	Affordable Housing – Ownership and Rental	Jurisdiction
Neighborhood Renaissance	Non-profit organization	Affordable Housing – Ownership and Rental	Jurisdiction
Riviera Beach CDC	CHDO	Affordable Housing - Ownership	Census Tract
Belle Glade Housing Authority	Public Housing Authority	Public Housing	Census Tract
Pahokee Housing Authority	Public Housing Authority	Public Housing	Census Tract
Palm Beach County Housing Authority	Public Housing Authority	Public Housing	Census Tract
West Palm Beach Housing Authority	Public Housing Authority	Public Housing	Census Tract

Palm Beach County Board of County Commissioners	Government	Housing, Homelessness, Special Needs, Community Development	Jurisdiction
City of Belle Glade	Government	Community Development	Municipality
City of Pahokee	Government	Community Development	Municipality
City of South Bay	Government	Community Development	Municipality
Town of Lantana	Government	Community Development	Municipality
City of Lake Worth Beach	Government	Community Development	Municipality
City of Greenacres	Government	Community Development	Municipality
City of Riviera Beach	Government	Community Development	Municipality
Town of Lake Park	Government	Community Development	Municipality
Town of Mangonia Park	Government	Community Development	Municipality
Village of Palm Springs	Government	Community Development	Municipality
Homeless and Housing Alliance PBC	Continuum of Care	Homelessness	Jurisdiction
Homeless Coalition of PBC	Non-Profit Organization	Homelessness	Jurisdiction
Palm Beach County Community Services	Government	Non-Homeless Special Needs	Jurisdiction

Palm Beach County Department of Health	Government	Public Services	Jurisdiction
Palm Beach County HIV Care Council	CBDO	Non-Homeless Special Needs	Jurisdiction
The Lewis Center - Homeless Resource Center	Non-Profit Organization	Homelessness	Jurisdiction
Melissa's Place – Homeless Resource Center	Non-Profit Organization	Homelessness	Census Tract
Central County Housing Resource Center	Non-Profit Organization	Homelessness	Jurisdiction
Bill's Place	Non-Profit Organization	Homelessness	Jurisdiction
Program REACH	Non-Profit Organization	Homelessness	Jurisdiction
The Ryan White Program	HOPWA	Non-Homeless Special Needs	Jurisdiction
United Way of Palm Beach County	Non-profit organization	Regional Organization	Jurisdiction
Treasure Coast Regional Planning Council	Regional Organization	Planning	Region
Housing Leadership Council of PBC	Non-Profit Organization	Affordable Housing	Jurisdiction
Homeless Advisory Board	CBDO	Homelessness	Jurisdiction
Communication on Affordable Housing Advisory Board (CAH)	CBDO	Affordable Housing	Jurisdiction
County Community Revitalization Team (CCRT)	CBDO	Community Development	Jurisdiction

PBC Water Utilities Dept.	Government	Community Development	Jurisdiction
PBC Engineering Dept.	Government	Community Development	Jurisdiction
PBC Facilities Development & Operations Dept.	Government	Community Development	Jurisdiction
PBC Parks & Recreation Dept.	Government	Public Facilities	Jurisdiction
Atlantis	Government	Inter-Local Agreements	Municipality
Briny Breezes	Government	Inter-Local Agreements	Municipality
Cloud Lake	Government	Inter-Local Agreements	Municipality
Glen Ridge	Government	Inter-Local Agreements	Municipality
Golf	Government	Inter-Local Agreements	Municipality
Gulf Stream	Government	Inter-Local Agreements	Municipality
Haverhill	Government	Inter-Local Agreements	Municipality
Hypoluxo	Government	Inter-Local Agreements	Municipality
Juno Beach	Government	Inter-Local Agreements	Municipality
Jupiter Inlet Colony	Government	Inter-Local Agreements	Municipality

Lake Clarke Shores	Government	Inter-Local Agreements	Municipality
Loxahatchee Groves	Government	Inter-Local Agreements	Municipality
Manalapan	Government	Inter-Local Agreements	Municipality
North Palm Beach	Government	Inter-Local Agreements	Municipality
Ocean Ridge	Government	Inter-Local Agreement	Municipality
Palm Beach	Government	Inter-Local Agreements	Municipality
Palm Beach Shores	Government	Inter-Local Agreements	Municipality
Royal Palm Beach	Government	Inter-Local Agreements	Municipality
South Palm Beach	Government	Inter-Local Agreements	Municipality
Tequesta	Government	Inter-Local Agreements	Municipality
Westlake	Government	Inter-Local Agreements	Municipality

Palm Beach County has a strong institutional delivery system. The system's strengths include the high number and variety of public and private organizations within the County involved in providing housing, public services, economic development services, homeless services and other community development activities such as capital improvements, infrastructure, and public facilities. The County continues to evaluate the operation of each of its community development programs to ensure all operations are within regulatory requirements, to maximize the number of beneficiaries, and to ensure access to these programs by eligible persons.

The County’s institutional delivery system, however, does have gaps and weaknesses. Coordination and communication between provider agencies are strongly encouraged to ensure providers have a comprehensive knowledge of the full range and extent of services available to their clients. Any lack of awareness hinders the leveraging of resources and assets that could more effectively serve residents. In addition, with such a large number of non-profit organizations, developers, governments, public agencies, and various special purpose committees, funding priorities may be divergent. A lack of available funding to support the County’s community development needs is a gap in the institutional delivery system.

DHED certifies all Community Housing Development Organizations (CHDOs) operating in the County. After the last certification process in 2024, three (3) CHDOs were certified. The process, among others, considers the entities’ organizational structure, as well as their capacity to undertake housing development projects.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
<b>Other</b>			
Other (If Other Specify)			

**Table 47 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons with HIV within the jurisdiction:**

Palm Beach County, along with its partners, utilizes many avenues to provide outreach, education and supportive services to the homeless population. The Service Prioritization Decision Assistance Tool (SPDAT), is an evidence-informed approach to assess an individual's acuity, was approved by the County's Homeless and Housing Alliance (HHA) as the initial assessment process to be used during outreach. The tool prioritizes whom to serve next and identifies the areas in the person's life where support services are necessary to avoid housing instability. The Homeless Outreach Team utilizes the SPDAT to conduct initial screenings and to make appropriate referrals. The SPDAT is also utilized as the initial screening tool at all County homeless resource centers.

There are three (3) homeless resource centers throughout the County. The Lewis Center serves the central portion of the County, The Central County Housing Resource Center serves the southern portion of the County, and Melissa's Place serves the western portion of the County. The County, and its partners, provide various housing options for the homeless population including emergency shelter, transitional housing, rapid-re-housing, permanent supportive housing and permanent housing. Referrals are also made for various supportive services including, but not limited to, substance abuse counseling, education, childcare, employment training, life skills, health care services, mental health services and transportation. Federal, State and local funding supports the housing options and supportive services that are made available to the County's homeless population. Palm Beach County Sheriff's Office (PBSO) has several outreach programs, including community outreach, mentoring, and homeless intervention. The goal of these programs is to build stronger communities and improve the lives of youth and families.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.**

A major strength of the County's service delivery system for the homeless and special needs population is the coordination of the large number of service providers located within the County. Palm Beach County Community Services Department works with its many partners within the community to collaborate on projects to ensure that homeless individuals/families and the special needs population are appropriately housed and provided with the necessary supportive services. The Homeless and Housing Alliance (HHA) has many member organizations whose mission is to provide vital services to persons with disabilities and special needs. The

community entities and stakeholders who participate in the HHA meet every other month to address homelessness and special needs issues. The meetings and subcommittee meetings provides for information exchange which allows partners to understand what other partners' offered services are, thereby routing clients accordingly and eliminates duplication of services.

Gaps in the service delivery system for the special needs population and persons experiencing homelessness has proven to be a shortage of funding required to create additional beds and to provide the much-needed supportive services for this population. The lack of available funding has forced the service providers to do more with less. Another identified gap in the service delivery system is the lack of affordable housing, and the insufficient number of housing units being built. The County continues to work to address the shortage gap of both affordable housing and transitional units.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.**

Palm Beach County, through its various departments, will continue funding organizations that provide affordable housing, public services, economic development services, homeless services and other community development activities. The County will also continue its efforts to seek other federal, state, local, and/or private funding for programs and activities that assist extremely low, very low, and low to moderate-income persons.

The County will continue to explore various options that would allow for western community residents to better access services and benefits. The opening of the homeless resource center in the Glades has permitted the western portion of the county access to housing and supportive services.

Palm Beach County employs a partnership strategy to implement Consolidated Plan activities. This method brings together a variety of entities, each having specific skills to address residents' needs. The role of the County's Department of Housing & Economic Development (DHED) is to initiate strategic planning for the development of viable urban communities. To that end, DHED will evaluate proposals; recommend appropriate HUD funding to various partners for activity implementation; and monitor funded activities for regulatory compliance. DHED also is responsible for certifying consistency with the Consolidated Plan for any housing-related activity that receives HUD funding. This partnership has worked well in the past and it is anticipated that it will continue to result in the provision of housing and non-housing activities in the development of viable urban communities within Palm Beach County.

**This page intentionally left blank**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	<b>Affordable Rental Housing</b> <ul style="list-style-type: none"> <li>Rental units constructed</li> <li>Rental units rehabilitated</li> <li>Rental assistance</li> <li>Rental units re-financing</li> </ul>	2025	2029	Affordable Housing Public Housing	Countywide	Affordable Rental Housing	HOME: \$2,500,000 SHIP- \$7,500,000 ESG: 750,000 HFA: \$425,000,000	Rental units constructed: 2,350 Tenant-based rental assistance: 13,500
<b>Goal Description</b>	Increase the supply of affordable rental housing available to low, moderate, and middle-income residents as well as qualified veterans, elderly, disabled, and homeless persons through construction of new rental units and rehabilitation of existing units. Refinancing of financially troubled rental developments catering to low and moderate-income tenants. Provide rental assistance to persons who qualify as being very-low, low, moderate, and middle-income.							
2	<b>Affordable Homeownership</b> <ul style="list-style-type: none"> <li>Homeowner units constructed</li> <li>Homeowner units rehabilitated</li> <li>Homeowner units acquired</li> <li>Homeowner units foreclosure prevention</li> </ul>	2025	2029	Affordable Housing	Countywide	Affordable Homeownership	HOME- \$4,650,000 SHIP- \$25,000,000 WFHP- \$5,000,000 HFA- \$22,250,000	Homeowner Housing constructed: 350 Homeownership Housing Units Acquired: 250 Homeowner Housing Rehabilitated: 150 Homeownership Housing Foreclosure Prevention: 225
<b>Goal Description</b>	Preserving the stock of affordable housing units by providing assistance to very-low, low, moderate, and middle-income homeowners and to elderly, veteran, and disabled households to acquire homes, rehabilitate their homes where deteriorating conditions may pose threats to health and safety. Provide assistance to eligible homeowners facing foreclosure.							
3	<b>Public Services</b> <ul style="list-style-type: none"> <li>Child care/After school child care services</li> <li>Health services</li> <li>Abused and neglected children services</li> <li>Housing counseling</li> <li>Fair Housing Counseling</li> </ul>	2025	2029	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$750,000	Public service activities other than Low/Moderate Income Housing Benefit: 4,250 Persons Assisted
<b>Goal Description</b>	Provision of public services to very-low, low, and moderate-income families and individuals. Public service provided will enhance the living environment of the targeted population by addressing basic needs that they do not have or the economic means to adequately provide for themselves. The programs to be provided include, inter alia, child care, after school care, health care, housing counseling, fair housing counseling, unaccompanied youth, and abused and neglected children.							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	<b>Special Needs Services</b> <ul style="list-style-type: none"> <li>• Elderly (62 yrs and older)</li> <li>• Frail elderly</li> <li>• Persons with mental, physical and/or developmental disabilities</li> <li>• Persons with alcohol or other drug addiction</li> <li>• Persons with HIV/AIDS and their families</li> <li>• Victims of domestic violence</li> <li>• Veterans</li> <li>• Youths aging out of foster care</li> <li>• Ex-offenders</li> <li>• Persons with chronic diseases</li> </ul>	2025	2029	Non-Housing Special Needs	Countywide	Provision of Public Services Special Needs Housing and Services	CDBG: \$375,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,800 Persons Assisted
<b>Goal Description</b>	Provision of services to elderly; mental, physical and developmentally disabled; persons with drug addictions; persons with HIV/AIDS; youth aging out of foster care, victims of domestic violence, veterans, and ex-offenders.							
5	<b>Homelessness</b>	2025	2029	Homeless	Countywide	Provision of Public Services Homeless Assistance	CDBG: \$3,500,000 HOME: \$1,500,000 ESG: \$1,500,000	Public service activities other than Low/Moderate Income Housing Benefit: 12,000 Persons Assisted
<b>Goal Description</b>	Actions to be taken to address homelessness will concentrate on homeless prevention (provision of funds to allow payment of delinquent rent and utilities), rapid re-housing of homeless individuals/families and provision of assistance to emergency and transitional shelters to cover operating and program expenses and assistance to persons/families at risk of becoming homeless. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported.							

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	<b>Public Facilities</b> <ul style="list-style-type: none"> <li>• Homeless Facilities</li> <li>• Parks and Recreational Facilities</li> <li>• Community Centers</li> <li>• Senior Centers</li> <li>• Water and wastewater</li> <li>• Drainage</li> <li>• Street/sidewalk</li> </ul>	2025	2029	Non-Housing Community Development	Countywide Target Areas	Public Facilities and Infrastructure	CDBG: \$14,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500,000 Persons Assisted
<b>Goal Description</b>	Provision of adequate public facilities and infrastructure to ensure their operation at an efficient level of service and enhance the livability of low and moderate-income neighborhoods. Activities will be implemented in areas where the population is predominantly low and moderate-income or will serve a limited clientele that is predominately low/moderate income and will be in the form of new construction or rehabilitation/upgrading of existing facilities.							
7	<b>Code Enforcement</b>	2025	2029	Non-Housing Community Development	Countywide Glades Target Areas	Code Enforcement	CDBG: \$1,000,000	Other: 150,000 Persons
<b>Goal Description</b>	Support the work of code enforcement officers to identify and take actions to cure code violations in specifically delineated target areas.							
8	<b>Economic Development</b>	2025	2029	Economic Development	Countywide	Economic Development	CDBG: \$3,500,000 Section 108: \$14,000,000	Jobs created/retained: 1,200 Jobs Businesses assisted: 10,000 Businesses Assisted
<b>Goal Description</b>	Provision of advice to businesses (new, expanding or wishing to relocate to the County), explain and organize the participation of businesses in economic development programs operated by the County and State and Federal government (Section 108, Job Growth Incentive Program, EDI, Enterprise Zone, among others). Provision of funding to subrecipients (incubators) and CDFIs to provide assistance to small businesses and microenterprises and funding of a business loan program.							

**Table 48 – Goals Summary**

**This page intentionally left blank**

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Belle Glade Housing Authority (BGHA):** The BGHA is funded and operates under guidelines of the USDA, therefore, they are not required to provide a Section 504 Needs Assessment.

**Pahokee Housing Authority (PHA):** The Executive Director is designated as PHA's Section 504 Needs Assessment Coordinator; to ensure sufficient accessibility for persons with disabilities, reasonable accommodation requests are placed on a Reasonable Accommodations Log; PHA strives to provide the same ranges of choice and amenities are offered to all individual applicants; Palm Tran transportation services are provided throughout PHA's jurisdiction; and Bi-lingual employees that speak Spanish and Creole are available to assist individuals and families.

**Palm Beach County Housing Authority (PBCHA):** The PBCHA complies with the Fair Housing Act, Section 504 and the Americans with Disabilities Act (ADA) to make reasonable accommodations and modifications for individuals with disabilities. The Housing Authority will actively market to local non-profit agencies that assist families with disabilities, apply for special-purpose vouchers targeted to families with disabilities, provide higher payment standards for families in need of ADA compliant units, and carry out ADA modifications based on the Green Physical Needs Assessment (GPNA) for public housing.

### **Activities to Increase Resident Involvement:**

**Belle Glade Housing Authority (BGHA):** The BGHA is funded by the USDA, therefore, they do not offer initiative programs to undertake efforts aimed at encouraging residents to become more involved in management.

**Pahokee Housing Authority (PHA):** PHA strives to implement strategies to encourage residents to become more involved in management and homeownership. PHA has an active Resident Advisory Board (RAB) comprised of residents representing the entire tenant body and participating in the annual planning process and establishing its goals and objectives. Residents are guided towards self-sufficiency via training workshops for budgeting, credit counseling and repair, increasing the family income, and home maintenance after purchase. The resident participants are guided toward a reduction in public assistance and the ability to achieve economic independence under the Residents Opportunities and Self-Sufficiency (ROSS) and Family Self Sufficiency programs.

**Palm Beach County Housing Authority (PBCHA):** PBCHA will continue to have a Resident Board Member who is directly assisted under the housing authority's public housing or HCV programs, and who routinely takes part in decision making related to the administration, operation and

management of their programs. PBCHA will adopt rent policies and assess programs that support and encourage employment by partnering with local and regional partners, and ultimately homeownership of our residents. The Authority will continue providing tools and resources for job skills development and job training and plans to increase participation of the Family Self-Sufficiency (FSS) program of public housing and housing choice voucher program participants.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

**Pahokee Housing Authority (PHA)**

PHA is designated as a “High Performer” agency in both its Public Housing and Section 8 HVC programs.

**Palm Beach County Housing Authority (PBCHA)**

PBCHA is designated a Standard Performer for the Public Housing Program.

**The remainder of this page intentionally left blank**

## **SP-55 Barriers to Affordable Housing**

Negative public policies that hinder affordable housing development include overly restrictive zoning laws, particularly single-family zoning, large minimum lot sizes, excessive permitting requirements, complex approval processes, limitations on density, and rent control which can discourage new construction and ultimately drive up housing costs for low-income individuals and families.

Key points about these negative policies:

- **Zoning restrictions:**

Restrictive zoning laws that mandate large lot sizes and limit multi-family housing development in many areas significantly reduce the supply of affordable housing options by making it more expensive to build denser units.

- **Complex permitting processes:**

Lengthy and bureaucratic permitting procedures can significantly increase the cost of development, making it less feasible to build affordable housing projects.

- **Growth management controls:**

Policies aimed at controlling urban sprawl can sometimes limit the development of new housing, further contributing to affordability issues.

Other negative policies may include:

- **Excessive fees and impact fees:**

High fees associated with development can significantly increase the cost of building new housing.

- **Historic preservation regulations:**

While important for cultural heritage, overly stringent historic preservation rules can sometimes hinder the development of affordable housing in older neighborhoods.

- **Lack of funding for affordable housing programs:**

Inadequate government funding for affordable housing initiatives can limit the number of units available for low-income individuals.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing:**

Regulatory barriers to affordable housing in Palm Beach County include zoning, environmental, and permitting regulations. These barriers can make it difficult to build affordable housing, which increases housing costs.

Local governments are increasingly recognizing that restrictive zoning and outdated land-use regulations can suppress housing supply, drive up housing costs, and widen racial and economic disparities, making the move towards more inclusive zoning policies a step in the right direction.

Palm Beach County has taken actions to reduce regulatory barriers to affordable housing by utilizing a local affordable housing advisory committee, the Commission on Affordable Housing (CAH). The CAH is responsible for reviewing policies, land development regulations, the Comprehensive Plan Policy, and other aspects of the County's policies and procedures that affect the cost of housing. In addition, the CAH is responsible for making recommendations to encourage affordable housing.

In December 2024, Palm Beach County Commission on Affordable Housing prepared a report to the Palm Beach County Board of County Commissioners. That included recommendations for incentive strategies identified in Florida Statutes:

- *F.S. 420.9076*. In response to the CAH recommendations, DHED staff in coordination with the Local Housing Assistance Plan (LHAP) supports the following policy strategies on affordable housing:

**Strategy: Processing of approvals of development orders or permits for affordable housing is expedited to a greater degree than other projects:**

To ensure the review of affordable housing projects is expedited to a greater degree than other projects, Palm Beach County has instituted a "Pre-Application Review Process", in which Workforce and Affordable Housing Developers are encouraged to participate. The pre-application review process will occur prior to the submittal of a Zoning or Building permit application, for purposes of establishing a density bonus determination. The pre-application shall be established by the Planning Director and made available to the public and be subject to Sufficiency Review. The Planning Director shall provide a written density determination letter within ten days of determining whether the pre-application is sufficient. The determination shall be based on the sector analysis, size, location and development characteristics of the project with consideration given towards affordability, accessibility, proximity to mass transit or employment centers, compatibility, quality of design, pedestrian and vehicular circulation, open space, and resource protection. The Planning Director shall prepare a report for the applicant, Development Review Officer (DRO) Committee, Zoning Commission (ZC), or Board of County Commissioners (BCC), whichever is appropriate, deciding of compliance with this chapter, consistent with the Plan, and recommend approval, approval with conditions, or denial of the request. Also, Palm Beach County updated its Unified Land Development Code (ULDC) (*located in Article 5, CHAPTER G, Section 1*) ordinance (2006-055) in 2006. The ULDC allows for the following processes with regards to expedited review for a proposed Affordable Housing Development:

a. Design Review

Review of multifamily or townhouse structures by the Building Division and Fire Rescue shall be allowed concurrent with final DRO review, prior to permit application.

b. Platting

- 1) If only a boundary plat is required for an existing single lot, building permits may be issued after submittal of the final plat for recordation.
- 2) If a subdivision plat is required, permits will be concurrently reviewed, but only issued at recording of the plat.
- 3) Pursuant to Article 3.E.1.G.1.a, Permits, Building permits may be issued for sales offices, sales models, gatehouses, entry features, and utilities may be issued prior to the recording of a final plat.

The County currently expedites building permit review for all residential permit applications that have at least 65% of the total number of housing units as affordable. The Building Division online permit application has been modified to flag these applications and promote them in order of review priority. The County also allows for private review of building permit applications in accordance with F.S. 553.791. Additionally, pre-application meetings are being offered to all developers and the procedures for such will be codified in a Policy and Procedures Memorandum (PPM). The County is currently considering appointing a “shepherd” position to assist applicants to move through the approval process.

