

FY 2024-2025



Palm Beach County
Board of County Commissioners

Palm Beach County Consolidated Annual Performance And Evaluation Report



Palm Beach County
Board of County Commissioners
Department of Housing and Economic Development
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Consolidated Annual Performance and Evaluation Report
FY 2023-2024

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

In addition to funding received from HUD under the Consolidated Plan, Palm Beach County leverages a range of federal, state and local resources to support activities aligned with the targets established in its Strategic Plan and Annual Action Plan. These additional funding sources include CDBG-CV, ESG-CV, SHIP, HFA, HOME-ARP and County general revenues. The priorities to be addressed are identified in the FY 2020-2024 Strategic Plan, which also establishes the performance targets associated with each goal. Activities funded in the Annual Action Plan are selected through several mechanisms: a competitive application process; recommendations from municipal partners following public comment; and specific directions from the Board of County Commissioners. As a result, the activities funded each year may not align uniformly with the long-term Strategic Plan goals. FY 2024-2025 represents the fifth and final year of the County's Strategic Plan cycle. The chart below summarizes the County's progress toward achieving the Strategic Plan goals, as well as the extent to which goals identified in the FY 2024-2025 Action Plan have been met.

FY 2024 Goals versus Accomplishments: A total of 1,002 households were initially targeted to benefit from housing activities planned for the program year. These planned activities included newly constructed or acquired single-family homes, new rental unit construction, and rental assistance. Ultimately, 694 households received housing assistance, falling short of the goal by 30%. Benefits included down-payment assistance, single-family new construction, homeowner rehabilitation, mortgage assistance, rental new construction, rental rehabilitation, and rental assistance subsidies. The County fell slightly short of its code enforcement target, achieving 92% of the goal (an 8% shortfall). Under economic development objectives, the County proposed the creation of 79 full-time equivalent (FTE) jobs but surpassed its goal by 41%, generating a total of 112 FTE jobs. The County nearly met its businesses assistance goal as well, falling short by only 1%. For homeless services, the County set a target of serving 1,563 individuals. Actual performance significantly exceeded this target with 2,704 homeless individuals receiving services.

FY 2020-2024 Strategic Plan Targets Versus Accomplishments: In the fifth and final year of the 2020-2024 Five-Year Strategic Plan, Palm Beach County's Department of Housing and Economic Development achieved substantial progress, meeting and in many cases exceeding the majority of its established goals. The County demonstrated strong performance in delivering a range of housing activities and in expanding services to meet the needs of a growing homeless population, positioning itself well for continued advancement in future planning cycles.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Homeownership	Affordable Housing	HOME: \$783,448 SHIP: \$8,001,001 WFH: \$763,094 HFA: \$3,200,000 ARPA: \$671,137	Homeowner Housing Added	Household Housing Unit	140	222	158.57%	104	39	37.5%
			Direct Financial Assistance to Homebuyers	Household Housing Unit	1,100	214	19.45%	41	49	119.51%
			Mortgage Assistance (Other)	Household Housing Unit	0	1,242	0%	30	46	153.33%
			Homeowner Housing Rehabilitated	Household Housing Unit	400	336	84%	50	34	68%
Affordable Rental Housing	Affordable Housing	HFA: \$37,969,000 IFAHAP: \$366,775	Rental units constructed	Household Housing Unit	80	2,340	2,925%	417	395	94.72%
Affordable Rental Housing	Affordable Housing	ESG: \$192,957 HOME: \$315,939	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	270	7,260	2,688.89%	820	131	15.98%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Code Enforcement	Non-Housing Community Development	CDBG: \$205,857	Other	Other	149,000	150,250	100.84%	23,676	21,726	91.76%
Demolition and Clearance	Non-Housing Community Development	CDBG: \$0.00	Buildings Demolished	Buildings	8	0	0.00%	0	0	0.00%
Economic Development	Economic Development	CDBG: \$396,000	Jobs created/retained	Jobs	260	1,217	468.08%	79	112	141.77%
Economic Development	Economic Development	CDBG: \$351,818	Businesses assisted	Businesses Assisted	510	10,558	2,070.20%	1,352	1,342	99.26%
Homelessness	Homeless	CDBG: \$804,894 ESG: \$289,436	Public service activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	15,000	10,094	67.29%	743	2,927	393.94%
Homelessness	Homeless	ESG: \$192,957 HOME: \$234,041	Tenant – based rental assistance/ Rapid Rehousing	Households Assisted	0	7,611	0%	820	361	44.02%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$5,298,007.30	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	250,000	457,179	182.87%	96,400	64,030	66.42%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Public Services	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Public Services	Non-Housing Community Development	CDBG: \$111,997	Public service activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	4,800	5,735	119.48%	840	829	98.69%
Special Needs Services	Non-Homeless Special Needs	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0	0	0.00%
Special Needs Services	Non-Homeless Special Needs	CDBG: \$96,454	Public service activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	1,100	2,343	213%	45	936	2,080%

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Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Palm Beach County performed favorably in achieving the goals outlined in the Strategic Plan and the Action Plan. The County met or exceeded most of its goals and was on track to meet many others. The following describes the extent to which the goals and objectives outlined in the FY 2020-2024 Consolidated Plan and the FY 2024-2025 Action Plan were realized.