**Strategy: Process by which local government considers before adoption policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing:**

Comprehensive Plan Housing Element Policy 1.1-h calls for the County to review and streamline existing ordinances, codes, and regulations related to the permitting process in order to reduce excessive requirements that increase the cost of housing, and to add other provisions that increase private sector production of affordable housing. The Planning, Zoning, and Building Department (PZB) is designated to lead these efforts, with assistance from the Department of Housing and Economic Development (DHED) and other departments. When considering changes to the Comprehensive Plan or Unified Land Development Code (ULDC) that might increase the cost of housing, PZB regularly solicits review and comment from DHED. Further, Countywide PPM CW-O-057 requires that an economic impact analysis be prepared for proposed County ordinances that may have an economic impact on commerce, employment, or incomes.

Furthermore, the State requires that all proposed changes to the Unified Land Development Code, Comprehensive Plan, Zoning Code, and Zoning Map are reviewed and approved through a public hearing process. In Palm Beach County, the bodies that perform the review and approval functions are the Zoning Commission and the Board of County Commissioners (BCC).

The County continues to assess opportunities offered by the Live Local Act. The Housing Leadership Council’s *Housing For All* Countywide Housing Plan was endorsed and supported by

the Board of County Commissioners in January 2024, and the County is currently working to implement various applicable strategies set forth in the Plan.

**Strategy: The preparation of a printed inventory of locally owned public lands suitable for affordable housing:**

The Palm Beach County Comprehensive Plan Housing Element, Policy 1.1-i, requires an inventory of all surplus County owned land and foreclosed properties that may be suitable for affordable housing. Surplus properties are those which are vacant but are not (i) currently utilized or (ii) held for some future use. The County's Property and Real Estate Management Division (PREM) is responsible for identification of such properties. DHED is responsible for review of the inventory in order to advise on suitability of properties for affordable housing purposes. PREM has made available through its website a list of surplus properties which is periodically updated.

The Live Local Act requires the County to publish a list of surplus properties every three years and requires the municipalities to publish their own list. PREM reviewed all County-owned properties (approximately 2,600 parcels) for the purpose of complying with the Live Local Act requirement. Of those parcels, the vast majority (71%) cannot be developed as they are under the control of the County's Environmental Resources Management, Parks and Recreation, and Airports departments. Of the 179 vacant parcels identified, all but one have assigned future uses or carry constraints that make development potential questionable. PREM intends to issue a Request for Proposals for the one 6-acre parcel identified as suitable for affordable/workforce housing sometime in the first quarter of 2025.

The County makes no determination or recommendation as to develop-ability or availability of any property, and the County reserves the right to revise the list at its discretion. Countywide Policy and Procedure Memorandum *CW-L-023 Requirements for the Acquisition, Disposition, Lease, and Exchange of Real Property* establishes procedural requirements for disposition of County-owned real estate, including donation to not-for-profit entities. Recipients for disposition of County owned property must be selected through a competitive process, except for not-for-profit recipients whom may be selected on a non-competitive basis; however, all dispositions must be approved by the Board of County Commissioners. PREM has posted on its website information on the process for disposition of surplus properties.

**Strategy: All allowable fee waivers provided for the development of construction of affordable housing:**

The County waives the customary fee for letters of determination addressing workforce or affordable housing potential density bonuses and program requirements. Further, the Comprehensive Plan Policy 1.5-f describes the elimination of processing fees for residential

zoning petitions providing affordable housing units in areas of very low, and low-income households.

The County operates an Impact Fee Affordable Housing Assistance Program (IFAHAP) that is funded up to \$3M annually in interest earnings from Roads, Parks, and Public Building impact fee collections. The funds are offered to developers and owner-builders to pay impact fees due on new residential construction serving households up to 140% of Area Median Income. Additionally, the County does not charge any impact fees on residential development in the western Glades Region of the county. The County also allows for the payment of impact fees with development financing provided through SHIP, HOME, and other programs.

The County currently offers on the Planning, Zoning & Building Division website a free and publicly accessible tool for the comprehensive estimation of fees associated with a development application through the ePZB system. This is a transparent development fee structure with clear directions for determining fees, including utilities fees. Existing fee schedules are listed and made public.

**Strategy: Allowance of flexibility in densities for affordable housing:**

The County's Workforce Housing Program (WHP) and Affordable Housing Program (AHP) provide similar opportunities to developers to increase density from 30 up to 100 percent in accordance with the ULDC Article 5.G.1.H.1. (WHP, adopted 2006) and Article 5.G.2.E.1. (AHP, adopted 2010). The County's Transfer of Development Rights Program (TDR) allows a property owner to achieve a density bonus by purchasing the increase in density in new residential developments within the Urban/Suburban Tier in unincorporated Palm Beach County.

Projects requesting a density bonus greater than 30 percent are required to conduct a sector analysis as described in Article 5.G.1.H of the ULDC. [Ord. 2006-055]

- WHP projects, including relocated WHP units, shall be equitably distributed so that there is no undue concentration of very low and low-income households.
- Table 5.G.1.H, WHP Density Bonus Guide indicates the maximum density bonus permitted and the concentration of very low and low-income housing within a sector will be one factor taken into consideration when determining the maximum density bonus permitted.

Table 5.G.1.H - WHP Density Bonus Guide

% of Very Low & Low-Income Households in Sector	> 50%	40-50%	20-40%	0-20%
Maximum Density Bonus (1)	up to 40%	up to 60%	up to 80%	up to 100%

[Ord. 2009-01] [Ord. 2010-005]
Notes:
1. The Planning Director may recommend a density bonus in excess of the Maximum Density Bonus where the project serves to mitigate existing very low and low-income concentrations by including a mix of higher income market rate units or Medium 1, Medium 2 and Middle Income WHP units. [Ord. 2006-055]

- Other factors to be considered include:
- the location of the proposed development and its relationship to the study area;
- the housing type(s) proposed;
- if the development site is located within:
  - 1/4 radius of a public park (neighborhood or regional park, not a golf course); civic uses (schools/libraries); a mass transit facility/route; child care facilities; medical facilities; a super market; a community commercial facility; employment opportunities; and
  - 1/2 mile radius of social services; a regional commercial facility; an industrial facility; additional civic uses and employment opportunities.
- Prior to submittal of a WHP pre-application, the applicant shall meet with the Planning Director or designee to establish the sector within which the distribution analysis shall be conducted.
- The boundaries of the sector shall be approved by the Planning Director or designee.
- The maximum density bonus permitted or a bonus in excess of the maximum shall be recommended by the Planning Director or designee. [Ord. 2010-005]

**Strategy: Reservation of infrastructure capacity for affordable and workforce housing:**

The County's Workforce Housing Program (WHP) and Affordable Housing Program (AHP) provide identical "traffic performance standards mitigation" opportunities to developers in accordance with the Unified Land Development Code (ULDC) Article 5.G.1. B.2.f.1. (WHP) and Article 5.G.2.D.2. (AHP). This allows developments with WHP/AHP units to exceed Level of Service D by 30%, increasing the available concurrency for traffic and reserving that traffic for those WHP/AHP developments that need it. PZB supports incentives for affordable/workforce housing. Level of Service (LOS) is a measure of the operation of a roadway based upon traffic volumes in relation to road capacity. LOS is represented by the letters A through F with A representing the condition with the least driver delay and F representing conditions with the most driver delay. In general, LOS D describes high-density areas where speed and freedom to maneuver in the roadway is stable but severely restricted.

Traffic Performance Standards (TPS) mitigation for WHP provides for the following:

- WHP Special Methodologies

- TPS mitigation shall be permitted for WHP projects in accordance with County Comprehensive Plan Transportation Element Policy 1.2-d (4). [Ord. 2006-055] [Ord. 2011-016]
- WHP Traffic Concurrency Hall Pass
  - TPS mitigation shall also include the option of applying for a WHP Traffic Concurrency Hall Pass separate from a development order application. The WHP Traffic Concurrency Hall Pass serves as a provisional traffic concurrency approval for a period of not more than 90 days, during which it must be merged into an application submitted for a Concurrency Reservation approval. The WHP Traffic Concurrency Hall Pass is described further in Art. 2.F. [Ord. 2006-055]

The County's Comprehensive Plan Transportation Element Policy 1.2-d acknowledges that under certain limited circumstances dealing with transportation facilities, countervailing planning and public policy goals may come into conflict with the requirement that adequate public facilities be available concurrent with the impacts of such development. The policy further acknowledges that under certain circumstances, lower level of service standards for specific roadway segments and intersections are appropriate. As a result, the Comprehensive Plan Transportation Element Policy provides for lower transportation facilities level of service standard for certain purposes on roadway segments and intersections as described in Policy 1.2-d.4:

For the public purpose of allowing developments that include Workforce and Affordable Housing units (as defined in Housing Element Policies 1.5-g and 1.5-i) to be constructed, the level of service standard permitted for all housing units beyond the standard density (as defined in Future Land Use Element Table III.C.1) on affected segments and intersections shall be up to 30% above the LOS D volume on those segments and intersections.

**Strategy: Affordable accessory residential units:**

Definitions and supplementary standards for specific uses, such as Accessory Dwellings, are included in the County's Unified Land Development Code (ULDC). According to Article 4.B.1.A.1. (adopted 2005) of the ULDC:

- An accessory dwelling unit is located on the same lot as a principal single-family dwelling. An accessory dwelling is a complete, independent living facility equipped with a kitchen and provisions for sanitation and sleeping.
  - Number of Units
  - A maximum of one accessory dwelling may be permitted as an accessory use to a principal single-family dwelling unit which is owner occupied. The accessory dwelling may be attached to the principal dwelling or freestanding.
  - Maximum Floor Area
    - On less than one acre: 800 square feet.

- On one acre or more: 1000 square feet.
- The floor area calculation shall include only the living area of the accessory dwelling under a solid roof. [Ord. 2005-041]
- Additional Floor Area
  - Floor area under a solid roof that is utilized as a porch, patio, porte cohere, carport, or garage shall not exceed 500 square feet.
- Maximum Number of Bedrooms/Baths
  - One bedroom and one bathroom.
- Compatibility
  - The accessory dwelling shall be architecturally compatible in character and materials with the principal dwelling.
- Property Development Regulations (PDRs)
  - The accessory dwelling shall comply with the PDRs applicable to the principal dwelling.
- No Separate Ownership
  - The accessory dwelling shall remain accessory to and under the same ownership as the principal dwelling and shall not be subdivided or sold as a condominium.
- No Separate Electrical Service
  - Both the principal single-family dwelling and the accessory dwelling shall be connected to the same meter. Separate electric service shall be prohibited. [Ord. 2005-041]

The Planning, Zoning, and Building Department previously amended code to eliminate a requirement that an ADU kitchen be removed when the owner vacates the primary housing unit. In consideration of the AHAC's 2024 recommendations, in February 2025 the Board of County Commissioners directed staff to revise the ULDC to eliminate the prohibition on separate electrical service for ADUs. It is anticipated that the process of ULDC revision will begin during 2025. Further, the directed organization of a Board workshop to discuss ADUs in-depth and additional changes to the ULDC to facilitate their development.

**Strategy: Reduction of Parking and setback requirements for affordable housing**

ULDC Article 6, Table 6.B.1.B, requires 1.75 parking spaces per unit and 1 guest space per every 4 units. The County currently offers a 15% reduction through an administrative Type 1 Waiver, and the Westgate CRA currently has reduced parking requirements. The Zoning Division is currently working to establish a Type 2 Waiver (requires Zoning Commission approval) for projects utilizing the County's Affordable Housing Density Bonus Program that will allow for 1 space per 1 bedroom unit, 1.5 spaces per 2-bedroom unit, and 1.75 spaces per 3-bedroom unit, and 1 guest space per every 5 units.

The County's Workforce Housing Program (WHP) and Affordable Housing Program (AHP) provide identical "setback reduction" opportunities to developers in accordance with the Unified Land Development Code (ULDC) Article 5.G.1.B.2.f.3.h. (WHP) and Article 5.G.2.D.4.h. (AHP).

Flexible regulations are described in Article 5.G.2.D.4 of the ULDC and are applicable to:

- Projects with Future Land Use (FLU) designations of:
  - Medium Residential, 5 units per acre (MR-5)
  - High Residential, 8 units per acre (HR-8)
  - High Residential, 12 units per acre (HR-12)
  - High Residential, 18 units per acre (HR-18)
- Projects approved as a Planned Development District (PDD)
- Projects approved as a Traditional Development District (TDD)

Projects with these designations may deviate from the residential requirements of Table 3.D.1.A, Property Development Regulations, or Table 3.D.2.B, Zero Lot Line Property Development Regulations, as follows:

- Single Family Dwelling units may be permitted up to a maximum ten percent deviation for the following Property Development Regulations:
  - lot size;
  - width and frontage;
  - building coverage; and
  - side and rear setbacks.
- Single Family Dwelling units limited to one floor with no loft or other similar feature, may be permitted up to a maximum 20 percent deviation for the following Property Development Regulations:
  - building coverage; and
  - front and side street setbacks.
  - Zero Lot Line lots may be permitted up to a maximum lot width reduction of five feet, and ten percent deviation from the minimum lot size, building coverage, and front setback for units with front loading garages.

**Strategy: Allowance of flexible lot configurations, including zero-lot-line configurations for affordable housing**

The County’s Comprehensive Plan Concentrations of Affordable Housing Policy 1.5 enables the public, private, and not-for-profit sectors to:

- provide affordable housing
- support the distribution of housing for very low, low, moderate and middle-income households
- use the Workforce Housing Program (WHP) and the Affordable Housing Program (AHP) to avoid undue concentrations of very low and low-income housing through the County

The Unified Land Development Code (ULDC) allows for “Density Bonus Development Options” for both WHP and AHP developments. The ULDC Article 5.G.1.B.2.f.3.h. (WHP) and Article 5.G.2.D.4.h. (AHP) provide for flexible lot configurations, including zero-lot-line configurations.

See Incentive L “Flexible Zoning” for additional.

**Strategy: Support of development near transportation hubs and major employment centers and mixed-use developments**

When determining the WHP/AHP density bonus, proximity of the site to mass transit and employment opportunities are considered, thereby providing an incentive for affordable development in closer proximity to the same. Most transit services suitable for TODs and related development opportunities are located in municipal areas and are not subject to County property development regulations. However, for the unincorporated County, Comprehensive Plan Policy 4.4.9-a requires that not less than 20% of the total residential units of a TOD shall be designated for workforce housing or affordable housing through the associated programs.

The County has identified priority redevelopment areas along segments of Military Trail and Congress Avenue within the Urban Redevelopment Area. Within these areas, the County has designated transect-based land use designations and zoning districts, which place an emphasis on regulating building form and placement in relation to the public realm. These forms support redevelopment that can capitalize on existing bus service on these corridors and provide for development at higher densities than traditional future land use and zoning designation. Additionally, County staff is involved with ongoing transit studies, along with municipal representatives and partner agencies. During January 2021, the County hosted a Mobility Planning Summit that addressed various issues around transportation and land development. The Summit spurred plans for a forthcoming Board of County Commissioners mobility workshop that will provide a venue for a discussion to include residential development at transportation hubs.

The County will continue to work with other local government jurisdictions and transportation providers to develop a comprehensive solution to providing affordable housing near transportation hubs, possibly through a consultant or through the League of Cities or Regional Planning Council.

**Strategy: Modification of street requirements for affordable housing**

The County’s Comprehensive Plan Transportation Element Policy 1.2-d.4 permits Workforce and Affordable Housing developments to generate vehicular traffic on streets beyond the level otherwise allowable. Opportunities for Traffic Performance Standards mitigation are codified in ULDC Article 5.G.1 B.2.f.1. (WHP) and Article 5.G.2.D.2 (AHP).

Roadway design standards are derived from Florida Department of Transportation's Florida Greenbook. The County Engineer bases street and related requirements for affordable housing on sound engineering practices.

**Strategy: Flexible zoning**

This incentive addresses various incentive areas identified in Statute, including the allowance of flexibility in densities for affordable housing, the reduction of parking and setback requirements for affordable housing, and the allowance of flexible lot configurations, including zero-lot line configurations for affordable housing.

The County will consider adoption of alternative Property Development Regulations (PDRs) community-wide, including an approval process designed to develop a flexible self-regulating development order. With this approach, each development would propose its own PDRs which would then be subject to staff review and approval by elected officials. This approach would contribute to housing affordability by allowing greater utilization of smaller sites and infill sites, as well as by offering the flexibility necessary to bring alternative housing product types to market. Further, this approach would facilitate the development approval process by avoiding the time and expense associated with obtaining the numerous variances necessary to utilize density bonuses. These alternative regulations would not be limited to only affordable/workforce development.

For the past two years, Palm Beach County PZB has been studying this concept and is working to establish a Type 2 Waiver (requires BCC approval) for flexible development regulations. Flexible zoning would offer the opportunity to address the following common challenges:

- Higher density developments (over 14 units per acre) often have difficulty accommodating required parking on the property.
- Small developments (less than 16 units) and high-density projects (over 20 units per acre) struggle to meet the onsite recreation requirements, and the existing buy-out option drives up the cost of the housing product.
- Fee simple townhomes have bigger setbacks and separation requirements than townhomes developed as multifamily condominiums for purchase.
- Requirements for an additional 1 foot of setback for every 1 foot of increase in height has a limiting effect on building heights.

**This page intentionally left blank**

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Palm Beach County utilizes a variety of methods to engage unhoused populations and assess their individual needs. The Department of Community Services oversees the Homeless Outreach Team whose primary purpose is to establish communication with unhoused individuals in areas where homeless persons are known to congregate. Homeless persons are engaged to conduct assessments and to offer services based on specific needs. Clients who are in need of homeless prevention services are also screened in the Homeless Resource Centers using the Initial Service Prioritization Decision Assistance Tool. An intake staff or outreach member completes the assessment to identify strengths and weaknesses, as well as determine eligibility for housing. Areas assessed include rental history, criminal history, domestic violence, human trafficking, mental health challenges, disabling conditions, language barriers, education, employment status, as well as length of homelessness.

The Continuum of Care maintains collaborative efforts to identify needs of unhoused persons, allocate resources for funding, as well as deliver services to homeless individuals and families. The organizations that receive funding to address homelessness submit annual applications to HUD detailing how they will address needs and provide services through their respective agencies. These agencies assess and evaluate the needs of unhoused individuals through their intake and assessment process. They also perform community outreach and host events that allow communication and transparency. The Continuum of Care prioritizes funding to organizations that work to assist homeless individuals and their families obtain stable housing with case management services. The homeless populations served include children, families, veterans, persons with disabilities, elderly, as well as persons with HIV and/or AIDS.

### **Addressing the emergency and transitional housing needs of homeless persons**

In an effort to address emergency and transitional housing needs, Palm Beach County provides funding to various local agencies with the Emergency Solutions Grant (ESG). These agencies include Aid to Victims of Domestic Abuse, Salvation Army, YWCA, and Adopt a Family. Aid to Victims of Domestic Abuse and YWCA provides shelter to survivors of domestic violence and their families. The Salvation Army provides emergency shelter, as well as transitional housing to unhoused individuals. Adopt a Family provides rapid re-housing to homeless families. These organizations assist the homeless population with permanent supportive housing, educational support, counseling, mental health, and vocational services to address emergency needs.

The Department of Community Services also provides both short and long-term case management to individuals who reside in emergency shelters or are transitioning into permanent

housing. Emergency services include assistance with rental payments, utility payments, food vouchers, bus passes, information and referral services, as well as indigent cremation.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Palm Beach County continues to implement strategies and programs that assist the unhoused population transition into permanent housing and become self-sufficient. These efforts include maintaining a coordinated system of services with local agencies such as the Palm Beach County Food Bank, Pathways to Prosperity, Gulfstream Goodwill, Adopt a Family, as well as Vita Nova, Inc. These agencies provide services to individuals who are exiting emergency shelters, transitional housing, as well as foster care. The goals of these organizations are to assist individuals and families move to permanent housing and provide them with necessary tools to maintain stability. This includes mental health counseling, first time home buyers assistance, credit counseling, job skills training, subsidized housing, defensive driving courses, as well as access to medical care. The Continuum of Care promotes a county-wide response to homeless prevention by requiring the establishment of service providers to work together and address the challenges that caused the individual from becoming unhoused.

Palm Beach County continuously provides funding for agencies that work with homeless individuals to exit the homeless system of care. Palm Beach County provided funding for the Salvation Army Medical Respite Program, which provides shelter for 20 medically needy homeless individuals. Services include case management, referrals for medical and dental care, housing referrals, as well as assistance with transportation. Each resident works individually with a nurse and social worker to develop a case plan focused on improving their medical condition and resolving their homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.**

Assisting low-income individuals and families from becoming unhoused is an ongoing and collaborative process. Palm Beach County provided funding in support of Omega Apartments. Omega Apartments is operated by Vita Nova, Inc. and is a 12-unit residential building which

provides housing to youth, ages 18-24. These youth are aging out of foster care, and at risk of becoming homeless. The services include independent living skills, case management, employment assistance, as well as supportive housing. Youth are provided with resources and skills to achieve self-sufficiency, preventing them from entering the county's homeless system once discharged from foster care. Another organization that received funding in an effort to prevent homelessness for low-income individuals is the FLITE Center. The FLITE Center provides housing to youth ages 18-25 who are exiting foster care and are victims of human trafficking.

**The remainder of this page intentionally left blank**

**This page intentionally left blank**

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Lead-based paint is a potential hazard in homes built before 1978. Palm Beach County's Housing and Economic Development Department adheres to HUD's regulations 24CFR Part 35, in which all housing units in a project assisted with CDBG funds must identify and address lead-based paint hazards before children are exposed to lead. Occupants, owners, and purchasers must be notified of the results of any lead hazard evaluation work or the presumption of lead-based paint or lead hazards. According to Florida Department of Health, about 11% of Palm Beach County's housing stock and 19% of units built before 1978 may have lead-based paint.

Palm Beach County utilizes the Housing and Economic Development Department and the Florida Health Department to identify and mediate lead-based paint hazards. Both entities require an EPA-certified contractor to assess homes built prior to 1978 for lead and remove any hazards.

### **Department of Housing and Economic Development (DHED)**

DHED provides CDBG and HOME funds to eligible recipients/sub-recipients for acquisition of an existing or newly constructed housing unit, rehabilitation of existing housing units, and as rental assistance to a rapid re-housing program implemented by the Palm Beach County Community Services Department.

To address lead-based paint hazards and increase access to housing without lead-based paint hazards, Palm Beach County policies are as follows:

#### **Housing Rehabilitation**

- All dwelling units built before January 1, 1978, shall be inspected for the presence of lead-based paint as required by applicable lead-based paint regulations.
- An EPA certified lead-based paint inspector, who is also an EPA certified lead-based paint risk assessor shall perform a surface-by-surface investigation (of interior and exterior painted, stained, varnished or shellacked surfaces) in order to determine the presence of lead-based paint, and shall submit to DHED a report outlining the findings during the inspection.
- The report shall identify surfaces containing lead-based paint which are in a stable condition (regarded as not to constitute a hazard), and surfaces which contain lead-based paint and are deteriorated or when subjected to friction or impact constitute a hazard.
- The findings of the report shall be used in preparing the work items intended to accomplish lead-based paint remediation and shall be used for the preparation and provision of the Lead-based Paint Notice of Evaluation and/or Presumption as required by applicable regulations.

- Every owner/occupant and all contractors must receive the EPA pamphlet “Protect Your Family from Lead in Your Home” before starting work.
- Depending on the level of lead hazards, temporary relocation of occupants is required.

### **Rapid Re-housing Program**

This program excludes all rental units which were constructed prior to 1978 from participation, therefore lead-based paint testing is not applicable.

### **Florida Health Department**

Florida's Lead Poisoning Prevention Program conducts surveillance of blood lead testing and poisonings in the state, promotes blood lead screening for high-risk populations, and provides information to health care providers, individuals, and businesses on lead poisoning prevention.

The program activities include:

- Surveillance and epidemiology
- Lead poisoning investigation
- Primary prevention
- Coordination of care

County level lead surveillance data is provided to the Center for Disease Control and Prevention (CDC), and the CDC has processed the data as 2021, approximately 8,545 children under the age of 72 months were screened for lead poisoning. Per the Florida Department of Health, in 2023, the rate per 100,000 of Lead Poisoning in Palm Beach County was 13.8 compared to Florida at 11.8.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

All children under the age of 72 months are potentially at risk for lead poisoning since children are prone to more hand-to-mouth activity than adults. In addition, their rapidly developing bodies absorb lead more readily than adults. Children less than six years of age living in homes built before 1978, foreign-born children, and children whose family members participate in activities such as the use of leaded pottery, non-western home remedies, and hobbies or industries involving lead have an increased risk of lead poisoning. Of particular concern are children of low-income families and minority populations who frequently live in older homes that are in substandard or deteriorated conditions.

Palm Beach County will avoid the need for LBP evaluation and abatement under its acquisition and rapid re-housing programs but will set aside funds to conduct such evaluations under its rehabilitation program. All programs are implemented countywide with the major determining

factors being income, the safety of the current occupants, and the need to maintain and increase the current housing stock.

The County's plans to continue addressing lead-based paint hazards include the following actions by Florida Health PBC. The Florida Health PBC will continue public education efforts to make the general public and in particular the lower and moderate-income and minority residents aware of lead-based paint hazards. Florida Health PBC will continue to screen children under the age of six (6) and in particular under the age of 72 months. Florida Medicaid guidelines, in accordance with federal requirements, stipulate that all children enrolled in Medicaid must receive a blood test at 12 to 24 months of age and children 36 to 72 months of age must have a blood test if they have not been previously screened for lead poisoning (Florida Medicaid Child Health Check-up Coverage and Limitations Handbook). If elevated blood lead levels (BLLs) of 10 to 14 µg/dL are detected, the children will receive case management to reduce the child's BLL to below the level of concern, 10 µg/dL, by preventing continued exposure and improving nutrition. The Florida Health PBC will continue to apply for grant funding in order to implement lead-based paint reduction programs.

**How are the actions listed above integrated into housing policies and procedures?**

Palm Beach County Housing and Economic Development's Housing Rehabilitation Program has specific policies to relieve the financial burden of homeowners, as it may pertain to alleviating lead-based paint hazards in the home. The lead-based paint mitigation policies were approved by the Board of Palm Beach County Commissioners, effective January 24, 2012. The Residential Rehabilitation Program Policy provides a grant to the homeowner of up to \$10,000 to abate lead-based paint. DHED will continue to require inspections of residential structures built prior to 1978 for lead-based paint hazards as relative to rehabilitation funded under a federal or state program. DHED will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

**The remainder page intentionally left blank**

**This page intentionally left blank**

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

According to the U.S. Census (2018-2022) American Community Survey 5-year estimates, Palm Beach County's population is estimated to be 1,494,805 of which 11.4% or 170,408 are below the federal poverty level. To address the poverty-level families in the community, the county will manage various economic development, infrastructure, housing and social policy programs targeting households below the poverty level and those who are low and moderate-income. These initiatives will be administered by Palm Beach County through the following Departments: Housing and Economic Development (DHED), Planning, Zoning and Building (PZB), and Community Services Department (CSD) in partnership with other agencies.

- **CDBG** set-aside for economic development will continue to provide funding annually to small incubators to provide technical assistance to microenterprises and small business for the creation of jobs.
- **CDBG Microloan Program** will provide loans to start-up businesses unable to acquire funds through conventional sources to create jobs opportunities.
- **Section 108 Program** will continue to provide gap financing to assist businesses in their development and to create jobs.
- **EPA Brownfields Revolving Loan Fund** will provide for the clean up contaminated commercial properties for development/redevelopment and create jobs.
- **Palm Beach County Black Business Investment Corporation** will continue to be funded to administer loan guarantees to small black businesses within the County and create jobs.
- **Center for Technology Education and Development** will continue to be funded to provide consulting, financial and technical support services to existing and start-up businesses and entrepreneurs.
- **CareerSource Palm Beach County** will continue its two career centers charged with creating and overseeing the workforce development strategy and help job seekers find new jobs through job search workshops, use computers, phones and faxes and assist in job training opportunities, career counseling, assessments and job placement services.
- **Affordable Housing** initiatives will continue through DHED to expand the supply of affordable housing and reduce the incident of substandard housing. DHED coordinates with various partners to provide permanent affordable housing to renters as well as homeowners. The county will continue to utilize CDBG, HOME, SHIP and NSP funding to assist with the construction of new housing, rehabilitation of existing housing and provide first and second mortgages to eligible households to acquire homes.

- CSD in coordination with DHED will continue to implement the **Rental Housing Assistance Program** and **Rapid Re-housing Program** to address rental and homeless households countywide. Both entities will also collaborate in the provision of funding to the three (3) PBC homeless centers and other transitional and emergency homeless shelters.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan:**

The County's poverty-reducing goals and policies are established by the Board of County Commissioners, which manages and provides direction to all County departments. Coordination between departments is facilitated through collaborative planning efforts, participation on coordinating bodies, and program-specific partnerships.

- The County will continue to evaluate the Urban Redevelopment Area (URA) housing stock and make recommendations on redevelopment and revitalization in the areas.
- The County will continue through its Commission on Affordable Housing Advisory Board (CAH) to make recommendations to the Board of County Commissioners addressing affordable housing incentive areas related to the State Housing Initiatives Partnership (SHIP) Program Local Housing Assistance Plan (LHAP).
- The County will continue through the Live Local Act to publish a list of surplus properties every three (3) years and DHED will seek opportunities that could be used to promote affordable housing provision and production.
- The County will continue to utilize the Glades Region Master Plan as a guiding blueprint to enhance community and economic development as well as infrastructure investments in the Glades area. The Inland Logistics Center (ILC) is an industrial development that allows mixed-uses including residential to support the anticipated industrial workforce as well as new affordable housing required in the surrounding communities.
- The County will continue working with developers through its \$200M General Obligation Bond (Housing Bond Program) with the financing of all or a portion of newly created workforce and affordable housing.
- The County will continue its Securing Our Future Initiative to reduce poverty by ten percent (10%) over the next ten (10) years by moving 188 households (with children ages 0-18) beyond the federal poverty threshold (and eventually the living wage or ALICE threshold) every year for the next decade.
- The County will continue to cooperate with the Housing Leadership Council as it relates to the Countywide Housing for All Plan to produce, rehabilitate and preserve 20,000 units of workforce and affordable housing by 2032.

- The County created a Countywide Housing Dashboard in June 2024 to assist residents to find and connect with developments that have workforce or affordable housing units.

**The remainder of this page intentionally left blank**

**This page intentionally left blank**

## **SP-80 Monitoring – 91.230**

**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 Housing and Economic Development (DHED) monitoring strategies are outlined in the Department's Monitoring Handbook. The Department also has in place a PPM (HED-0-101/Administration of Agreements for Federally-Funded Projects) which, among other things, addresses the monitoring of all activities which are funded under the various programs which DHED administers. The County's monitoring is an ongoing process involving frequent communication with subrecipient/developers. Program monitoring is geared towards assessing and improving the subrecipient/developer basic management systems and overall capacity to implement effective programs. Monitoring is conducted to verify compliance with federal, state and local regulations and contractual requirements and to ensure proper use of federal funds. This process involves two phases: 1) ongoing assessments conducted via frequent telephone contacts, written communications, analysis of required reports, and periodic meetings during activity implementation; and 2) periodic monitoring after an internal review to determine what level of monitoring which should be undertaken (in-depth, limited, or remote). This phase usually is undertaken with the use of monitoring checklists patterned after HUD's monitoring guidelines for each of the programs. Monitoring would include:

- Meeting with appropriate officials to explain the purpose and scope of monitoring.
- Review appropriate materials generated by the subrecipient/developer which provide more detailed information on project descriptions and status.
- Review the Subrecipient/developer financial systems to ensure proper use of funds.
- Review pertinent Subrecipient/developer files.
- Interview members of the subrecipient's staff to discuss performance.
- Visit project sites.
- Hold a closing conference to present preliminary conclusions.
- Prepare and forward correspondence to subrecipient/developer officially outlining the results of the monitoring. If any Findings or Concerns were identified, the letter would specify a specific date by which these should be addressed.

Below is a summary of the monitoring process conducted by activity type.

### **Public Service Activities**

- Review of agencies' monthly reports to identify expenditure rates, extent to which the number of beneficiaries to be served will be met, adherence to contract scope and other

problems related to project implementation. If concerns arise from this exercise these are conveyed to the agency via e-mail, telephone or letter.

- Site visits to confirm observation gleaned from review of monthly reports and to ensure that clients served meets program eligibility requirements, confirm the authenticity of the agency's accounting system, and that there are systems and policies in place to ensure fair employment practices, resolution of conflict of interests, record retention policy (at least five years), and efficient administration of the funded activity.

- **Economic Development Activities**

- Review of businesses'/incubators' monthly reports to identify expenditure rates, extent to which the number of jobs/clients to be created or served will be met and adherence to contract scope of work.
- Site visits to review files to confirm the number of jobs claimed; ascertain the income status of each job created; and verify the number of jobs occupied by persons living in the Palm Beach County Jurisdiction. During this visit, identified problems/issues are discussed with the subrecipients/businesses.

- **Capital Activities (Housing, Infrastructure, and Public Facilities)**

- The Capital Improvement Real Estate and Inspection Services (CIREIS) staff is responsible for monitoring agencies for procurement procedures, Section 3, compliance with all labor regulations and adherence to construction and engineering related items. Section 3 and Davis Bacon compliance are monitored on an on-going basis through reports submitted by contractors, review of payroll prior to reimbursement, review of monthly reports and regular site visits.
- Verification that work is completed in accordance with the specifications is done by the project engineer/architect. This person also prepares and submits all pay applications.
- The CIREIS staff is responsible for ensuring compliance with all Uniform Relocation Act (URA) requirements, asbestos and lead-based paint requirements. Typically, these are usually identified up-front and plans to address them are put in place prior to the commencement of the activity.
- Regulatory use restriction to improved property owned by non-profit entities is imposed via filed Declarations of Restriction.

- **Rental Housing**

- On-site monitoring is conducted to document continued compliance with rent and occupancy requirements and adherence to fair housing regulations.
- Rental units are inspected to ensure they conform to the Uniform Physical Condition Standards (UPCS).

- Verify all beneficiaries are income certified prior to signing of rental lease and are recertified annually. Monitors review rent rolls for price compliance with affordability requirements, review income certifications, and ensure that tenant selection policy is being followed.
- Deed restrictions are placed on all housing units to confirm occupancy by income eligible family and to ensure compliance with affordability period.
- **Homeownership Activities**
  - All potential homeowners are income certified prior to purchase to ensure income eligibility.
  - Deed restrictions are placed on the property to ensure compliance with affordability period and that the unit remains the principal residence of the eligible homebuyer.
  - An annual resident certification is undertaken by staff to confirm the home remains the principal place of residence for the eligible homebuyer.
- **CPD Programs/Funds Administered by Other Departments (ESG)**
  - Monitoring of the subrecipients funded with these funds is the responsibility of the County's Community Services Department- Division of Human Services. This monitoring is conducted on-site annually to ensure compliance with federal regulations and other contractual requirements.

**This page intentionally left blank**

## **Expected Resources**

### **AP-15 Expected Resources – 91.220(c)(1,2)**

#### **Introduction**

Entitlement grant resources totaling \$31,355,456 are expected to be available during Fiscal Year 2025-2026 (October 1, 2025 – September 30, 2026). The amount received will be targeted on identified priority needs to realize specific goals and objectives outlined in the Consolidated Plan. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate-income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2026.

**The remainder of this page intentionally left blank**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	Public-Federal	Acquisition Administration and Planning Economic Development Housing Public Improvements Public Services	\$6,609,628	\$20,000	\$5,293,844	\$11,923,472	\$26,438,512	The CDBG entitlement allocation from HUD for FY 2025-2026 is \$6,609,628. Program income was calculated at \$20,000 for a total available amount of \$6,629,628.
<b>HOME</b>	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$2,246,071.80	-0-	\$16,265,702	\$18,511,733.80	\$8,984,284	The HOME entitlement allocation from HUD for FY 2025-2026 is \$2,246,071.80.
<b>ESG</b>	Public-Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$570,211	\$0	\$0	\$570,211	\$2,280,844	The ESG Program entitlement allocation from HUD for FY2025-2026 is \$570,211.
<b>TOTAL</b>			<b>\$9,425,910</b>	<b>\$20,000</b>	<b>\$21,559,546</b>	<b>\$31,005,416.80</b>	<b>\$37,703,640</b>	

Table 49 - Expected Resources – Priority Table

### Other Funding Resources (Leveraged)

Program	Source	Uses of Funds	Expected Amount (FY 2025-2026)
Brownfields Revolving Loan Fund, Energy Loan Fund, Intermediary Relending Program (IRP) Loan and Section 108 Loan Guarantee Program	Federal	Financing provided for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$21,601,916
Continuum of Care	Federal	Homeless and special needs assistance to create community systems for combating homelessness.	\$11,538,906
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$3,429,238
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$4,233,222
Housing Choice & Veterans Affairs Supportive Housing (VASH) Vouchers under the Section 8 Program	Federal	Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	\$38,110,194
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$271,284
Mainstream Vouchers	Federal	Program to provide rental assistance to enable persons with disabilities (elderly and non-elderly) to rent affordable private housing.	\$4,564,840
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), and Neighborhood Redevelopment.	\$500,000
Ending the HIV Epidemic	Federal	Services provided to clients and subrecipients for HIV services	\$2,000,000
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$7,561,079
Small Business Administration 504 and 7A Program	Federal	Financing provided by agency for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$1,800,000
		<b>FEDERAL</b>	<b>\$95,901,851</b>
SHIP	State	State Housing Initiatives Partnership program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. Distributed on an entitlement basis, the program is designed to serve very low, low and moderate-income families. (Includes \$1M program income.)	\$8,329,252

		<b>STATE</b>	<b>\$8,329,252</b>
Financial Assisted Agencies (FAA) (PBC Department of Community Services)	Ad Valorem	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.	\$14,789,622
PBC Economic Development	Ad Valorem	Funding for economic development agencies and business incentive programs to support business development and create job opportunities for low and moderate-income person.	\$3,596,966
Impact Fee Affordable Housing Assistance Program (IFAHAP)		Funding received from Impact Fee Investment Earnings to financially support preservation, redevelopment and the creation of affordable housing.	\$3,370,272
Borrowers, Banks and other Financial Institutions	Private	Financing provided by the private sector for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons. (Amount of leverage provided by private sector and financial institutions to support projects identified for funding under Section 108/IRP loans.)	\$28,730,548
Palm Beach County Housing Finance Authority	Private Capital/ Tax Exempt Bonds/ Revolved Funds	Single Family 1st Mortgage Loans \$8M; Single Family DPA 2nd Mortgage Loans \$200K; MF Bond Issuance for three new construction projects \$58.5M; Expected MF Bond Issuance for two rehab projects \$68M; and Revolving Construction Loan for three projects \$2.35M.	\$ 141,000,000
Industrial Revenue Bonds	County	Financing provided by the private sector for eligible business projects under economic development initiatives that create jobs for low-and moderate-income persons. (Amount of leverage provided by private sector and financial institutions to support projects identified for funding under section 108/IRP loans.)	\$80,000,000
		<b>LOCAL</b>	<b>\$271,487,408</b>
		<b>TOTAL</b>	<b>\$375,718,511</b>

**Table 50 – Other Federal, State and Local Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Palm Beach County expects to receive \$375,718,511 from Federal, State and local sources to complement the (FY2025-2026) CDBG, ESG, and HOME funds totaling \$9,425,910. Of the funds being leveraged \$95,901,851 is from Federal sources, \$8,329,252 from the State and \$271,487,408 from Local sources including Ad Valorem and Private Funds. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population including those having special needs. Funds will also be used for housing purposes and for economic development and infrastructure.

HOME and ESG programs have matching fund requirements. For the HOME program, the match will be provided from the State Housing Initiative (SHIP) Program in the amount of 25% of the annual HOME allocation minus funds budgeted for program administration and CHDO operating expenses. The match is anticipated to be \$477,368. For the ESG program, this will be provided by the ESG subrecipients and the County in an amount no less than \$570,211.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

Palm Beach County keeps records of County-owned real property through the Division of Property & Real Estate Management. If the County has a property that will not be used for County purposes, the land may be sold or donated to not-for-profit organizations and municipalities for the purpose of promoting community interest and welfare (to reach or maximize the goals cited in this plan) as long as the Board of County Commissioners approve the activity for such land and it's use will serve public purpose. The land can be conveyed or leased upon application from those entities for a price (nominal or otherwise) that the Board may see fit, regardless of the actual value of the land. The Board may also authorize a formal or informal competitive process.

Palm Beach County prioritizes the provision of housing for homeless, extremely-low and low-income families and County staff has proposed the use of suitable county-owned land as one strategy to address this problem. The County is in the process of developing of approximately 50 single family lots scattered countywide. The County has issued a request for proposal (RFP) to convey or lease surplus property (approximately 3.83 acres) for the development of 22-unit affordable housing.

All powers, duties and authority relating to the acquisition, disposition, exchange, or lease of real property are governed by PPM-CW-L-023 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property), the Florida Statute Title XI, Chapter 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property), 125.38 (Sale of County Property

to United States or State), and Palm Beach County Code of Ordinance Chapter 22, Article VI (Real Property Acquisition, Disposition and Leasing).

**The remainder of this page intentionally left blank**

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Affordable Rental Housing</b>	Affordable Housing	Countywide	Affordable Rental Housing	SHIP - \$1,000,000 PBCHFA - \$122,000,000
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Affordability	<b>Objective:</b> Provide decent affordable housing
	<b>Narrative:</b> Increase the supply of affordable rental housing available to low, moderate, and middle-income residents as well as qualified veterans, elderly, disabled, and homeless persons through construction of new rental units.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Rental Units Constructed		692	Households Housing Units

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Affordable Homeownership</b>	Affordable Housing	Countywide	Affordable Homeownership	HOME - \$1,521,471 SHIP - \$6,145,000 PBCHFA - \$9,030,000 WFH - \$4,000,000
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Affordability	<b>Objective:</b> Provide decent affordable housing
	<b>Narrative:</b> Increase the supply of affordable housing available to low, moderate, and middle-income residents through construction of new housing units and rehabilitation of existing units.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Homeowner Housing Added		151	Household Housing Units
	Direct Financial Assistance to Homebuyers		36	Household Housing Units
	Mortgage Assistance (Other)		26	Household Housing Units
Homeowner Housing Rehabilitated		36	Household Housing Units	

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Public Services</b>	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG - \$156,152
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Availability/Accessibility	<b>Objective:</b> Create suitable living environments
	<b>Narrative:</b> Provision of public services to very-low, low, and moderate-income families and individuals. The programs to be provided include, child care, health care, housing counseling, fair housing counseling, and case management services.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Public service activities other than low/moderate income housing		735	Persons Assisted

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Special Needs Services</b>	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG - \$91,709
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Availability/Accessibility	<b>Objective:</b> Create suitable living environments
	<b>Narrative:</b> Provision of services to youth aging out of foster care and victims of domestic abuse.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Public service activities other than low/moderate income		45	Persons Assisted

Goal	Category	Geographic Area	Needs Addressed	Funding
Homelessness	Homeless	Countywide	Provision of Public Services, Homeless Assistance	CDBG – \$743,583 ESG - \$484,092 HOME - \$500,000
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Availability/Accessibility	<b>Objective:</b> Create suitable living environments
	<b>Narrative:</b> Actions taken to address homelessness will concentrate on homeless prevention and provision of assistance to emergency and transitional shelters to cover operating and program expenses and assistance to persons/families at risk of becoming homeless. Other activities such as street outreach and operation of the HMIS and activities providing housing assistance and services to persons recently released from incarceration who qualify as homeless may also be supported.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Public service activities other than low/moderate income housing benefit		1,121	Persons Assisted
	Tenant based rental assistance/Rapid Rehousing		120	Households Assisted

Goal	Category	Geographic Area	Needs Addressed	Funding	
<b>Public Facilities and Infrastructure</b>	Non-Housing Community Development	City of Belle Glade, City of Greenacres, Town of Lake Park, City of Lake Worth Beach, Town of Lantana, Village of Palm Springs, City of Riviera Beach, Unincorporated PBC	Public Facilities and Infrastructure	CDBG - \$3,291,806	
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Availability/Accessibility	<b>Objective:</b> Create suitable living environments	
	<b>Narrative:</b> Provision of public facilities and infrastructure in areas where the service area population is predominately low and moderate income, or will serve a limited clientele that is predominately low/moderate income. Activities will be in the form of new construction or rehabilitation/upgrading existing facilities and/or infrastructure to ensure their operation at an efficient level of service.				
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>	
	Public facilities or infrastructure activities other than low/moderate income housing benefit		39,769	Persons Assisted	

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Code Enforcement</b>	Non-Housing Community Development	City of Belle Glade, City of South Bay, City of Pahokee, Town of Mangonia Park	Code Enforcement	CDBG - \$226,635
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Sustainability	<b>Objective:</b> Create suitable living environments
	<b>Narrative:</b> Support the work of code enforcement officers to identify and take actions to cure code violations in designated target areas.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Other		29,619	Persons Assisted

Goal	Category	Geographic Area	Needs Addressed	Funding
<b>Economic Development</b>	Economic Development	Countywide	Economic Development	CDBG - \$777,818
	<b>Start Year:</b> 2025	<b>End Year:</b> 2026	<b>Outcome:</b> Sustainability	<b>Objective:</b> Create economic opportunities
	<b>Narrative:</b> Funding is provided to County personnel who provide advice to businesses, and explain and organize the participation of businesses in economic development programs operated by the County, State, and Federal governments (Section 108, USDA, and Brownfields, among others). Funding is also provided to two economic development agencies to provide technical assistance to small businesses toward the creation of jobs in the County.			
	<b>Goal Outcome Indicator:</b>		<b>Quantity</b>	<b>Unit of Measurement</b>
	Jobs Created/Retained		92	Jobs
Businesses Assisted		392	Businesses	

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

It is estimated that 1,149 eligible extremely low-income, low-income, and moderate-income families, including homeless individuals/families will be provided with affordable housing assistance during FY 2025-2026. A further discussion of this estimate is discussed under AP-55 – Affordable Housing.

**This page intentionally left blank**

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Palm Beach County's FY 2025-2026 Action Plan identifies a total of twelve (12) project areas, within which 34 activities are to be funded under the CDBG, ESG and HOME Programs. These projects include code enforcement, public facilities, public infrastructure, public services, economic development, homeless assistance and rapid re-housing activities, housing-related activities, and administrative/activity delivery costs needed to undertake the activities. All activities identified in the Plan are projected to be completed within one (1) to three (3) years.

Funding allocations provided to projects and activities identified in the Action Plan are predicated on the actual funding awarded by HUD to the County under the CDBG, ESG and HOME Programs. Program income is used to fund activities identified after the preparation of the Action Plan, and such activities are identified through amendments to the Plan.

#### Projects

	Project Name
1	CDBG25 Code Enforcement
2	CDBG25 Public Facilities
3	CDBG25 Public Infrastructure
4	CDBG25 Public and Special Needs Services
5	CDBG25 Economic Development
6	CDBG25 DHED Program Administration
7	HOME25 Home Program Administration and Planning
8	HOME25 Home CHDO Set-Aside Program
9	HOME25 Home CHDO Operating Expenses
10	HOME25 Home Tenant Based Rental Assistance (TBRA)
11	HOME25 Home Homebuyer Assistance Program
12	ESG25 Emergency Solutions Grant

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The funding priorities addressed in the FY 2025-2026 Action Plan correlate closely to those identified in the FY 2025-2029 Consolidated Plan. The following were identified as high priorities

in the Strategic Plan portion of the Consolidated Plan: affordable rental housing; affordable homeownership; public services for very-low, low- and moderate income persons/households, as well as families with children, elderly, disabled, persons with HIV/AIDS, and persons with alcohol or other addictions; economic development; special needs housing and services; homeless assistance; public facilities and infrastructure; code enforcement; and demolition and clearance.

The County will utilize funding from multiple sources such as CDBG, HOME, ESG, Section 108, SHIP, program income, and Ad Valorem, among others, to address identified priorities. The type of activities to be prioritized for funding is dependent on the following: the amount of available funding; directives given by the Board of County Commissioners; homeless priorities established by the Homeless and Housing Alliance and those activities eligible under the ESG Program; the amount of funding request applications submitted by County departments and municipalities for public facilities and infrastructure improvements; and how closely the activity for which funding is requested correlates to the priority needs outlined in the Consolidated Plan.

The major obstacles faced by Palm Beach County in addressing and meeting underserved needs are the limited available resources to address priority needs identified in the Plan; a shortage of available, affordable housing units for extremely low-, low-, moderate-, and middle-income families; and disproportionately high housing costs in relation to household earnings.

**The remainder of this page intentionally left blank**

# AP-38 Project Summary

## Project Summary Information

1	Project Name	CDBG25 Code Enforcement
1-1	Activity Name	City of Belle Glade
	Target Area	Belle Glade
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$133,691
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Belle Glade.
	Target Date	September 30, 2026
	Number of Beneficiaries	17,286 persons
	Location Description	110 Dr. Martin Luther King, Jr. Blvd., Belle Glade, FL 33430
1-2	Activity Name	City of South Bay
	Target Area	South Bay
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$37,067
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of South Bay.
	Target Date	September 30, 2026
	Number of Beneficiaries	4,830 persons
	Location Description	335 SW 2 <sup>nd</sup> Avenue, South Bay, FL 33493
1-3	Activity Name	Town of Mangonia Park
	Target Area	Mangonia Park
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$14,163
	Planned Activities	Provide support for code enforcement activities within the Mangonia Park CDBG Target Area.
	Target Date	September 30, 2026
	Number of Beneficiaries	1,950 persons
	Location Description	1755 East Tiffany Drive, Mangonia Park, FL 33407
	Activity Name	City of Pahokee

1-4	Target Area	Pahokee
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$41,714
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Pahokee.
	Target Date	September 30, 2026
	Number of Beneficiaries	5,553 persons
	Location Description	207 Begonia Drive, Pahokee, FL 33476
<b>Total Code Enforcement: \$226,635</b>		
<b>2</b>	<b>Project Name</b>	<b>CDBG25 Public Facilities</b>
2-1	Activity Name	Town of Lake Park – Kelsey Park Fitness Equipment Replacement and Enhancement
	Target Area	Lake Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$41,558
	Planned Activities	Installation of fitness stations, shade canopies, signage and walking paths.
	Target Date	November 30, 2026
	Number of Beneficiaries	8,984 persons
	Location Description	701 Lake Shore Drive, Lake Park, FL 33403
2-2	Activity Name	City of Lake Worth Beach – Tropical Ridge Fitness Park Improvements
	Target Area	Lake Worth Beach
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$311,618
	Planned Activities	Improvements to fitness equipment and playground
	Target Date	December 31, 2026
	Number of Beneficiaries	1,995 persons
	Location Description	211 North H Street, Lake Worth Beach, FL 33460
	Activity Name	City of Lake Worth Beach – Norman J. Wimbley Gymnasium Improvements
	Target Area	Lake Worth Beach

2-3	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$357,312
	Planned Activities	Improvements to repair/replace HVAC systems, update the entrance, signage and marquee, improvements to restrooms, athletic system and storage area. Funding will consist of CDBG \$357,312 of Special Area of Hope Allocation.
	Target Date	December 31, 2026
	Number of Beneficiaries	5,880 persons
	Location Description	1515 Wingfield Street, Lake Worth Beach, FL 33460
2-4	Activity Name	Town of Lantana – Maddock Park Skate Park Improvements
	Target Area	Lantana
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$46,817
	Planned Activities	Improvements to existing skate park ramps and obstacles.
	Target Date	February 28, 2026
	Number of Beneficiaries	6,415 persons
	Location Description	1200 W. Drew St, Lantana, FL 33462
2-5	Activity Name	City of Riviera Beach – Lindsay Davis Senior Community Center Renovation
	Target Area	Riviera Beach
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	\$251,281
	Planned Activities	Renovate interior of an existing community center and add new parking area.
	Target Date	November 30, 2026
	Number of Beneficiaries	6,665 persons
	Location Description	1550 West 28 <sup>th</sup> Street, Riviera Beach, FL 33404
	Activity Name	Village of Palm Springs – Lakewood Gardens Park Improvements
	Target Area	Palm Springs
	Goals Supported	Public Infrastructure

2-6	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$129,228
	Planned Activities	Improvements to existing fencing, site security, and proper drainage system.
	Target Date	July 31, 2026
	Number of Beneficiaries	3,320 persons
	Location Description	Lakewood Road, between Kirk Road and Beverly Road, Palm Springs, FL 33461
<b>Total Public Facilities: \$1,137,814</b>		
<b>3</b>	<b>Project Name</b>	<b>CDBG25 Public Infrastructure</b>
3-1	Activity Name	Engineering and Public Works – Cannongate Subdivision Pipe Replacement/Road Re-pavement
	Target Area	NW Corner of Haverhill Road and Summit Boulevard
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$741,720
	Planned Activities	Drainage pipe replacements and roadway re-paving.
	Target Date	August 31, 2026
	Number of Beneficiaries	2,985 persons
	Location Description	Harper Ferry Boulevard from Summit Boulevard to Cannon Way
3-2	Activity Name	City of Greenacres – Original Section Sewer Project Phase 4 North Lift Station
	Target Area	Greenacres
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$217,399
	Planned Activities	Sanitary sewer infrastructure improvements.
	Target Date	October 31, 2026
	Number of Beneficiaries	2,255 households
	Location Description	Broward Avenue from 10 <sup>th</sup> Avenue N South to Biscayne Drive, Greenacres, FL 33463
	Activity Name	PBC Water Utilities Department – Installation and/or replacement of water mains
	Target Area	Belle Glade
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and Infrastructure

3-3	Funding	CDBG: \$1,194,873
	Planned Activities	Improvements to existing water mains.
	Target Date	July 31, 2026
	Number of Beneficiaries	1,270 persons
	Location Description	Southeast area of the City of Belle Glade
<b>Total Public Infrastructure: \$2,153,992</b>		
<b>4</b>	<b>Project Name</b>	<b>CDBG25 Public and Special Needs Services</b>
4-1	Activity Name	Aid to Victims of Domestic Abuse
	Target Area	Countywide
	Goals Supported	Special Needs Services (Victims of Domestic Abuse)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$39,658
	Planned Activities	Provide transitional housing to homeless victims of domestic violence and their children.
	Target Date	September 30, 2026
	Number of Beneficiaries	26 persons
	Location Description	Confidential Location
4-2	Activity Name	Legal Aid Society of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Fair Housing Activities
	Needs Addressed	Public Services
	Funding	CDBG: \$61,965
	Planned Activities	Provide fair housing enforcement and educational outreach services to low and moderate income clients.
	Target Date	September 30, 2026
	Number of Beneficiaries	20 persons
	Location Description	423 Fern Street, Suite 200, West Palm Beach, FL 33401
4-3	Activity Name	Palm Beach County Food Bank
	Target Area	Countywide
	Goals Supported	Public Services (Health Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$27,263
	Planned Activities	Fund a Benefits Outreach Program Specialist who will provide assistance to eligible seniors in applying for SNAP benefits.

	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Number of Beneficiaries</b>	<b>480 persons</b>
	<b>Project Location</b>	<b>701 Boutwell Road, Suite A-2, Lake Worth, FL 33461</b>
4-4	<b>Activity Name</b>	<b>Pathways to Prosperity</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Services (Case Management)</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$27,263</b>
	<b>Planned Activities</b>	<b>Provide financial literacy training, case management services and emergency assistance to people transitioning out of poverty through the Circles Palm Beach County program.</b>
	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Number of Beneficiaries</b>	<b>75 persons</b>
	<b>Project Location</b>	<b>639 E. Ocean Avenue, Suite 101, Boynton Beach, FL 33435</b>
4-5	<b>Activity Name</b>	<b>Redlands Christian Migrant Association</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Services (Child Care Services)</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$14,875</b>
	<b>Planned Activities</b>	<b>Provide comprehensive child development services to children of farmworkers.</b>
	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Number of Beneficiaries</b>	<b>60 persons</b>
	<b>Project Location</b>	<b>20 Carver Street, Belle Glade, FL 33430</b>
4-6	<b>Activity Name</b>	<b>Urban League of Palm Beach County, Inc.</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Public Services (Housing Counseling Services)</b>
	<b>Needs Addressed</b>	<b>Public Services</b>
	<b>Funding</b>	<b>CDBG: \$24,786</b>
	<b>Planned Activities</b>	<b>Through the Comprehensive Housing Counseling Program, provide services to clients on foreclosures, homelessness prevention, fair housing, first time homebuyer education and pre-purchase counseling.</b>
	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Number of Beneficiaries</b>	<b>100 households</b>
	<b>Project Location</b>	<b>1700 N. Australian Avenue, West Palm Beach, FL 33407</b>

4-7	Activity Name	Vita Nova, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services (Youths aging out of foster care)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$52,051
	Planned Activities	Provide transitional housing and case management services to youth, aged 18 to 25 years of age, who have aged out of the foster care system.
	Target Date	September 30, 2026
	Number of Beneficiaries	19 persons
	Project Location	1316 Alpha Street, West Palm Beach, FL 33401
4-8	Activity Name	County Homeless Services
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$743,583
	Planned Activities	Operational costs for County facilities. Services provide emergency shelter serving homeless individuals and families.
	Target Date	September 30, 2026
	Number of Beneficiaries	743 persons
	Project Location	Lewis Center – 1000 45 <sup>th</sup> Street, West Palm Beach, FL 33407 Central County – 4138 Coconut Road, Lake Worth Beach, FL 33461 Melissa’s Place – 560 E. Main Pl, Pahokee, FL 33476
<b>Total Public Services: \$991,444</b>		
<b>5</b>	<b>Project Name</b>	<b>CDBG25 Economic Development</b>
5-1	Activity Name	PBC Black Business Investment Corporation
	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$100,000
	Planned Activities	Provide counseling services, business training, and access to capital to micro-enterprises and small businesses.
	Target Date	September 30, 2026
	Number of Beneficiaries	15 jobs/150 businesses
	Project Location	380 Columbia Drive, Suite 100, West Palm Beach, FL 33409
	Activity Name	Center for Technology, Enterprise and Development (TED Center)

5-2	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$250,000
	Planned Activities	A business incubator that will provide technical assistance and services to micro-enterprises and established small businesses.
	Target Date	September 30, 2026
	Number of Beneficiaries	17 jobs/62 businesses
	Project Location	401 W. Atlantic Avenue, Delray Beach, FL 33444
<b>Total Economic Development: \$777,818</b>		
5-3	Activity Name	DHED Economic Development Services
	Target Area	Countywide
	Goals Supported	Economic Development Services
	Needs Addressed	Economic Development
	Funding	CDBG: \$427,818
	Planned Activities	Provide economic development services to businesses in Palm Beach County to help them create or retain full time equivalent jobs.
	Target Date	September 30, 2026
	Number of Beneficiaries	60 jobs/180 businesses
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Total Program Administration: \$1,321,925</b>		
<b>Total CDBG Program: \$6,609,628</b>		
6	Project Name	CDBG25 DHED Program Administration
6-1	Activity Name	Program Administration
	Funding	CDBG: \$1,321,925
	Planned Activities	General, fiscal and planning administrative expenses incurred by DHED in performing planning, coordinating, and monitoring of CDBG Programs.
	Target Date	December 31, 2026
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
7	Project Name	HOME25 HOME Program Administration and Planning
7-1	Activity Name	HOME Program Administration and Planning
	Funding	HOME: \$224,600.80
	Planned Activities	10% of the total HOME Program allocation is set-aside for eligible administrative
	Target Date	September 30, 2026

	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>8</b>	<b>Project Name</b>	<b>HOME25 HOME CHDO Set-Aside Program</b>
8-1	Activity Name	HOME CHDO Set-Aside Program
	Target Area	Countywide
	Goals Supported	Affordable Homeownership
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$336,911
	Planned Activities	15% of the total HOME Program allocation is set-aside to provide funding to Community Housing Development Organizations (CHDOs) to undertake housing activities to benefit families with incomes at or below 80% of the AMI for Palm
	Target Date	September 30, 2026
	Number of Beneficiaries	2 units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL #3406
<b>9</b>	<b>Project Name</b>	<b>HOME25 HOME CHDO Operating Expenses</b>
9-1	Activity Name	HOME CHDO Operating Expenses
	Funding	HOME: \$112,000
	Planned Activities	5% of the total HOME Program allocation is set-aside for operating expenses of CHDOs, which will be used to administer HOME funded activities
	Target Date	September 30, 2026
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>10</b>	<b>Project Name</b>	<b>HOME25 HOME Tenant Based Rental Assistance (TBRA)</b>
10-1	Activity Name	HOME Tenant Based Rental Assistance (TBRA)
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$500,000
	Planned Activities	Funding will be allocated for homeless prevention/intervention and will be administered by PBC Department of Community Services, Division of Human and Veteran Services
	Target Date	September 30, 2026
	Number of Beneficiaries	50 households
	Project Location	810 Datura Street, West Palm Beach, FL 33401
<b>11</b>	<b>Project Name</b>	<b>HOME25 HOME Homebuyer Assistance Program</b>
	Activity Name	HOME Homebuyer Assistance Program

11-1	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$1,072,560
	Planned Activities	Funding will be provided in the form of second mortgages to very-low, low- and moderate-income first-time homebuyers.
	Target Date	September 30, 2026
	Number of Beneficiaries	11 households
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
<b>Total HOME Program: \$2,246,071.80</b>		
<b>12</b>	<b>Project Name</b>	<b>ESG25 Emergency Solutions Grant</b>
12-1	Activity Name	ESG Program Administration
	Target Area	Countywide
	Needs Addressed	Planning/Administration
	Funding	ESG: \$11,119
	Planned Activities	7.5% of the ESG Program is set-aside for eligible planning and administration.
	Target Date	September 30, 2026
	Project Location	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue, West Palm Beach, FL 33406
12-2	Activity Name	ESG Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$290,458
	Planned Activities	Costs for agencies to operate emergency shelters in Palm Beach County.
	Target Date	September 30, 2026
	Number of Beneficiaries	378 persons
	Project Location	YWCA -Confidential Location AVDA – Confidential Location Salvation Army – 1577 N. Military Trl. #1, West Palm Beach FL 33409
	Activity Name	ESG Rapid Re-Housing
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$193,634

<b>12-3</b>	<b>Planned Activities</b>	<b>Provide rapid re-housing to homeless families in support of homeless intervention activities. Activity will be implemented by Adopt-A-Family</b>
	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Number of Beneficiaries</b>	<b>70 persons</b>
	<b>Project Location</b>	<b>1000 45<sup>th</sup> Street West Palm Beach, FL 33407</b>
<b>12-4</b>	<b>Activity Name</b>	<b>Homeless Management Information System</b>
	<b>Target Area</b>	<b>Countywide</b>
	<b>Goals Supported</b>	<b>Homeless Services</b>
	<b>Needs Addressed</b>	<b>Homeless Assistance</b>
	<b>Funding</b>	<b>ESG: \$75,000</b>
	<b>Planned Activities</b>	<b>Funding to support the administration of the HUD required Client Management Information System to assist homeless individuals and families with services</b>
	<b>Target Date</b>	<b>September 30, 2026</b>
	<b>Project Location</b>	<b>810 Datura Street, West Palm Beach, FL 33401</b>
		<b>Total ESG Program: \$570,211</b>

The remainder of this page intentionally left blank

**This page intentionally left blank**

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For FY 2024-2025, Palm Beach County plans to utilize 44% of its CDBG allocation in 10 of the 19 CDBG Target Areas identified in the FY 2025-2029 Consolidated Plan. These areas are located throughout the jurisdiction as shown below. The identified target areas are characterized by concentrations of low and moderate-income persons, concentrations of housing problems, and a need for capital improvements.

CDBG Target Area	Low/Mod Income%*	Minority Concentration%**
City of Belle Glade	73	79
City of Greenacres	76	66
Town of Lake Park	75	72
City of Lake Worth Beach	74	64
Town of Lantana	68	50
Town of Mangonia Park	81	90
City of Pahokee	76	82
Village of Palm Springs	71	66
City of Riviera Beach	76	77
City of South Bay	71	82

\* Source: 2016-2020 American Community Survey

\*\* Source: 2019-2023 American Community Survey

### Geographic Distribution

Target Area	Percentage of Funds
City of Belle Glade	20%
City of Greenacres	3%
Town of Lake Park	1%
City of Lake Worth Beach	10%
Town of Lantana	1%
Town of Mangonia Park	1%
City of Pahokee	1%
Village of Palm Springs	2%
City of Riviera Beach	4%
City of South Bay	1%
<b>TOTAL</b>	<b>44%</b>

### Rationale for the priorities for allocating investments geographically

The Palm Beach County jurisdiction is currently comprised of unincorporated Palm Beach County and 32 municipalities which have Inter-local Cooperation Agreements with the County. There are

currently sixteen (16) identified CDBG target Areas, ten (10) in municipalities and six (6) in unincorporated Palm Beach County. In order to qualify as a CDBG target area, the following conditions had to be met:

For eastern municipalities in Palm Beach County:

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

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

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

For unincorporated Palm Beach County:

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

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

The amount of funding awarded to each municipality with a CDBG target area and to unincorporated CDBG target areas is based on the proportionate share that each contributes to the overall CDBG grant received by the county after deducting funding for program administration, public services, economic development, and other activities having countywide impact. Municipalities that do not have CDBG target areas are not guaranteed to receive CDBG funding.

**The remainder of this page intentionally left blank**

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

In accordance with Palm Beach County’s Consolidated Plan, the assignment of housing priorities is based on the County’s housing needs assessment and market analysis and census data. These priorities include increasing the supply of affordable housing, expanding rental and homeownership opportunities, rehabilitating existing housing stock, and homelessness prevention.

<b>One Year Goals for the Number of Households to be Supported by Population</b>	
Homeless	120
Non-Homeless	964
Special-Needs	65
<b>Total</b>	<b>1,149</b>

<b>One Year Goals for the Number of Households Supported Through Programs</b>	
Rental Assistance	120
The Production of New Units	838
Rehab of Existing Units	129
Acquisition of Existing Units	62
<b>Total</b>	<b>1,149</b>

### Discussion

It is anticipated that a total of 1,149 eligible households will be provided with affordable housing assistance during FY 2025-2026. Two hundred forty-four (244) owner households are expected to receive assistance via acquisition of new or existing units, rehabilitation of owner housing units, foreclosure prevention or mortgage assistance. It is estimated that nine hundred-five (905) renter households will receive assistance through the creation of new rental units, rehabilitation of existing rental units, or rental assistance programs targeting homeless prevention/intervention. Homeless persons/households will be provided assistance through the ESG Rapid Re-housing and HOME Tenant Based Rental Assistance (TBRA) Program. A summary of each program is shown below.

<b>Project-Federal</b>	<b>Activity Owner</b>	<b>Projected Funding</b>	<b># Assisted</b>
CHDO Set-Aside (HOME)	Affordable Owner – New Construction	\$448,000	2
Purchase Assistance	Affordable Owner - Acquisition	\$1,072,560	11
<b>Owner Federal Total:</b>		<b>\$1,520,560</b>	<b>13</b>
<b>Project-State</b>	<b>Activity-Owner</b>	<b>Projected Funding</b>	<b># Assisted</b>
Purchase Assistance (SHIP)	Affordable Owner- Acquisition	\$2,000,000	20
Owner Occupied Housing Rehabilitation (SHIP)	Affordable Owner- Rehabilitation	\$1,000,000	10
Emergency Repair (SHIP)	Affordable Owner – Rehabilitation	\$1,500,000	20
Utility Connection (SHIP)	Affordable Owner - Rehabilitation	\$120,000	6
Foreclosure Prevention (SHIP)	Affordable Owner – Acquisition	\$525,000	26
Single Family New Construction (SHIP)	Affordable Owner – New Construction	\$1,000,000	10
<b>Owner State Total:</b>		<b>\$6,145,000</b>	<b>102</b>
<b>Project-Local</b>	<b>Activity-Owner</b>	<b>Projected Funding</b>	<b># Assisted</b>
Housing Finance Authority (Bond Program – 1 <sup>st</sup> mortgages)	Affordable Owner – Acquisition	\$1,500,000	5
Housing Finance Authority (Revolving Loan Program)	Affordable Owner – New Construction	\$7,530,000	52
Workforce Housing (WFH)	Affordable Owner – New Construction	\$4,000,000	82
<b>Owner Local Total:</b>		<b>\$13,030,000</b>	<b>139</b>
<b>Overall Owner Total:</b>		<b>\$20,695,560</b>	<b>244</b>
<b>Project-Federal</b>	<b>Activity-Rental</b>	<b>Projected Funding</b>	<b># Assisted</b>
Adopt-A-Family (ESG)	Rapid Re-housing Homeless - Rental Assistance	\$193,634	70
Tenant Based Rental - TBRA (HOME)	Homeless Prevention – Rental Assistance	\$500,000	50
<b>Renter Federal Total:</b>		<b>\$693,634</b>	<b>120</b>
<b>Project-State</b>	<b>Activity-Rental</b>	<b>Projected Funding</b>	<b># Assisted</b>
Developer Assistance Rental Housing (SHIP)	Affordable Rental – New Construction/Rehabilitation	\$1,000,000	15
<b>Renter State Total:</b>		<b>\$1,000,000</b>	<b>15</b>
<b>Project-Local</b>	<b>Activity-Rental</b>	<b>Projected Funding</b>	<b># Assisted</b>
Housing Finance Authority (Bond Program)	Affordable Rental – New Construction & Rehabilitation	\$132,000,000	770
<b>Rental Local Total:</b>		<b>\$132,000,000</b>	<b>770</b>
<b>Overall Renter Total:</b>		<b>\$133,693,634</b>	<b>905</b>

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Palm Beach County has seven (7) housing authorities operating within its boundaries. Four (4) operate within PBC Urban County Program Jurisdiction. Of these four (4), the Riviera Beach Housing Authority (RBHA) has neither public housing nor vouchers. The Belle Glade Housing Authority operates under the U.S. Department of Agriculture. This section will focus on the two remaining Housing Authorities, the Pahokee Housing Authority (PHA) and Palm Beach County Housing Authority (PBCHA). Together these two entities operate a total of 902 HUD supported public housing units, and 212 authority owned units. They also administer a combined 3,262 housing choice vouchers and 290 vouchers. Each Housing Authority provides affordable housing to extremely low, low, and moderate income families.

### **Actions planned during the next year to address the needs of public housing residents**

Each housing authority plans to address the most immediate needs of public housing residents, and housing choice voucher holders, as indicated below:

#### **Pahokee Housing Authority (PHA):**

- Apply for Choice Neighborhood Planning Grant.
- Explore United States Department of Agriculture (USDA) funding to expand affordable housing in the region.
- Partner with Palm Beach County Sheriff's Office (PBSO) Community Policing deputies to address effective strategies on crime awareness and prevention.
- PHA will continue to partner with Palm Beach County DHED to identify available grants to support infrastructure and renovations to improve the quality of assisted living.

#### **Palm Beach County Housing Authority (PBCHA):**

- Continue to evaluate its Low Income Public Housing and Housing Choice Voucher program utilization to maximize funding, and utilize 100% of its vouchers and occupancy of its 428 Low Income Public Housing units.
- Address Housing Related Hazards (HRH) through its 4.8-million-dollar grant to evaluate and reduce health hazards within its housing units related to mold, and comply with the National Standards for the Physical Inspection of Real Estate (NSPIRE).
- Implement crime prevention measures at its Seminole Manor public housing site through its \$250,000 Public Housing Capital Fund Emergency Safety and Security grant.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The public housing authorities plan to undertake the following actions:

**Pahokee Housing Authority (PHA):**

Residents are encouraged to participate in Pahokee Housing Authority (PHA) board meetings, tenant meetings, and policy development. Pahokee Housing Authority (PHA) will continue to engage its Resident Advisory Board (RAB) in setting goals and objectives during the Agency Annual Plan process. PHA will continue collaborating with agencies to provide trainings geared towards persons looking to educate themselves on the First Time Homebuyer programs.

**Palm Beach County Housing Authority (PBCHA):**

Palm Beach County Housing Authority (PBCHA) will continue to support the creation of a Resident Advisory Board (RAB) and Residents Councils to make recommendations on the Annual Plan, Capital Five Year Action Plan. The Palm Beach County Housing Authority (PBCHA) will adopt rent policies and assess programs that support and encourage employment.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

**Pahokee Housing Authority (PHA)**

The Pahokee Housing Authority (PHA) is designated as a “High Performer” in both of its Public Housing and Section 8 Housing Choice Voucher (HCV) programs.

**Palm Beach County Housing Authority (PBCHA)**

The Palm Beach County Housing Authority (PBCHA) is currently designated as troubled within its Housing Choice Voucher (HCV) program. The housing authority remains strongly focused on continued and improved operations, and on increasing compliance and accountability.

**The remainder of this page intentionally left blank**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Palm Beach County will remain dedicated to expanding housing opportunities for all residents, particularly those who are at risk of homelessness, or belong to a special needs populations. The County will ensure collaborative efforts remain with local non-profit agencies as well as government entities to streamline a coordinated system of care.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Department of Community Services continues to conduct an annual Point in Time Count to provide a baseline in understanding the extent of homelessness in various local communities, as well as Palm Beach County as a whole. The annual Point in Time Count is conducted by physically counting the number of homeless persons on a single night, through observations and surveys. County employees, law enforcement, and volunteers are divided across the county to reach out to homeless persons, offer them supplies, and obtain an interview. Areas visited during the count include locations where homeless persons are known to congregate, as well as emergency shelters and transitional housing. Assessing the individual needs of persons experiencing homelessness allows program administrators to analyze data and focus resources in much needed areas.

Palm Beach County's Homeless Outreach Team will continue to conduct outreach to the homeless population by assessing the needs of homeless individuals and their families using the Service Prioritization Decision Assistance Tool (SPDAT). The SPDAT is used as part of the Coordinated Intake and Assessment process used to enhance the quality of client screening and assessment for those entering the Continuum of Care. The Intake and Assessment process will provide persons with information and referrals for housing services. It is also another method of gathering information about the housing needs of homeless individuals, and a process for determining eligibility. The Housing Focused Outreach Team is another method of outreach utilized that focuses on assessing the needs of the most vulnerable homeless individuals.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Palm Beach County will continue to operate the Senator Philip D. Lewis Center, which is the point of entry for homeless individuals to obtain housing, resources, as well as basic necessities. They conduct intake and assessments to obtain client information, as well as determine eligibility for services. This center also connects families to appropriate interventions and service providers to end their cycle of homelessness. Providers will continue to use the Homeless Management Information System (HMIS) designed to create an unduplicated accounting of homeless individuals.

This information is stored and analyzed to aid in the efficient delivery of services, as well as to allocate resources for homelessness. The Housing First Program Standards will also continue to be used to place homeless individuals and families into long-term and transitional housing programs. The Housing First Program works closely with intensive cases of homelessness that require close monitoring of clients.

Palm Beach County will continue to facilitate homeless resource services to residents in the western portion of the county. The Belle Glade Intake and Assessment Center is a coordinated point of entry for the unhoused individuals into Melissa's Place. Melissa's Place provides homeless services to residents in the Glades region of Palm Beach County to include all areas west of 20 Mile Bend. This facility is staffed by residents in the Glades and provides 42 one bedroom/one bathroom units for families, seniors, couples, as well as single persons. The units are used for emergency housing for up to 90 days and supportive housing for up to 24 months. Residents in this facility are provided with wrap around services, referrals, assessments, medical services, shelter beds, employment assistance, and life skills training.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Palm Beach County will continue to implement strategies and programs that assist unhoused individuals and families transition into permanent housing and become self-sufficient. Palm Beach County provided funding for the Salvation Army Medical Respite Program, which currently provides shelter for 20 medically needy homeless individuals. Services include case management, referrals for medical and dental care, housing referrals, as well as assistance with transportation. Each resident works individually with a nurse and social worker to develop a case plan focused on improving their medical condition, and resolving their homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Palm Beach County will continue to use local, state, as well as federal funding in support of homeless prevention to assist low-income individuals and families. This includes providing financial assistance through emergency rental assistance, utility payments, as well as legal advocacy. The PBC Department of Community Services will also continue to provide both short and long-term

case management to individuals who reside in emergency shelters, or are transitioning into permanent housing. Emergency services also include food vouchers, bus passes, information and referral services, as well as indigent cremation.

Palm Beach County's Division of Human and Veteran Services will continue to have oversight of HUD's Youth Homelessness Demonstration Program (YHDP). The goal of the program is to develop and implement a coordinated approach to preventing and ending youth homelessness. The County provided funding to three non-profit organizations to assist youths experiencing homelessness as well as unaccompanied minors. This program increases the involvement of youths with lived experience in local decision-making policies, and increased coordination with child welfare, behavioral health, and juvenile justice agencies. In addition, outreach services, coordinated entry, as well as crisis intervention are expanded through the County's collaboration with this program.

### **Discussion**

There are a variety of agencies that collaborate with Palm Beach County and the Continuum of Care to provide assistance to low-income individuals and families. Accessing resources such as housing, employment, medical care, mental health services, substance abuse counseling, as well as other basic necessities are vital for the strengthening of local communities. Providing preventive and supportive solutions to low-income persons improves the quality of life and sustainability to all residents. The County will continue to provide state and federal funding to organizations that work to enhance the quality of life for underserved populations, as well as in low-income target areas where there is a higher concentration of poverty.

**The remainder of this page intentionally left blank**

**This page intentionally left blank**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

To address the barriers to affordable housing existent in Palm Beach County, the following strategies have been developed to create housing policies that will reduce the affordability gap, increase the supply of affordable housing and ensure opportunity for access to affordable housing in Palm Beach County.

### **Describe the actions that will take place during the next year to remove or ameliorate barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations and policies affecting the return on residential investment**

The County, in its quest to promote affordable housing and to remove identifiable barriers to affordable housing, will implement the following strategies:

- County land development regulations allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- Accessory Affordable Housing in the "Institutional and Public Facilities" Land Use Category provides non-profits and other community based organizations a means to develop very-low and/or low-income housing on land that has been set aside for public and/or governmental use but ordinarily has no specific residential density. This provision is important to special needs housing production since most often non-profits or community-based groups with institutional land look to include special needs housing in conjunction with non-residential facilities (i.e., church site with elderly housing). This program is currently being evaluated against the provisions of the Comprehensive Plan and the ULDC, and recommendations may be made regarding its modification.
- Implementing the Planning, Zoning, and Building Department's Workforce Housing Program, which mandates that housing units in new residential development be provided for households with incomes between 60% and 140% of AMI. The program also provides a density bonus incentive to developers to increase the number of total units in a new development based on the percentage of workforce housing units;
- Implementing the PZB Affordable Housing Program, whereby developers of new residential developments may receive certain incentives in order to provide affordable housing units to <60% AMI households;
- The PBC Planning, Zoning, and Building (PZB) Department in coordination with the Department of Housing & Economic Development coordinates all revisions to affordable

housing policies set forth in the Future Land Use Element and the Housing Element of the Comprehensive Plan.

- Ongoing evaluation of policies and programs that impede affordable and workforce housing pursuant to FL §420.9076;
- County land development regulations allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- The PBC Building Division expedites permit review for affordable project, lessening the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.
- The County's Impact Fee Ordinance will minimize impact fees for new development of smaller, more affordable homes, by calculating impact fees on the total square footage of the home.
- The County Engineer's Municipal Services Taxing Unit Program provides paving and drainage improvements throughout the unincorporated county. The program will help maintain housing affordability by allowing assessments for such infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners.
- The PBC Water Utilities Department's Deferred Payment Program will reduce the financial impact on property owners of assessments levied for installation of public water and sewer systems within its service area. This program will allow assessments to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The PBC Property Appraiser's Office will administer property tax exemptions which contribute to housing affordability, including:
  - Homestead Exemption
  - Quadriplegic Exemption
  - Active Military Service Exemption
  - Granny Flats Exemption
  - Civilian Disability Exemptions
  - Legally Blind Exemption • Disabled Veterans Exemption
  - Widow/Widower Exemption
  - Senior Exemption
  - Institutional Exemption

All of the listed exemptions contribute to affordability of housing by lowering the annual property tax burden. Additionally, the Portability Exemption allows homeowners which are relocating to transfer their existing homestead exemption to their new primary residence. This enhances fluidity in the housing market and increases the supply of existing for-sale housing thereby mitigating supply side price pressures.

**The remainder of this page intentionally left blank**

**This page intentionally left blank**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Palm Beach County addresses the needs of low and moderate-income persons, homeless families, and underserved populations by utilizing a variety of programs and community-based partnerships. By outlining goals and priorities, strategic plans facilitate collaboration with other county departments, non-profit organizations and community stakeholders, leveraging combined resources to achieve greater impact on the planned actions in the section below.

### **Actions planned to address obstacles to meeting underserved needs**

During FY 2025-2026, Palm Beach County plans to undertake the following actions to address underserved needs:

- PBC will continue to apply for new funding from Federal and or/State sources to better focus on the underserved needs of the County, and will support funding applications from other entities within its jurisdiction;
- Promote cooperation between agencies by participating in the Homeless Coalition, Homeless and Housing Alliance, Countywide Community Revitalization Team, Affordable Housing Collaboration, Housing Leadership Council, Special Needs Advisory Coalition, Glades Technical Advisory Committee, the Homeless Advisory Board, and the Palm Beach County Cross-Department Teams on Economic Development and Housing and Unsheltered Persons;
- Provide access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups and by providing second mortgages at affordable rates to enable homeownership. This strategy will continue under the HOME, SHIP and WHP programs along with the remaining NSP program income generated from NSP activities;
- Provide financial support to non-profit and publicly operated entities that support homeless individuals and families, and other members of underserved populations;
- Promote the development of vocational, on-the-job training, apprenticeship and entrepreneurial programs for unskilled persons;
- Address infrastructure deficiencies in low-and moderate-income areas (including identified CDBG Target Areas) through funding under the CDBG Program;

- Provide financial assistance to businesses under the Section 108 and other County Loan Programs in exchange for creating or retaining jobs to be held by low and moderate-income individuals, with special focus in the Glades Region; and lead economic development efforts in the Glades Region in order to improve economic and housing conditions for local residents;
- Promote tax incentive opportunities for businesses creating jobs in the County's high crime areas under the state designated Urban (high crime) Job Tax Credit Program;
- Collaborate with CareerSource to provide effective and coordinated employment services opportunities to residents in need of assistance;
- Provide energy payment assistance to over 7,000 low-income residents under the State of Florida's Low-Income Home Energy Assistance Program and
- Support countywide agencies such as the Black Business Investment Corporation and business incubators to assist in the development of small businesses for low and moderate-income persons.

#### **Actions planned to foster and maintain affordable housing**

- Initiating a pilot project to develop affordable single-family homes on scattered County-owned sites for purchase by qualified buyers;
- Financing the purchase and/or rehabilitation of single-family homes for owner occupancy through first and second mortgages, and down payment or closing cost assistance under the SHIP and HOME Programs;
- Providing HOME Program funds to certified Community Housing Development Organizations (CHDOs) for the acquisition, rehabilitation, and new construction of single-family housing for ownership and single-family or multi-family housing for rental;
- Providing HOME Tenant-Based Rental Assistance funds for the housing of very-low income homeless families and individuals and those at risk of homelessness;
- Utilizing HOME and SHIP funding to leverage non-federal and private housing investments to develop rental housing in the local community;

- Continuing the issuance of private activity bonds for single and multi-family housing for moderate, middle and lesser income persons and families through the County's Housing Finance Authority;
- Assisting very-low income households to obtain rental housing by providing SHIP funding for first/last months' rent and security deposits;
- Ensuring that affordable housing subsidized by the County remains affordable for a prescribed period through deed restrictions and monitoring;
- Implementing the PZB Affordable Housing Program, whereby developers of new residential developments may receive certain incentives in order to provide affordable housing units to <60% AMI households;
- Assisting eligible low-income households and seniors with energy related home repairs, weatherization, bill payment assistance and energy crisis assistance;
- Ensuring that Green Building and Energy Saving products and processes are used in affordable housing construction when funding assistance is provided by the County;
- PZB and DHED implement the mandatory Workforce Housing Program (WHP). The WHP requires the provision of workforce (60 – 140% AMI) units in all new housing developments of 10 or more units located in the unincorporated county. Development of the required workforce units is facilitated by certain incentives including density bonuses up to 100% and flexibility to traffic standards to allow for up to 30% greater volume on affected roadway segments;
- PZB will implement a voluntary Affordable Housing Program (AHP) which stimulates the development of affordable units in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives; and
- DHED implements the Impact Fee Assistance Program, which utilizes investment earnings from impact fees collected on roads, parks, and public building to offset impact fees on the development of affordable housing projects for households at or below 140% of Area Median Income (AMI).

## **Actions planned to reduce lead-based paint hazards**

DHED provides financial assistance through federal funded programs for the acquisition and/or rehabilitation of homes to eligible low and moderate- income first time homebuyers and homeowners.

All residential units constructed prior to 1978 and slated for acquisition and/or rehabilitation, must undergo an inspection for lead-based paint prior to the initiation of the action. If lead-based paint is identified it will be assessed and abated, and the homeowner may be provided with relocation expenses for the period of the abatement. DHED will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations. DHED will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

HUD regulation 24 CFR Part 35, entitled "Lead-Based Paint Poisoning Prevention in Certain Residential Structures" 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. Lead poisoning in young children may produce irreversible neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses risk to pregnant women. In Florida, Medicaid eligible children, regardless of whether coverage is funded, are required to receive blood lead screening tests at ages 12 months and 24 months. Any child between 24 and 72 months with no record of previous blood lead screening test must receive one. All blood lead test results must be reported to the Florida Department of Health (FDOH). Currently, there are no blood lead levels (BLLs) in children considered to be safe. The Florida Department of Health Palm Beach County conducts lead investigation in homes of children that have been identified by the Division of Communicable Disease and Epidemiology. Florida Health PBC provide the following services to address and/or reduce lead-based paint hazards:

- Environment assessment – dust wipe and soil sampling
- Interpretation of test results
- Lead Consultation
- Comprehensive environmental investigations
- Recommendations for lead mitigation and abatement, and
- Public education through community outreach.

## **Actions planned to reduce the number of poverty-level families**

Palm Beach County and its partners will continue working together to reduce the number of poverty-level families through family stabilization programs, employment related supportive services, creating economic opportunities, and the provision of affordable housing.

The County's planned action to reduce the number of poverty-level families are as follow:

- Advocate for services and funding to address self-sufficiency and economic stability;
- Provide opportunities by combining, organizing and adjusting the available resources so that programs are tailored to the needs of low-income people and communities;
- Collect and analyze data from information systems and other qualitative means in order to assess the economic needs of persons living below the poverty level;
- Coordinate and share data with other organizations that plan and develop economic growth and job training;
- Assist legal/documentated immigrant and seasonal workers to learn new employment skills by providing basic job skills training, job readiness, high school equivalency preparation, counseling and support;
- Assist eligible residents in need, including seniors, veterans and current members of the armed forces to attain optimal independence;
- Fund the Financially Assisted Agency Program, which provides funding to non-profit agencies to administer health and human service programs;
- Support the Lutheran Services Florida (LSF), a non-profit, to administer the Head Start and children services program which assists 2,468 low-income preschool children from birth to 5 years;
- Implement a Family Self-Sufficiency Program to assist at-risk families with various educational, health care and other services including economic stability and self-sufficiency services to enable individuals/families to be self-supporting;
- Provide job creation and retention opportunities, particularly in areas with high concentrations of poverty;

- Support CareerSource Palm Beach County, which operates three full service career centers to provide employer/employment opportunities countywide and an office for employment & training and related services for individuals receiving Supplemental Nutrition Assistance Program and Training Program benefits;
- Use CDBG funds to assist business incubators to provide entrepreneurial expertise to small and micro business enterprises;
- Support the operations of the Senator Phillip D. Lewis Center (homeless resources center), and the Family Emergency Center with CDBG funds;
- Support the Glades Incentive Program to provide incentive payments to contractors & subs for the hiring of new employees residing in the Glades Region;
- Provide Emergency Home Energy Assistance Program (EHEAP), which helps keep low-income families safe and healthy through initiatives that assist families with energy costs;
- Use HOME funds to fund a tenant based rental assistance program to serve homeless and impoverished families; and
- Use ESG funds to fund a rapid rehousing program for the prevention of homeless households.

### **Actions planned to develop institutional structures**

Palm Beach County's strong institutional delivery system provides benefits through the various community development programs undertaken throughout the year. The strength of the delivery system is enhanced by the variety and high number of private and public organizations within the County that each year provide housing, homeless services, public services, economic development services and other community development activities such as infrastructure, capital improvements and public facilities. The County evaluates the operation of each of its community development programs to ensure all operations maximize the number of beneficiaries, stay within regulatory requirements and ensure easy access by eligible persons to these programs.

During the year the County will undertake efforts to continue to:

- Provide HOME funding to CHDOs to enhance the provision of Affordable Housing;
- Strengthen the service delivery system for the homeless and special needs population by coordinating the large number of service providers within the County;

- Encourage various committees to manage the Continuum of Care and Emergency Solutions Grant requirements;
- Collaborate with community partners to ensure that homeless individuals and families, and the special needs population are provided with necessary supportive services and are appropriately housed;
- Encourage the Homeless and Housing Alliance and member organizations the provision of vital services to persons with disabilities and special needs; and
- Support DHED's responsibility for certifying consistency with the Consolidated Plan for any housing related activity that receives HUD funding for the provision of housing and non-housing activities in the development of viable urban communities within Palm Beach County.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The following summarizes the actions to be undertaken by Palm Beach County to enhance coordination in the implementation of the FY 2025-2026 Action Plan.

#### Coordination with Continuum of Care

Formulation, implementation, and monitoring the overall effectiveness of strategies to address homelessness are primarily done by the Homeless and Housing Alliance (HHA) which serves as the local Continuum of Care (CoC). The HHA is comprised of homeless service providers from all areas of the homeless arena and the lead agency is the Division of Human Services (DHS). The HHA establishes the homeless priorities to be addressed by the County, and recommends funding under the ESG and HUD's Continuum of Care Grant Programs. The HHA recommendations to address homelessness are included in the Consolidated Plan. Administration of the ESG Program is carried out by the DHS.

#### Coordination with Public and Assisted Housing Providers

The County will continue to coordinate with: the four (4) housing authorities located within its jurisdiction; the three (3) HOME designated CHDOs; Housing Leadership Council; Palm Beach County Affordable Housing Collaborative; Treasure Coast Regional Planning Council; and for-profit and not-for-profit affordable housing providers, to increase the supply of affordable housing and to identify the most needy households. The cooperation will include collaboration on housing types and housing strategies to be adopted, financial assistance to affordable housing projects and identification of groups to be prioritized. Financing is be provided primarily under the HOME and

SHIP programs and projects funded are selected via a competitive RFP. The Commission on Affordable Housing (CAH) will continue to make policy recommendations regarding the development of affordable housing.

#### Coordination with Health, Mental Health, and Service Agencies

Coordination with the following agencies will continue: Palm Beach County Health Department, especially as it relates to lead-based paint identification and abatement, Coalition for Independent Living Options (CILO) and the ARC of Palm Beach County, specifically to address disability issues; the Legal Aid Society of Palm Beach County, the Palm Beach County Office of Equal Opportunity and the Urban League of Palm Beach County to address legal and fair housing problems experienced by low- and moderate-income persons; Redlands Christians Migrant Association (RCMA), Children's Home Society of Florida, Place of Hope, Children's Place at Home Safe, Vita Nova and the County's Youth Services Department to address issues related to youth and child care.

#### Coordination with Units of Local Governments

Each municipality with an approved CDBG target area is invited annually to submit a project for CDBG funding. This project should be a capital or housing project which is located within the identified target area. DHED works with the municipalities to ensure that the projects submitted for funding are eligible and monitor their timely implementation.

#### Economic Development- Actions to Enhance Coordination with Private Industry, Businesses, Developers, and Social Services Agencies.

Palm Beach County provides incentives and funding to businesses under a wide range of programs. These programs are aimed at creating jobs predominantly for low- and moderate-income households and for the revitalization of depressed areas, primarily the Glades Region of the County and other areas designated as Enterprise Zones. The County will continue to use CDBG entitlement funds to fund two business incubators and one CDFI. The Section 108 Loan Program will continue to provide funding to businesses as well as funding obtained from the USDA and from general revenues. Palm Beach County DHED will also continue to work closely with the Business Development Board to attract new businesses to the County.

**The remainder of this page intentionally left blank**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

For Fiscal Year 2025-2026, Palm Beach County expects to receive funding under the following CPD Programs: CDBG (\$6,609,628); HOME (\$2,246,071.80); and ESG (\$570,211). In addition, the County expects to generate \$370,000 in un-programmed program income under CDBG (\$20,000) and HOME (\$350,000). CDBG funds are expected to fund program activities to be implemented by County departments, municipalities and non-profit agencies. The HOME program will fund CHDO activities, tenant based rental assistance (TBRA), and a first time homebuyer program. The ESG Program will fund emergency shelters, rapid re-housing and HMIS.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$20,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$20,000

#### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income	80%
3. Overall Benefit: A consecutive period used to determine overall benefit of CDBG funds to benefit persons of low- and moderate-income.	2024, 2025, 2026

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(I)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Palm Beach County will not utilize HOME funds in any other form except those stated in Section 92.205(b)(1).

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

Palm Beach County may use HOME funds during FY 2025-2026 for the following homeownership activities: 1) provision of direct subsidy to homebuyers in the form of second mortgages to assist with the purchase of a home or construction of new housing to occupied by the homebuyer; and 2) provision of development subsidy to developers for construction, acquisition, and rehabilitation of single family housing for sale.

When providing direct subsidy to homebuyers, the assistance will be in the form of a deferred forgivable loan. When providing development subsidy to developers of homeownership housing, the assistance will be in the form of a grant or loan.

For both activities: 1) the price of the housing unit cannot exceed the lesser of fair market value or \$568,557 (95% of the median sale price for a housing unit in Palm Beach County HUD FHA 2024 Mortgage Limits List); 2) and, a homebuyer must have an income that does not exceed 80% of the Area Median Income (AMI) for Palm Beach County; and 3) the homebuyer must occupy the unit as their principal place of residence for no less than thirty (30) years.

***Recapture Provision***

The County will impose Recapture Provisions on homebuyer units assisted through HOME direct subsidy.

Any home acquired or constructed for homeownership with direct subsidy under the HOME Program must be occupied as the principal residence of the homebuyer for an affordability period of thirty (30) years. The direct subsidy will be secured by a soft second mortgage that does not require payment of debt service. At the expiration of the affordability period, the full amount of HOME direct subsidy will be forgiven. Upon the sale, transfer, lease, conveyance or alienation of any part or all of the property before the expiration of the affordability period, the County's HOME repayment provisions are triggered and the full amount of the HOME direct subsidy will be recaptured. The amount recaptured cannot exceed the net proceeds of the sale, if any. Net proceeds are defined as the sales price minus repayment of superior loans and any closing costs.

Mortgage subordinations will only be granted in cases where the homeowner is refinancing to decrease the length of the term of the first mortgage, to lower the interest rate of the first mortgage, or to make improvements to the HOME assisted property. Should the homeowner refinance for any reason other than those stated above, the full amount of the direct subsidy provided to the homeowner shall become due and payable in full. Mortgage subordinations are granted at the sole discretion of Palm Beach County.

### ***Resale Provision***

The County will impose Resale Provisions on homebuyer units assisted through HOME development subsidy.

Any home constructed, acquired, or rehabilitated with development subsidy under the HOME Program must be occupied as the principal residence of the homebuyer for an affordability period of no less than thirty (30) years. The HOME affordability requirements will be secured by recording a Declaration of Restrictions on title to the home for the length of the period of affordability. Should the homebuyer sell or otherwise transfer title to the property, the subsequent homebuyer / recipient of title must be an  $\leq 80\%$  AMI household that will occupy the property as its principal residence.

The resale price will be limited to a price affordable to a range of new low-income homebuyers while providing the original homebuyer (seller) with a fair return on investment. Low-income homebuyers are defined as households with a gross annual income no greater than 80% AMI. The fair return on investment to the seller will be calculated as the sum of:

- Appreciation in value during the ownership period calculated as the difference between fair market values during the year of purchase and the year of sale as identified by Palm Beach County Property Appraiser records;
- Homeowner down payment / cash contribution to original purchase;
- Amount of mortgage principal paid down during ownership; and
- 75% of the documented value of homeowner-funded physical improvements to the property during the period of ownership, including: room and porch/deck additions; renovation of bathrooms and kitchens; replacement of HVAC system; electrical service upgrade; major re-plumbing; and installation of irrigation system.

The resale price will be set as the lesser of: 1) an amount equal to the fair return calculated per the above plus the amount necessary to repay outstanding senior debt on the property; or fair market value as determine by appraisal at time of resale;.

In no instance may the resale price exceed fair market value of the property. The return to the homeowner may constitute a loss when real estate values have declined during the period of ownership.

Should the resale price calculated per the above methodology not be affordable to the new 80% AMI homebuyer, the County will provide direct financial subsidy to the homebuyer in the form of a soft second mortgage in an amount necessary to make the purchase affordable. All such direct subsidy by the County is subject to funding availability.

**3. A description of the guidelines for resale or recapture that ensure the affordability of units acquired with HOME funds (see 24 CFR 92.254(a)(4)) is as follows:**

As described above, Palm Beach County's Department of Housing and Economic Development (DHED) utilizes recapture provisions for all of its HOME direct subsidy activities and utilizes resale provisions for all of its development subsidy activities. Both the recapture and resale provisions require a thirty (30) year period of affordability for all activities. Recapture provisions encumber the property via a mortgage and promissory note, while the resale provisions utilize a Declaration of Restrictions. If the owner does not maintain compliance with residency and other provisions of the encumbrance, the applicable requirements are triggered to either repay the HOME subsidy or to resell the property to another eligible homebuyer.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

During FY 2025-2026 Palm Beach County does not plan to use HOME funds to refinance existing debt.

**5. Describe eligible applicants (e.g. categories of eligible applicants, its process for soliciting and funding application or proposal (e.g. competition, first-come, first served) and where detailed information may be obtained (e.g. application packages, are the office of the jurisdiction or on the jurisdiction's website):**

For FY 2025-2026, Palm Beach County will continue to undertake efforts to preserve and enhance the supply of decent and affordable housing for very-low, low-, and moderate-income households.

During FY 2025-2026, the County, through the Department of Housing and Economic Development (DHED) will undertake the following: homebuyer assistance, CHDO activities, and tenant-based rental assistance. For homebuyer assistance, the County will publish a Notice of Funding Availability soliciting applications from eligible applicants among the public at large. The Notice will be published in a newspaper of general circulation and on the DHED website.

The Notice will be distributed directly to participating municipalities, not-for-profit partners, lenders, and other interested parties. For CHDO activities, the County will undertake a competitive Request for Proposals (RFP) process to select projects. RFPs are published in a newspaper of general circulation, posted on the DHED website, and distributed directly to a list of over 250 known interested parties. The Board of County Commissioners retains the authority to designate subrecipients and developers. The County's Department of Community Services will administer and oversee the tenant-based rental assistance (TBRA) program and will utilize an application process to determine client eligibility. Community Services will notify the Continuum of Care, the Homeless and Housing Alliance, community partners, and all other interested parties of the availability of funds via public notices, posting on website, and email distribution.

**6. Indicate if the County plans to limit the beneficiaries or give preferences to a segment of the low-income population:**

Palm Beach County's HOME Program is open to all eligible individuals and households that have incomes less than 80% of the Area Median Income for the County. The County does not place limitations on particular categories of eligible beneficiaries, and does not plan to give preferences to particular categories of eligible beneficiaries.

**The remainder of this page intentionally left blank**

**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

**1. Include written standards for providing ESG assistance (may include as attachment)**

The Emergency Solutions Grants (ESG) Program is administered by Palm Beach County Department of Community Services, Division of Human and Veteran Services (DHVS), which coordinates all ESG-funded initiatives to improve the quality of homeless facilities and services available to the County's homeless population. Although ESG monies can be used for a variety of purposes, Palm Beach County's (PBC) Homeless and Housing Alliance (HHA) has chosen to utilize ESG funding to support the operations of emergency shelter, rapid rehousing, and the homeless management information system (HMIS). The ESG funding does support a wide range of services that address significant gaps within the Continuum of Care (CoC).

The HHA has established program standards that govern ESG-funded projects. The standards include Rapid Rehousing Standards, Emergency Shelter Standards of Care, Standards for Coordinated Intake and Assessment, Housing First Standards in addition to HMIS Policies and Procedures. Workgroups were established and the HHA wrote, adopted and continues to update these standards.

**2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment**

The CoC prioritizes the needs of the homeless population by utilizing the Service Prioritization Decision Assistance Tool (SPDAT). In November 2013, the CoC adopted the SPDAT as its consolidated and coordinated evaluation instrument. Training on how to use the tool began in January 2014 and continues on a quarterly basis. Any additional training on the usage of the SPADAT including any updates is conducted on an as needed basis. These trainings are offered free of charge and is open to all HHA member agencies. The SPDAT is utilized in the intake process and has been shown to be useful in establishing suitable placement and service prioritization.

**3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).**

PBC's Division of Human and Veteran Services (DHVS) implements the ESG Program. DHVS requests that the HHA prioritize the qualifying ESG components and provide directions on how the ESG award should be allocated for the upcoming fiscal year.

For FY 2025-2026, the priorities remained consistent with last fiscal year's priorities. Since the priorities remained unchanged, the HHA Governance Board opted to recommend ESG funding to the current FY 24 ESG subrecipients provided that the agencies and activities were deemed to be in good standing. To that end, county staff reviewed each ESG subrecipient and the ESG- funded

activity to ensure:

- a HHA ESG priority was met;
- all ESG and county regulatory requirements were met;
- contractually goals and expenditures rates were met;
- participation in HMIS; and
- latest monitoring report for the ESG activity noted no findings or concerns.

All ESG subrecipients and ESG-funded activities were found to be in good standing. The proposed ESG funding recommendations were brought before the full HHA Committee for ratification and then the recommendations were forwarded to the Board of County Commissioners (BCC) for final approval.

**4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.**

Individuals with lived experience or who are currently suffering homelessness are provided two seats on the HHA Governance Board, while unaccompanied youth aged 18-25 with similar life experiences are provided with one (1) seat on the HHA Governance Board. The HHA recognizes that people who have been most affected by a lack of a permanent home are experts on the challenges and solutions that surround homelessness. The Governance Board members who have lived experience participate in the approval of all ESG funding priorities and ESG funding recommendations.

**5. Describe performance standards for evaluating ESG.**

All ESG-funded subrecipients enter into a one-year agreement with PBC to provide ESG-funded homeless activities. The scope of work depicted in the agreement outlines the reimbursement and reporting submission process and requirements for each subrecipient. All ESG agreements are subject to ongoing monitoring and review throughout the duration of the contract. On-site monitoring visits, desk audits of monthly reports, evaluation of final reports, review of randomly selected case files, and ongoing communication with agency program staff are all examples of monitoring approaches used.

All subrecipients are required by the contract to submit monthly reports along with their reimbursement requests. The monthly narrative reports highlight activity progress throughout the month with a full narrative summarizing contract actions and outcomes. Statistics on the type of activity carried out and the number of individuals/families assisted, as well as, statistics on

racial/ethnic characteristics of program participants are also reported. Reimbursement claims will not be processed until all reporting criteria are satisfied successfully.

ESG subrecipients must keep all financial records relevant to ESG grant costs and expenses of all cost of materials, supplies, services, and any other eligible costs and expenses for which reimbursement is sought. Following the filing of the final expenditure report, all records relevant to the grant are kept for at least five (5) years. Any records relevant to the ESG-funded activity must be made available to the County immediately, if requested.

The HHA has implemented performance measures for evaluating ESG-funded projects. County staff is currently utilizing these performance standards and HMIS data to evaluate ESG-funded activities.

**6. Emergency Solutions Funding Recommendations**

The following table shows the FY 2025-2026 ESG funding recommendations made by the HHA Governance Board. In addition to these recommendations, \$75,000 was set aside for the operational costs of the County’s HMIS and \$11,119 was allocated for program administration.

**FY 2025-2026 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS**

Agency	Beneficiaries (Individuals)				
	Emergency Shelter (ES)	Rapid Re-housing (RRH)	ES	RRH	TOTAL
Aid to Victims of Domestic Abuse	\$159,750		144		144
Salvation Army	\$72,615		44		44
YWCA	\$58,093		190		190
Adopt A Family		\$193,634		70	70
<b>TOTAL</b>	<b>\$290,458</b>	<b>\$193,634</b>	<b>378</b>		<b>448</b>

**This page intentionally left blank**

## **Appendix A – SF424s and Certifications**

# Appendix A – SF424s and Certifications

OMB Number: 4040-0004  
Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 5-14-25	4. Applicant Identifier: B-25-UC-12-0004	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Palm Beach County Board of County Commissioners"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-6000785"/>	* c. UEI: <input type="text" value="XL2DNFMPCR44"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="100 Australian Avenue"/>	Street2: <input type="text" value="Suite 500"/>	
* City: <input type="text" value="West Palm Beach"/>	County/Parish: <input type="text" value="Palm Beach County"/>	
* State: <input type="text" value="FL: Florida"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="33406-1485"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Department of Housing and Economic Development"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mr."/>	* First Name: <input type="text" value="Jonathan"/>	
Middle Name: <input type="text" value="B"/>	* Last Name: <input type="text" value="Brown"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Director"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(561) 233-3602"/>	Fax Number: <input type="text" value="(561) 233-3651"/>	
* Email: <input type="text" value="j.brown2@pbc.gov"/>		

**Application for Federal Assistance SF-424**

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Assistance Listing Number:**

14-218

Assistance Listing Title:

Community Development Block Grant (CDBG)

**\* 12. Funding Opportunity Number:**

B-25-UC-12-0004

\* Title:

Community Development Block Grant (CDBG)

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

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

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	FL-018, FL-020, FL-021, FL-022
* b. Program/Project	FL-018, FL-020, FL-021, FL-022
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2025
* b. End Date:	09/30/2026
<b>18. Estimated Funding (\$):</b>	
* a. Federal	\$6,609,628.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	\$20,000.00
* g. TOTAL	\$6,629,628.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Jonathan
Middle Name:	B
* Last Name:	Brown
Suffix:	
* Title:	Director
* Telephone Number:	(561) 233-3602
Fax Number:	(561) 233-3651
* Email:	jbrown2@pbc.gov
* Signature of Authorized Representative:	<input type="text"/>
* Date Signed:	<input type="text"/>

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
 Howard J. Falcon III  
 Chief Assistant County Attorney

Approved as to Terms and Conditions  
 Department of Housing and Economic Development

By: \_\_\_\_\_  
 Carlos Serrano  
 Deputy Director

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

**\*Authorized Representative Name:**

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

\*Title: Director

\*Applicant Organization: PBC Department of Housing and Economic Development

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

CDBG  
B-25-UC-12-0004

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature:

\*Date:

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_

Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_

Carlos Serrano  
Deputy Director

Application for Federal Assistance SF-424											
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____					
<b>* 3. Date Received:</b> 5-14-25			<b>4. Applicant Identifier:</b> M-25-UC-12-0215								
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> _____								
<b>State Use Only:</b>											
<b>6. Date Received by State:</b> _____			<b>7. State Application Identifier:</b> _____								
<b>8. APPLICANT INFORMATION:</b>											
<b>* a. Legal Name:</b> Palm Beach County Board of County Commissioners											
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 59-6000785				<b>* c. UEI:</b> XL2DNFMPCR44							
<b>d. Address:</b>											
<b>* Street1:</b> 100 Australian Avenue											
<b>Street2:</b> Suite 500											
<b>* City:</b> West Palm Beach											
<b>County/Parish:</b> Palm Beach County											
<b>* State:</b> FL: Florida											
<b>Province:</b> _____											
<b>* Country:</b> USA: UNITED STATES											
<b>* Zip / Postal Code:</b> 33406-1485											
<b>e. Organizational Unit:</b>											
<b>Department Name:</b> Department of Housing and Economic Development				<b>Division Name:</b> _____							
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>											
<b>Prefix:</b> Mr.		<b>* First Name:</b> Jonathan									
<b>Middle Name:</b> B											
<b>* Last Name:</b> Brown											
<b>Suffix:</b> _____											
<b>Title:</b> Director											
<b>Organizational Affiliation:</b> _____											
<b>* Telephone Number:</b> (561) 233-3602			<b>Fax Number:</b> (561) 233-3651								
<b>* Email:</b> jbrown2@pbc.gov											

**Application for Federal Assistance SF-424**

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Assistance Listing Number:**

14-239

Assistance Listing Title:

HOME Investment Partnership

**\* 12. Funding Opportunity Number:**

M-25-UC-12-0215

\* Title:

HOME Investment Partnership

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Palm Beach County's HOME program includes assistance to developers of affordable housing, first time home buyers, community development housing organizations, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	FL-018, FL-020, FL-021, FL-022
* b. Program/Project	FL-018, FL-020, FL-021, FL-022
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	10/01/2025
* b. End Date:	09/30/2026
<b>18. Estimated Funding (\$):</b>	
* a. Federal	\$2,246,071.80
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$2,246,071.80
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
<small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Jonathan
Middle Name:	B
* Last Name:	BROWN
Suffix:	
* Title:	Director
* Telephone Number:	(561) 233-3602
Fax Number:	(561) 233-3651
* Email:	jbrown2@pbcc.gov
* Signature of Authorized Representative:	<input type="text"/>
* Date Signed:	<input type="text"/>

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

**Applicant and Recipient  
Assurances and Certifications**

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

\*Authorized Representative Name:

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

\*Title: Director

\*Applicant Organization: PBC Department of Housing and Economic Development

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

HOME  
M-25-UC-12-0215

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).**

\*Signature:

\*Date:

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

Application for Federal Assistance SF-424											
<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application			<b>* 2. Type of Application:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision			<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____					
<b>* 3. Date Received:</b> 5-14-25			<b>4. Applicant Identifier:</b> E-25-UC-12-0004								
<b>5a. Federal Entity Identifier:</b> _____			<b>5b. Federal Award Identifier:</b> _____								
<b>State Use Only:</b>											
<b>6. Date Received by State:</b> _____			<b>7. State Application Identifier:</b> _____								
<b>8. APPLICANT INFORMATION:</b>											
<b>* a. Legal Name:</b> Palm Beach County Board of County Commissioners											
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 59-6000785				<b>* c. UET:</b> XL2DNFMPCR44							
<b>d. Address:</b>											
<b>* Street1:</b> 100 Australian Avenue											
<b>Street2:</b> Suite 500											
<b>* City:</b> West Palm Beach											
<b>County/Parish:</b> Palm Beach County											
<b>* State:</b> FL: Florida											
<b>Province:</b> _____											
<b>* Country:</b> USA: UNITED STATES											
<b>* Zip / Postal Code:</b> 33406-1485											
<b>e. Organizational Unit:</b>											
<b>Department Name:</b> Department of Housing and Economic Development				<b>Division Name:</b> _____							
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>											
<b>Prefix:</b> Mr.		<b>* First Name:</b> Jonathan									
<b>Middle Name:</b> B											
<b>* Last Name:</b> Brown											
<b>Suffix:</b> _____											
<b>Title:</b> Director											
<b>Organizational Affiliation:</b> _____											
<b>* Telephone Number:</b> (561) 233-3602			<b>Fax Number:</b> (561) 233-3651								
<b>* Email:</b> jbrown2@pbc.gov											

**Application for Federal Assistance SF-424**

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

Department of Housing and Urban Development

**11. Assistance Listing Number:**

14-231

Assistance Listing Title:

Emergency Solutions Grant

**\* 12. Funding Opportunity Number:**

E-25-UC-12-0004

\* Title:

Emergency Solutions Grant

**13. Competition Identification Number:**

Title:

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

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Palm Beach County's ESG Program provides services to the homeless and those at risk of becoming homeless through the support of emergency shelters, transitional housing, and rapid re-housing.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	FL-018, FL-020, FL-021, FL-022
* b. Program/Project	FL-018, FL-020, FL-021, FL-022
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
17. Proposed Project:	
* a. Start Date:	10/01/2025
* b. End Date:	09/30/2026
18. Estimated Funding (\$):	
* a. Federal	\$570,211.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	\$570,211.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/>	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Mr.
* First Name:	Jonathan
Middle Name:	B
* Last Name:	Brown
Suffix:	
* Title:	Director
* Telephone Number:	(561) 233-3602
Fax Number:	(561) 233-3651
* Email:	jbrown2@pbc.gov
* Signature of Authorized Representative:	<input type="text"/>
* Date Signed:	<input type="text"/>

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

**Applicant and Recipient  
Assurances and Certifications**

**U.S. Department of Housing  
and Urban Development**

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

**Instructions for the HUD-424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

**\*Authorized Representative Name:**

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

\*Title: Director

\*Applicant Organization: PBC Department of Housing and Economic Development

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).**

\*Signature:

\*Date:

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

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

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

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

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2025,2026,2027 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

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

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

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

**Excessive Force** -- It has adopted and is enforcing:

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

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

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director, PBC Department of Housing and Economic Development  
Title

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

**OPTIONAL Community Development Block Grant Certification**

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director, PBC Department of Housing and Economic Development  
Title

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

## **ASSURANCE STATEMENT**

Palm Beach County shall administer its grant on accordance with all applicable immigration restrictions and requirements, including eligibility and certification requirement that apply under title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, as amendment (8 U.S.C. 1601-1646)(PRWORA) and any applicable requirements that HUD, the Attorney General, or the U.S. Citizenship and Immigration Services may establish from time to time to comply with PRWORA., Executive Order 14218 or other Executive Orders or immigration laws.

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

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

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director, PBC Department of Housing and Economic Development  
Title

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director, PBC Department of Housing and Economic Development  
Title

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_

Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_

Carlos Serrano  
Deputy Director

**CERTIFICATIONS**

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

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

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

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

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

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

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

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

\_\_\_\_\_  
Signature of Authorized Official

\_\_\_\_\_  
Date

Director, PBC Department of Housing and Economic Development  
Title

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

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

Approved as to Form and Legal Sufficiency

By: \_\_\_\_\_  
Howard J. Falcon III  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Department of Housing and Economic Development

By: \_\_\_\_\_  
Carlos Serrano  
Deputy Director

## **Appendix B – Citizen Participation Plan**

### **Encouragement of Citizen Participation**

In accordance with 24 CFR Part 91, et al., Palm Beach County's Citizen Participation Plan provides for citizens to participate in the development of the consolidated plan, the annual action plan, any substantial amendments to the Consolidated Plan and the Action Plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings (in-person or virtual), newspaper advertisements, website postings, social media, surveys, and direct notifications. Low- and moderate-income persons, particularly those living in predominantly low- and moderate-income areas, slum and blighted areas and in areas where CDBG funds are proposed to be used, are particularly targeted. Palm Beach County also encourages the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. During the development and implementation of the Consolidated Plan, the participation of municipalities forming the Urban County, local and regional institutions and other organizations (including businesses, developers, and community and faith-based organizations) is also encouraged.

Palm Beach County will provide bilingual translators for public meetings where a significant number of non-English speaking residents are expected to participate, when requested with three (3) days advance notice. The Department of Housing and Economic Development (DHED) makes accommodations for persons with limited English proficiency in accordance with its Language Access Plan. The County complies with Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. All printed documentation incorporates a statement with instructions for requesting the documentation in alternate format. Public notices advise of the availability of special arrangements for persons with disabilities when requested with three (3) day advance notice.

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

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

require others to make available) to persons displaced, and states when and how the jurisdiction will make this information available.

### **Citizen Comments on the Citizen Participation Plan and Amendments**

The Citizen Participation Plan is disseminated to the public through posting on the DHED website, publication in a newspaper of general circulation, and inclusion within the Consolidated Plan. Citizens are provided with reasonable opportunity to comment on the Plan and amendments thereto. The County's Citizen Participation Plan is prepared every five years simultaneous with the Consolidated Plan. The Citizen Participation Plan becomes an Appendix of the Consolidated Plan, and as such, the Citizen Participation Plan is subject to the same public exposure and scrutiny as the Consolidated Plan.

### **Development of the Consolidated Plan**

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

- a) Various stakeholders and known interested parties will be contacted to provide information needed to undertake the needs assessment and to formulate goals and objectives to be addressed in the Consolidated Plan.
- b) No less than two (2) public meetings will be held to advise citizens of the planning process and to solicit input. Notice of this public meeting will be published in a newspaper of general circulation, posted on DHED's website at least seven (7) days before the meeting date, and sent directly to known interested parties.
- c) Drafts of the Consolidated Plan and Action Plan will be made available for public review and comments before adoption. The draft plans include, among other things, the amount of funding the County expects to have available to meet the community needs identified, the range of activities that it will be undertaken (including their location), the estimated number of persons to benefit from the activity and the percentage of these who are low- and moderate-income.
- d) The draft Plans will be made available in a manner that affords all interested parties a reasonable opportunity to examine its contents and to submit comments. The County will publish a notice of the Plan's availability in a newspaper of general circulation, and on the DHED website. Citizens will be allowed no less than 30 days to provide comments. Comments not received at public meetings must be submitted to DHED in writing.
- e) The County will consider all citizen comments received when preparing the Consolidated Plan. A summary of these comments, and a summary of any comments not accepted and the reasons, therefore, will be attached to the final Consolidated Plan.
- f) The Palm Beach County Board of County Commissioners will adopt the Consolidated Plan and Action Plan at a public meeting. Public notice of the meeting will be posted at least 30 days in advance in a newspaper of general circulation and on the DHED website. Public comments emanating from the meeting will be summarized and included in the Plan.

## **Amendments**

Palm Beach County distinguishes between two (2) types of amendments to the Consolidated Plan and Action Plan – Substantial Amendments and Minor Amendments. A Substantial Amendment is required when a new activity or goal/priority is being added, and when an existing activity or goal/priority is being deleted. All other changes are considered to be Minor amendments, including but not limited to:

- Activity funding is increased or decreased
- The scope of the activity is changed
- The location of the activity is changed
- The beneficiaries of the activity are changed
- The implementing entity for the activity is changed

## **Amendment Approval Process**

Amendments do not require approval by the Board of County Commissioners (BCC), however, the Department Director may decide to present a proposed change to the BCC for approval before an amendment is processed for approval. The amendment approval process is as follows:

- All Substantial Amendments are advertised in a local newspaper of general circulation and on the DHED website, then followed by a fifteen (15) day comment period.
- All Minor Amendments are advertised in a local newspaper of general circulation and on the DHED website, then followed by a seven (7) day comment period.
- Any comments received are taken into consideration, summarized, and maintained in the amendment file.
- An Amendment Approval Form (see Appendix B\_\_, Attachment 1) is circulated for review and signatures within DHED.
- Upon expiration of the comment period, the Department Director signs to provide final approval.
- Copies of the fully executed Amendment Approval Form are distributed to all signatories.
- All amendments are recorded on the running list of amendments.

## **Public Notices and Public Comments**

The Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on Substantial and Regular amendments. A public notice of the proposed amendment will be published in a newspaper of general circulation, and posted on the DHED website. The notice will describe the proposed amendment including activity description, location, beneficiaries, funding, and nature of the amendment. The notice will include the date/time/location of public meetings regarding the proposed amendment, if any. Substantial Amendments provide for a fifteen (15) day comment period and Minor Amendments provide for at least seven (7) day comment period before the amendment is approved.

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

### **Environmental Assessments**

The Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on Environmental Assessments when required by 24 CFR 58.36. A Finding of No Significant Impact (FONSI) is published in a newspaper of general circulation and posted on the DHED website. Concurrently, a Notice of Intent to Request the Release of Funds (NOIRROF) from HUD is published with the FONSI. Citizens are allowed fifteen (15) days to submit written comments prior to submission of the FONSI/ NOIRROF to HUD.

### **Performance Reports**

Palm Beach County Citizen Participation Plan provides citizens with reasonable notice and an opportunity to comment on performance reports. Prior to submitting the Consolidated Annual Performance and Evaluation Report (CAPER), Palm Beach County publishes a public notice in a newspaper of general circulation and on the DHED website advertising the availability of the draft CAPER for review. Citizens are allowed fifteen (15) days to submit written comments. The Draft CAPER is posted on the website and also made available for review at the DHED office. Palm Beach County considers any written comments received. A summary of these comments is attached to the CAPER.

### **Public Meetings**

Palm Beach County Citizen Participation Plan will provide for at least three (3) public meetings per year to obtain citizens' views and to respond to questions regarding the Consolidated Plan. The meetings may be held in-person or virtually using ZOOM, WEBEX or another available public access application. The meetings must be conducted at 3 different stages of the program years and will address housing and community development needs, development of proposed activities, and review of program performance.

Palm Beach County will hold at least two (2) public meetings at the commencement of the preparation of the Consolidated Plan and the Action Plan and will hold two (2) or more public meetings during development of the Plans, including at least one (1) to discuss the draft Plans. Finally, approval of the Plans by the Board of County Commissioners will be done at a public meeting. The purpose of the meetings is to describe the consolidated planning process, explain the HUD-funded programs including but not limited to the range of eligible activities and levels of funding available, obtain citizen views on housing and community developments needs including non-housing priority community development needs, and provide information on past performance. Notice of all meetings will be published in the newspaper of general circulation and on the DHED website at least seven (7) days in advance. The notice will include all the proposed meeting dates, times and locations and will advise of special accommodations for non-English speakers or persons with disabilities. A summary of the proposed Consolidated Plan and Action Plan will be published concurrent with notices of meetings to approve the Plans.

## **Availability to the Public**

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

## **Access to Records**

Florida Statute Chapter 119 ("Public Records Law") provides for broad access to public records. All public records related to Palm Beach County's Consolidated Plan and uses of funds under the programs covered by the Consolidated Plan during the preceding five years will be made available to persons requesting such records. Copies of records will be provided in accordance with DHED Policy and Procedure HED-R-004. Files will be made available for inspection during normal business hours at DHED Offices, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406. Records related to the Consolidated Plan will be maintained for not less than five years following adoption of the Consolidated Plan. Minutes from meetings or audio recordings of meetings are available for review at DHED. Persons requesting public records should contact DHED at (561) 233-3600.

## **Technical Assistance**

DHED will provide technical assistance to outside persons and entities in regards to all programs and activities covered by the Consolidated Plan. The level and type of assistance is determined by the County.

DHED staff will meet with elected officials, municipal staff, private organizations, and members of the general public requesting such assistance.

Palm Beach County offers following types of technical assistance:

- Assistance to citizens, established citizen committees, and organizations in order to provide them with adequate tools for participation in the development, planning, implementing and assessment of programs/activities.
- Assistance to groups that request assistance in developing proposals for funding assistance. Assistance will focus on the interpretation of applicable regulations and instruction in the preparation of proposals/applications. The provision of assistance does not guarantee the provision of funds to the groups.
- Assistance to citizens in organizing and operating neighborhood and project area organizations (i.e. CHDOs) in an effort to engage in CPD program related activities.

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

### **Comments and Complaints**

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

Those persons who desire to make a complaint regarding the Consolidated Plan, amendments, or performance reports, may do so verbally or in writing to:

Department Director  
Department of Housing and Economic Development  
100 Australian Avenue, Suite 500  
West Palm Beach, FL 33406  
Phone: (561) 233-3600  
[HEDcomments@pbc.gov](mailto:HEDcomments@pbc.gov)

A substantive written response to all written complaints will be provided within fifteen (15) working days, where practicable. If the response received is found to be unsatisfactory, the complainant(s) may elect to extend their complaints to the Assistant County Administrator. If again, the complainant(s) are not satisfied with the decision made by the Assistant County Administrator, matters may be brought to the attention of the County Administrator and the Board of County Commissioners of Palm Beach County.

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

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

### **Use of the Citizen Participation Plan**

Palm Beach County will follow its Citizen Participation Plan when formulating and implementing its Consolidated Plan and Action Plan, Amendments to the Plans, environmental assessments, and performance reports, among others.

## **Jurisdiction Responsibility**

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

**The remainder of this page intentionally left blank**

**Appendix B, Attachment 1 – Amendment Approval Form**

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

- (1) Describe the amendment, including the activity name, location, description, and funding amount. Reference any other interrelated amendment(s). (Attach additional page if needed).
- (2) Specify the activity classification per HUD regulations.
- (3) Specify the National Objective (if applicable) per HUD Regulations.
- (4) Specify the implementing organization.
- (5) Specify the source(s) and amount(s) from where funding is coming (include reporting categories).
- (6) Specify the destination(s) and amount(s) to where funding is going (include reporting categories).
- (7) Specify the Amendment Effective Date:

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Staff Person

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, Strategic Planning

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, MHI (if applicable)

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, CIREIS (if applicable)

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Manager, FALS

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, Finance & Administration Services

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, Contract Development

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Deputy Director, DHED

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_  
                  Director, DHED

## **Appendix C – Citizen Participation Comments**

### **Summary of Citizen Participation Comments**

As part of the citizen participation process, the Department of Housing and Economic Development (DHED) gave presentations and/or made outreach to various groups and events beginning in October 2024 and ending in July 2025. Comments received during these sessions were incorporated into the two plans and helped guide identification of consolidated plan needs and priorities and the funding strategies set forth in the action plan.

DHED also conducted an online community needs survey to obtain public input regarding community development priorities and needs. The online survey was promoted through PBC and DHED social media accounts, and distributed to all municipalities, PBC Countywide Community Revitalization Team, the Housing Leadership Council, the Homeless and Housing Alliance, The Glades Initiative, Healthier Glades, numerous grant partners, and shared via direct e-mail communications to interested persons. The survey was available in English, Spanish and Haitian Creole. A total of 162 survey responses were received from November 7, 2024 through January 6, 2025.

Public meetings and events that were held to inform the public and solicit citizen comments are outlined on the following table:

<p>October 17, 2024 – DHED staff held a public and virtual regional meeting in Belle Glade to discuss the FY 2025-2029 Consolidated Plan process and receive input from stakeholders.</p>
<p>October 17, 2024 – DHED staff held a public and virtual regional meeting in West Palm Beach to discuss the FY 2025-2029 Consolidated Plan process and receive input from stakeholders.</p>
<p>November 7, 2024 – DHED launched the Community Needs Survey.</p>
<p>November 15, 2024 - DHED staff held a public and virtual regional meeting in Belle Glade to report process made on FY 2025-2029 Consolidated Plan, receive input from stakeholders and distribute the Community Needs Online Survey.</p>
<p>November 22, 2024 - DHED staff held a public and virtual regional meeting in West Palm Beach public and virtual public meeting to review the draft FY 2023-24 CAPER and to report process made on FY 2025-2029 Consolidated Plan, receive input from stakeholders and distribute the Community Needs Online Survey.</p>
<p>December 3, 2024 – DHED staff held a public and virtual regional meeting in West Palm Beach to review the draft FY 2023-24 CAPER and to distribute the Community Needs Online Survey.</p>
<p>December 12, 2024 - DHED staff attended the Homeless and Housing Alliance (HHA) General Membership meeting and solicited input on the FY 2025-2029 Consolidated Plan from members. Staff also distributed the Community Needs Survey to HHA members.</p>
<p>December 17, 2024 – DHED staff gave a brief overview of the FY 2025-2029 Consolidated Plan process to the PBC Countywide Community Revitalization Team and requested input from team members. Staff also distributed the Community Needs Survey to team members.</p>
<p>December 19, 2024 - DHED staff spoke about the Consolidated Plan at the PBC Commission on Affordable Housing monthly meeting.</p>
<p>January 6, 2025 - The online Community Needs Survey closed.</p>
<p>January 15, 2025 – DHED attended the HHA Advisory Board Retreat and gave an overview on the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Action Plan and requested public comments from Board members.</p>
<p>March 18, 2025 – DHED staff held a public and virtual regional meeting in Belle Glade to discuss the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Action Plan.</p>
<p>March 19, 2025 – DHED staff held a public and virtual regional meeting in West Palm Beach to discuss the FY 2025-2029 Consolidated Plan and the FY 2025-2026 Action Plan.</p>
<p>April 22, 2025 - DHED sought BBC direction on goals and priorities defined under the Consolidated Plan and on funding strategies for the annual Action Plan as outlined at the BCC Workshop.</p>

June 4, 2025 - DHED staff held a public and virtual regional meeting in West Palm Beach to receive input on the draft Consolidated Plan and Action Plan.

June 5, 2025 - DHED staff held a public and virtual regional meeting in Belle Glade to receive input on the draft Consolidated Plan and Action Plan.

July 8, 2025 - DHED staff presented the Consolidated Plan and the Action Plan to the Board of County Commissioners for approval.

### **Summary of Public Comments:**

- A member of the public commented on the need for more affordable housing countywide.
- A member of the public commented on the need for additional homebuyer opportunities.
- A member of the public commented that there is a growing need to assist with homeless services.

### **Survey Results**

- 162 responses were received
- Most common housing problems are affordability (19%), repairs needed (12%), and overcrowding (9%).
- 10% of respondents have been homeless, and cited need for better paying jobs and financial assistance to assist with homelessness.
- In order to improve respondents' financial situation: 32% stated a higher paying job, 29% listed affordable housing 20% replied affordable health care and 10% said advanced education.
- 47% indicated the need for additional social service programs including mental health, elderly, youth mentoring/education, and hunger/feeding.
- Top choices for neighborhood improvements were street improvements (paving, repairs, traffic calming, and crosswalks), street lighting and improvements to parks and community centers.

## Community Needs Survey – DHED 2024

1. Are you a resident of Palm Beach County?
  - a. Yes
  - b. No
  
2. How old are you?
  - a. Under 21
  - b. 21 to 30
  - c. 31 to 45
  - d. 46 to 55
  - e. 56 to 64
  - f. Over 65
  
3. Are you Hispanic, Latino or Spanish origin?
  - a. Yes
  - b. No
  
4. How would you describe yourself?
  - a. American Indian/Alaskan
  - b. Asian
  - c. Black or African American
  - d. Native Hawaiian / other Pacific Islander
  - e. White
  - f. Other Multi-Racial
  - g. Prefer not to disclose
  - h. Other: \_\_\_\_\_
  
5. What is your zip code?
  - a. Prefer not to disclose
  - b. Other: \_\_\_\_\_
  
6. Do you rent or own the place where you live?
  - a. Own
  - b. Rent
  
7. What type of housing do you currently live?
  - a. Single-family home
  - b. Condominium
  - c. Townhouse
  - d. Apartment
  - e. Mobile home
  - f. None, I'm homeless

8. What is the main reason why you live where you currently live?
  - a. I like the neighborhood/housing amenities
  - b. Affordable price
  - c. Location close to work/family/friends
  - d. Location close to recreation/entertainment
  - e. Owner accepts Section 8/Gov. assistance
  
9. Are you:
  - a. Employed full-time
  - b. Employed part-time
  - c. Employed part-time, seeking full-time employment
  - d. Unemployed, seeking work
  - e. Unemployed, not seeking work
  - f. Unemployed, unable to work
  - g. Retired
  
10. What is your approximate average annual household income (Include all members of your household)
  - a. Less than 24,999
  - b. 25,000 to 49,999
  - c. 50,000 to 74,999
  - d. 75,000 to 99,999
  - e. 100,000 to 124,999
  - f. 125,000 to 149,999
  - g. 150,000 to 174,999
  - h. 175,000 to 199,999
  - i. Over 200,000
  
11. Do you consider your housing to be affordable?
  - a. Yes
  - b. No
  
12. How much of your income do you spend on housing?
  - a. Below 30%
  - b. 30-40%
  - c. 40-50%
  - d. More than 50%
  
13. Are you aware of the fair housing services and organizations in our local community?
  - a. Yes
  - b. No

14. Palm Beach County's Fair Housing Ordinance prohibits discrimination in housing based on race, color, religion, sex, national origin, disability, familial status, sexual orientation, age and gender identity or expression. Are you aware of this?
  - a. Yes
  - b. No
  
15. Have you ever faced housing discrimination?
  - a. Yes
  - b. No
  
16. If yes, who discriminated against you?
  - a. Landlord
  - b. Realtor
  - c. Bank/Lender
  - d. Homeowners/Condominium Association
  - e. Neighborhood Residents
  - f. Other: \_\_\_\_\_
  
17. What type of housing discrimination did you face?
  - a. Refusal to sell
  - b. Refusal to rent
  - c. Refusal to make reasonable accommodations
  - d. Harassment
  - e. Falsely deny that housing is available for inspection, rental or sale
  - f. Impose different conditions or terms
  
18. Why were you discriminated against?
  - a. Race
  - b. Color
  - c. National origin
  - d. Religion
  - e. Sex
  - f. Disability
  - g. Familial status
  - h. Sexual orientation
  - i. Age
  - j. Gender identity or expression
  
19. Was the discrimination resolved to your satisfaction?
  - a. Yes
  - b. No
  
20. Do you feel that people in the County are segregated/isolated where they live?
  - a. Yes
  - b. No

21. If yes, what are the causes for the segregation/isolation?
- Discrimination
  - Economic inequality
  - Personal preferences
  - Not applicable
  - Other: \_\_\_\_\_
22. What makes a particular area or neighborhood preferable to live in?
- Good schools
  - Safe area /low crime
  - Natural environment
  - Community facilities and amenities
  - Middle class or upper class
  - Close to employment, shopping and entertainment
  - Other: \_\_\_\_\_
23. Do you see barriers other than income that would limit someone's choices of where to reside?
- Yes
  - No
24. If yes, what are these barriers?
- Not applicable
  - Other: \_\_\_\_\_
25. Do you experience any of these housing problems?
- Cannot afford current monthly housing payment
  - Facing foreclosure/eviction/utility disconnection
  - Home is in poor condition and need repairs
  - Location is too far from work/school/family/friends
  - Neighborhood is unsafe/ too much crime
  - Home is overcrowded/too small for my family
  - None of the above, I do not experience any housing problems
  - Other: \_\_\_\_\_
26. What do you need to improve your housing situation? (Choose all that apply)
- More income/better paying job
  - Money for repairs and home improvements
  - Help paying rent/mortgage/utility bills
  - Down payment to purchase a house
  - Assistance with first/last month rent and security deposit
  - None of the above
  - Other: \_\_\_\_\_

27. Have you ever been homeless or unsheltered?
- Yes
  - No
28. Why were/are you homeless or unsheltered?
- Could not afford cost of housing
  - Loss of job/unemployment
  - Disability/accident/medical issues
  - Mental health or substance abuse challenges
  - Other: \_\_\_\_\_
29. If homeless or unsheltered/formerly homeless, what do/did you need to regain stable housing?
- Affordable housing
  - Financial assistance
  - Employment / better paying job
  - Job training /employment assistance
  - Health care/mental care services
  - Other: \_\_\_\_\_
30. Do you see a need for additional social service programs in your community?
- Yes
  - No
31. If yes, what type of services or programs are needed?
- No additional social services needed
  - Youth mentoring/recreation
  - Elderly services
  - Mental health services
  - Hunger/Feeding programs
  - Other: \_\_\_\_\_
32. What would improve your personal financial situation?
- Higher education (College/University)
  - Trade School or Technical skills training
  - A higher paying job
  - Money to start a business
  - Affordable health care
  - Affordable priced housing
33. What is needed to improve economic conditions in your community?
- Maintenance and upkeep of public areas
  - Public infrastructure to support commercial/industrial development
  - Higher paying job opportunities
  - Funding for business start-up or expansion
  - Improved safety/reduced crime

34. Are you satisfied with the condition of your neighborhood?
- a. Yes
  - b. No
35. Does your neighborhood need any of the following improvements?
- a. Street paving or repair
  - b. Traffic calming (Speed humps, crosswalks, stop signs, etc.)
  - c. Public water/sewer system
  - d. Street lights
  - e. Safety and crime reduction
  - f. Parks or Community Centers
  - g. None of the above









This page intentionally left blank.

## Appendix D – HOME Program Description

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act in order to make funds available to participating jurisdiction (PJs) for the provision of decent, safe, affordable housing and expansion of the long-term supply of affordable housing. The HOME program encourages and promotes partnerships between public and private entities for the creation of affordable housing opportunities to low and very low income households.

The County’s FY 2025-2026 HOME allocation is \$2,246,071.80. Federal regulations governing the HOME Program allow for a maximum of 10% of HOME Program allocation to 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 CHDOs to cover their administrative costs. The HOME Program regulations require each participating jurisdiction to provide, matching contribution, of not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2025-2026, the required match of \$477,368 will be provided from State Housing Initiatives Partnership (SHIP) Program funding. The specific amounts which Palm Beach County will set aside to fund eligible costs under the HOME Program are outlined below:

- *DHED Program Administration and Planning*: \$224,600.80 representing not more than 10% of the total allocation;
- *Community Housing Development Organization (CHDO) Set-Aside Program*: \$336,911 representing 15% of the overall HOME Program allocation. Funding will be used for the development, acquisition and/or rehabilitation of existing single family housing for lease or resale to eligible households;
- *CHDO Set-Aside Program Operating Expenses*: \$112,000 representing not more than 5% of the overall HOME Program allocation;
- *Tenant Based Rental Assistance*: \$500,000 in HOME Program funding will be allocated for homeless prevention/intervention and will be carried out by Palm Beach County’s Community Services Department.
- *First Time Homebuyer Program*: \$1,072,560 in HOME Program funding awarded as second mortgages to first time homebuyer families whose income does not exceed 80% AMI.

The Table below shows that an estimated 63 households will benefit from affordable rental/homeownership housing units to be implemented under the HOME Program for FY 2025-2026.

Activity	Funding	# of Units /Households Assisted
Program Administration and Planning	\$224,600.80	n/a
CHDO Set-Aside Program	\$336,911	2 units
CHDO Set-Aside Program Operating Expenses	\$112,000	n/a
Tenant Based Rental Assistance	\$500,000	50 households
First Time Homebuyer	\$1,072,560	11 households
<b>Total</b>	<b>\$2,246,071.80</b>	<b>63</b>

### Matching Contributions

The minimum 25% match contribution is required only for certain HOME activities. Based on the County's HOME allocation for FY 2025-2026, the match requirement totals \$477,368. Palm Beach County provides its match requirement from the SHIP program and from County resources.

### Proposed HOME Projects

For FY 2025-2026, DHED will undertake the following: Tenant Based Rental Assistance, First Time Homebuyer Program and CHDO Activities. The County will utilize one of the following processes to select the agency(s) to implement each of these programs: designation by Board of County Commissioners; competitive Request for Proposal (RFP); and application process. Solicitations for funding are made available via public notices in the newspaper, posting on DHED website, and email distribution to interested parties.

### HOME Priority Needs and Objectives

Programs to be supported with HOME funding are intended to address specific priority needs which are identified in the County's Five Year Plan for FY 2025-2029. The table below lists HOME activities that will be implemented during the upcoming fiscal year and correlates these activities with the priorities identified in the Plan.

<b>HOME Program</b>	<b>Activity Type</b>	<b>Priorities Addressed</b>
CHDO Set-Aside Activities	Acquisition/rehabilitation of existing single family housing for sale or lease to eligible beneficiaries.	Affordable Rental Housing; Affordable Homeownership: High
Tenant Based Rental Assistance (TBRA)	Funding allocated for homeless prevention/intervention; to be administered and overseen by PBC Community Services Department.	Homeless Prevention; Affordable Rental Housing: High
First Time Homebuyer Program	Funding awarded as second mortgages to first time homebuyer families whose income does not exceed 80% AMI.	Affordable Homeownership: High

### **Affirmative Marketing Policy and Procedure**

To advance the County's efforts in achieving non-discrimination and equal opportunity in housing, and to fulfill the HOME requirements of outreach targeted at low and very-low income persons, particularly residents of public housing and manufactured housing, the County 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 policies and procedures of DHED's Affirmative Marketing Program, all non-profits, for-profits, municipalities and individual owner/investor subrecipients of the aforementioned programs must comply with the following:

- The Equal Opportunity logo or slogan must be used by owners in advertising vacant units, and be present on solicitations for Owner Proposal Notices.
- Lenders, non-profit housing developers, and program subrecipients 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;
  - Social media;
  - Local public housing authorities (PHAs) or other similar agencies.
- Program participants must also utilize, to the extent feasible, commercial media informing 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 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.
- Lenders, non-profit housing developers, and other program subrecipients will be required to keep records describing actions taken to affirmatively market units in the rehabilitation program. Palm Beach County DHED will keep records of their efforts to affirmatively market units and will require rental owners to maintain records of such efforts. Investors/owners must also maintain copies of advertisements, minutes of meetings, income documentation, and census tract information, as applicable.
- Affirmative marketing records of the subrecipients/developers in the program will be monitored periodically. These records will include, but not be limited to: copies of brochures, news clippings, press releases, sign-in logs from community meetings, and any written letters of inquiry to, or from, prospective clients. The participants will be informed of their responsibility to adhere to the said requirements.

Meetings will be held, as needed, with selected subrecipients to ensure the smooth implementation of these and other program requirements.

### **Minority Outreach Program**

Regarding the procurement of supplies, equipment, construction, or services funded with HOME funds, the County requires that subrecipients/contractors make a positive effort to utilize the supplies and services of small business and minority/women-owned business enterprises, and to provide these sources with the maximum feasible opportunity to compete for contracts pursuant to this Agreement. To the greatest extent feasible these small business and minority/women-owned business enterprises shall be located in or owned by residents of the CDBG target areas as designated in the County's current Consolidated Plan.

This is required by Executive Order 11246, and in order to comply, 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 referenced are shown on the table below.

<b>Timetable</b>	<b>Goal for Minority Participation in each Trade</b>	<b>Goals for Female Participation in each Trade</b>
	22.4%	6.9%
Area Covered	Palm Beach County	All trades for the life of the project

These are required to be inserted into the bid documents and DHED requires compliance to be documented on the contract award report. 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 geographic 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 notification 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; the employer identification number of the subcontractor; the estimated dollar amount of the subcontract; and the estimated subcontract start and completion dates.

**The remainder of this page intentionally left blank**

# Appendix E – Residential Anti-Displacement & Relocation Assistance Plan

## Summary of Regulatory Requirements

The requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) are implemented through government-wide regulations at 49 CFR Part 24 and through HUD regulations at 24 CFR part 42. In general, grantees must take all reasonable steps to minimize the displacement of persons and businesses resulting from activities assisted with HUD funds, and must provide relocation assistance to displaced persons/businesses in accordance with the regulations.

24 CFR Part 42.325 requires that HUD grantees develop a Residential Anti-displacement and Relocation Assistance Plan that includes:

- steps that will be taken consistent with other goals and objectives of the program, as provided in 24 CFR Parts 92 and 570, to minimize the displacement of families and individuals from their homes and neighborhoods as a result of any assisted activities;
- plans to provide relocation assistance in accordance with [§ 42.350](#); and
- plans to provide one-for-one replacement units to the extent required by [§ 42.375](#).
- 

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

- After notice by the grantee to move permanently from the property, if the move occurs after the initial official submission for a grant, loan, or loan guarantee funds that are later provided or granted.
- After notice by the property owner to move permanently from the property, if the move occurs after the date of the submission of a request for financial assistance by the property owner (or person in control of the site) that is later approved for the requested activity.
- Before the date described in paragraphs above, if either HUD or the grantee determines that the displacement directly resulted from acquisition, rehabilitation, or demolition for the requested activity.
- After the initiation of negotiations if the person is the tenant-occupant of a dwelling unit and any one of the following three situations occurs:

1. The tenant has not been provided with a reasonable opportunity to lease and occupy a suitable decent, safe, and sanitary dwelling in the same building/complex upon the completion of the project, including a monthly rent that does not exceed the greater of the tenant's monthly rent and estimated average utility costs before the initiation of negotiations or 30 percent of the household's average monthly gross income; or
2. The tenant is required to relocate temporarily for the activity but the tenant is not offered payment for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporary location and any increased housing costs, or other conditions of the temporary relocation are not reasonable; and the tenant does not return to the building/complex;
3. The tenant is required to move to another unit in the building/complex, but is not offered reimbursement for all reasonable out-of-pocket expenses incurred in connection with the move.

The following is not a displaced person:

- A person who has been evicted for cause based upon a serious or repeated violation of the terms and conditions of the lease or occupancy agreement, violation of applicable federal, State or local law, or other good cause, and the participating jurisdiction determines that the eviction was not undertaken for the purpose of evading the obligation to provide relocation assistance. The effective date of any termination or refusal to renew must be preceded by at least 30 days advance written notice to the tenant specifying the grounds for the action;
- A person who moves into the property after the submission of the application but, before signing a lease and commencing occupancy, was provided written notice of the project, its possible impact on the person (e.g., the person may be displaced, temporarily relocated, incur a rent increase), and the fact that the person would not qualify as a “displaced person” as a result of the project;
- A person who is ineligible under 49 CFR 24.2(g)(2); and
- A person who the HUD determines was not displaced as a direct result of acquisition, rehabilitation, or demolition for the project.

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

**The remainder of this page intentionally left blank**

## **Palm Beach County Residential Anti-Displacement and Relocation Assistance Plan**

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

- a. Describe the steps that Palm Beach County will take to minimize the displacement of persons due to federally-assisted activities.
- b. Provide for relocation assistance in accordance with 24 CFR 42.350, which allows a displaced person to choose to receive either assistance under the URA implementing regulations at 49 CFR Part 24 or assistance under Section 104(d) of the HCD Act.
- c. Provide for one-for-one replacement of lower income dwelling units to the extent required by 24 CFR 42.375.

### **Steps to Minimize Displacement of Families and Individuals from their Homes**

Palm Beach County will take the following steps to minimize the displacement of persons by federally-assisted housing activities covered by the Consolidated Plan:

- If a proposed project would cause displacement, the County will explore project alternatives that might avoid the displacement of persons.
- Applicants for HUD funding will be advised of the URA requirements at the time of application.
- For activities involving acquisition or rehabilitation of housing for homeownership, the housing unit targeted for purchase must be vacant, occupied by the applicant as a tenant, or occupied by the owner as the seller of the property.
- For activities involving acquisition or rehabilitation of rental housing that is occupied by bona fide tenants, the project developer must provide a Relocation Plan meeting all the requirements of 24 CFR 570.606, as amended, and must provide evidence of sufficient funding to cover all expenses related to relocation.
- For activities involving acquisition of property for a public purpose inclusive of right of way, easements, etc. and where such activity will result in the displacement of persons, the County will explore project alternatives that may prevent the displacement of persons.

## **Relocation Assistance for Displaced Persons Per 24 CFR 42.350**

Should displacement be unavoidable, the displaced person(s) will be notified of their options to receive either assistance under the URA and implementing regulations 49 CFR Part 24 or assistance under Section 104(d) of the HCD Act of 1974, including:

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

from the monthly rent and estimated average monthly cost of utilities at a comparable replacement dwelling unit. To compute the capitalized value, the installments shall be discounted at the rate of interest paid on passbook saving deposits by a federally insured financial institution conducting business within the County's jurisdiction. To the extent necessary to minimize hardship to the household, the County, shall subject to appropriate safeguards, issue payment in advance of the purchase of the interest in the housing cooperative or mutual housing association.

### **One-for-One Replacement of Lower Income Dwelling Units**

The County will comply with the requirements of 24 CFR 42.375 related to replacement of lower income dwelling units. "Lower-income dwelling unit" means a dwelling unit with a market rent (including utility costs) that does not exceed the applicable Fair Market Rent (FMR) for existing housing established under 24 CFR part 888.

#### One-For-One Replacement

All occupied and vacant lower-income dwelling units that are demolished or converted to a use other than as lower-income dwelling units in connection with a HUD-assisted activity will be replaced with comparable lower-income dwelling units. Replacement lower-income dwelling units will be provided by the County, the entity undertaking the HUD-assisted activity, and/or other entities. Replacement units will meet the following requirements:

- 1) The units will be located within the County's jurisdiction. To the extent feasible and consistent with other statutory priorities, the units shall be located within the same neighborhood as the units replaced.
- 2) The units will be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted. The number of occupants who could have been housed in units shall be determined in accordance with applicable local housing occupancy codes. The county may not replace those units with smaller units, unless it has obtained HUD approval.
- 3) The units must be provided in standard condition. Replacement lower-income dwelling units may include units that have been raised to standard from substandard conditions if:
  - a) no persons were displaced from the unit; and
  - b) the unit was vacant for at least 3 months before execution of the agreement between the County and the property owner.
- 4) The units must be made available for first occupancy at any time between 1 year before the County makes public the required preliminary information to HUD and 3 years after the commencement of the demolition or rehabilitation related to the conversion.
- 5) The units must be designed to remain lower income dwelling units for at least 10 years from the date of initial occupancy. Replacement lower-income dwelling units may include, but

are not limited to, public housing or existing housing receiving Section 8 project-based assistance.

#### Preliminary Information to be Provided to HUD

Before the County enters into a contract to provide funds for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the County will make public and submit in writing to the HUD's Miami Field Office the following information:

- 1) A description of the proposed assisted activity;
- 2) The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
- 3) A time schedule for the commencement and completion of the demolition or conversion;
- 4) The location on a map and the number of dwelling units by size that will be provided as replacement dwelling units. If such information is not available at the time of the general submission, the submission shall identify the general location on an area map and the approximate number of dwelling units by size, and information identifying the specific location and number of dwelling units by size shall be submitted and disclosed to the public as soon as it is available;
- 5) The source of funding and a time schedule for the provision of replacement dwelling units;
- 6) The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
- 7) Information demonstrating that any proposed replacement of a dwelling unit with a smaller dwelling unit is consistent with the needs assessment contained in its HUD-approved Consolidated Plan.

#### When One-for-One Replacement is Not Required

In accordance with 42 U.S.C. 5304(d)(3), the one-for-one replacement requirement does not apply to the extent the HUD Field Office determines that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a nondiscriminatory basis within the county. Should the County seek a determination that the one-for-one replacement requirement does not apply, the County will submit a request directly to the HUD's Miami Field Office? Simultaneously, the County will provide public notice of the request, make the request available for public review, and inform interested persons that they have 30 days from the date of submission to provide to HUD additional information supporting or opposing the request.

## **Optional Relocation Assistance**

The Department of Housing and Economic Development (DHED) may opt to provide temporary relocation assistance to households which are temporarily relocated due to housing rehabilitation or repair work. There is no guarantee of temporary relocation assistance regardless of circumstances, and provision of assistance is subject to funding availability, and is at the sole and absolute discretion of the County.

### Qualifying Conditions for Optional Temporary Relocation Assistance

DHED may provide optional temporary relocation assistance if one or more of the following qualifying conditions related to the DHED-funded rehabilitation/repair work will persist for longer than twenty-four (24) hours:

- Lack of at least one (1) functional toilet;
- Lack of at least one (1) functional bathing fixture (shower or bath tub);
- Lack of at least (1) sleeping area (bedroom or living room);
- Lack of running potable water;
- Lack of electricity;
- Tenting of the home for termite or other insect treatment; and
- Any other conditions deemed by the County, in its sole and absolute discretion, to pose a risk to the health and/or safety of the household occupants.

### Types of Temporary Relocation Assistance

The type of temporary relocation assistance to be provided will be limited to that which is determined by the County to be reasonable and appropriate for the rehabilitation/repair work to proceed in the absence of the temporarily relocated beneficiaries.

In the event that occupants identified in the beneficiary household's application for assistance submitted to DHED must vacate the property due to qualifying conditions, DHED may provide assistance for temporary lodging. DHED may fund the actual costs of lodging in a reasonably-priced hotel/motel unit, preferably with a kitchenette, selected by DHED. Eligible expenses are limited to the lodging base rate, plus applicable fees and taxes. Expenses for optional services and amenities are ineligible for DHED funding. The length of temporary lodging assistance provided shall not exceed the duration of which the qualifying conditions persist. Payments shall be made directly to the lodging establishment.

### Funding Availability

Provision of temporary relocation assistance is subject to funding availability. In some cases, the cost of temporary relocation assistance may cause the total cost of housing assistance to exceed

the maximum eligible amount available to the homeowner(s). In these cases, the homeowner(s) shall be responsible for payment of all relocation costs in excess of the maximum eligible amount of housing program assistance available to the homeowner(s).

### Homeowner Insurance

If the household being relocated has insurance coverage that will pay for any portion of the assistance offered by DHED, the insurance coverage shall take precedence and DHED shall not provide funding for the insurance-covered portion of the assistance.

### Exceptions to Limits on Assistance

Given extraordinary and unanticipated circumstances, exceptions to the limits on assistance set forth above may be made at the sole and absolute discretion of the County. Such circumstances may include, but are not limited to:

- Discovery of unexpected conditions during construction which prolong rehabilitation/repair activities;
- Medical condition(s) of a household occupant(s) which require temporary relocation of the occupant(s) to minimize risk to the health and safety of such occupant(s); and
- Severe weather events and/or other acts of God which adversely impact completion of rehabilitation/repair.

Homeowner's dissatisfaction with work performed, homeowner's refusal to sign off on work approvals, homeowner-contractor disputes, and other delays caused by the actions or inactions of the homeowner(s) shall not provide justification for exceptions to the limits on temporary relocation assistance established herein.

### **Appeal Process**

A person who disagrees with the County's determination concerning whether the person qualifies as a "displaced person," or with the type or amount of relocation assistance for which the person is eligible, may submit a written appeal. The submittal must state the basis for the appeal and be directed to the DHED Director. The DHED Director will review the appeal and issue a written determination as to the whether the appeal has merit. Should the aggrieved person remain dissatisfied, he/she may submit a complaint to the County Administrator who will in turn, issue a determination. A person who is dissatisfied with the County's determination may submit a written complaint to the HUD Field Office in Miami.

## **Appendix F – Data Sources**

2016-2020 Community Housing Affordability Strategy (CHAS) – U.S. Department of Housing and Urban Development

2016-2020 American Community Survey (ACS) - U.S. Department of Commerce, U.S. Census Bureau

2017-2021 American Community Survey (ACS) - U.S. Department of Commerce, U.S. Census Bureau

2019-2023 American Community Survey (ACS) - U.S. Department of Commerce, U.S. Census Bureau

Palm Beach County Department of Community Services

2025 Homeless Point in Time Count (Palm Beach County)

CoC Annual Report 2023-2024

2024 Florida’s Council on Homelessness Annual Report

Leading the Way Home, Palm Beach County’s Plan to End Homelessness

2023 Housing Inventory County Report

Shimberg Center for Housing Studies, 2024 Annual Report

Shimberg Center for Housing Studies, Palm Beach County Housing Trends June 2024 Report

University of Florida, Shimberg Center for Housing Studies Data Clearinghouse

Community Investment Portfolio 2022, Palm Beach County Department of Community Services

Federal Communications Commission – [fcc.gov](https://www.fcc.gov)

PBC Housing and Economic Development Community Needs Survey, 2024

Housing for All, Palm Beach County’s Housing Action Plan

U.S. Department of Housing and Urban Development – HUD 2024 Fair Market Rent; HUD 2023 Area Median Income

Florida Realtors – Yearly Market Summary 2024

Palm Beach County Housing Authority

Pahokee Housing Authority

National Institute of Mental Health

Florida Department of Health

Palm Beach County, Division of Victim Services

2024 Annual Report on Patterns and Trends in Substance Abuse – Department of Children and Families

Florida Department of Children and Families Domestic Violence Report

U.S. Department of Justice

Florida Department of Elder Affairs

Palm Beach County Re-Entry Task Force website

Area on Aging, Palm Beach County Elder Index

Florida Department of Law Enforcement, 2023 Annual Report

Florida Department of Corrections, 2023 Annual Report

Palm Beach County Unites for Children - [pbcunites.org](http://pbcunites.org)