Economic Development

During FY 2024-2025, it was anticipated that economic development activities by the County and its partners would generate a total of 79 full time equivalent (FTE) jobs and assist 1,352 businesses. The County, and its partners assisted 1,342 businesses and fell short of its goal of job creation. These businesses surpassed the County's goal by creating and/or retaining 112 FTE jobs, which surpassed the goals by (41%).

Capital Improvements

The FY 2024-2025 Action Plan projected that 96,400 persons would benefit from public facility and public infrastructure activities to be completed during the fiscal year. At the close of the fiscal year, the County and its municipal partners completed twelve (12) projects which provided benefits to approximately 64,030 persons.

Housing

For FY 2024-2025, the County assisted a total of 694 households/housing units which fell short of the anticipated 1,002 units/households that were targeted to be assisted. During the past fiscal year, the County provided assistance to 168 homeowners and 526 renters. Thirty-nine (39) homebuyers were assisted utilizing HOME First Time Homebuyers (6); SHIP HOME Match (1); SHIP Purchase Assistance (33); and SHIP First Mortgage Loan Program (9). Forty-six (46) homes were saved from being foreclosed utilizing the SHIP Foreclosure Prevention Program. Palm Beach County HED, rehabilitated thirty-four (34) owner/rental housing units utilizing SHIP Owner Occupied Rehabilitation (19); SHIP Emergency Repair (8); and American Rescue Plan Act (7). Four hundred and nineteen (419) units were newly constructed utilizing HOME CHDO (2); Impact Fee Affordable Housing Assistance Program (110); and HFA Programs (307).

Homeless

During FY 2024-2025, it was anticipated that 743 persons would benefit from homeless service activities, and 820 households would receive tenant-based rental/rapid re-housing assistance. During the fifth year of the plan the County experienced an increase in the number of homeless individuals and families that far exceeded the plan's expectations. At the close of the fiscal year, 2,927 persons benefitted from homeless service activities, and 361 persons received tenant-based rental assistance/rapid re-housing.

Public Services

During FY 2024-2025, 840 persons were anticipated to have benefited from public service activities conducted by non-profit agencies funded in part by the County. These agencies surpassed that goal by 110%, serving 1,765 persons.

Code Enforcement

CDBG funded code enforcement activities were conducted in three (3) funded municipalities located in the County during FY 2024-2025. Overall, code enforcement activities assisted 21,726 persons.

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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

RACE	CDBG	HOME	ESG	Total
White	24,861	2	120	24,983
Black or African American	23,659	4	581	24,244
Asian	749	0	2	751
American Indian or American Native	238	0	6	244
Native Hawaiian or Other Pacific Islander	31	0	1	32
American Indian/Alaskan Native & White	5	0	0	5
Asian & White	2	0	0	2
Black African American & White	1,987	0	14	2,001
American Indian/Alaskan Native & Black American	2	0	4	6
Other Multi-Racial	4,814	0	72	4,886
Some Other Race Alone	0	0	27	27
Hispanic	33,101	2	52	33,155
Not Hispanic	23,247	4	827	24,078
TOTALS				
	56,348	6	879	57,233

Narrative

Palm Beach County maintains data on the racial and ethnic status of all beneficiaries under the CDBG, ESG, and HOME Programs. For FY 2024-2025, approximately 53,233 individuals and families were served through various activities funded through these programs. The racial categories of beneficiaries were 43% White, 42% African American, and 15% from other races. An estimated 57% of the clients assisted were Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

SOURCE OF FUNDS	SOURCE	RESOURCES MADE AVAILABLE	AMOUNT EXPENDED DURING PROGRAM YEAR
CDBG	Public-Federal	\$15,447,597	\$6,472,681
ESG	Public-Federal	\$568,768	\$568,768
HOME	Public-Federal	\$17,765,702	\$1,446,204
HOME ARP	Public-Federal	\$8,781,169	\$0
TOTAL		\$42,563,236	\$8,487,653

Narrative

During FY 2024-2025, Palm Beach County Department of Housing and Economic Development (HED), other county departments, and local agencies had \$240,536,238 available in Federal, State and local funding to support public facilities and infrastructure, economic development, housing, and social services in Palm Beach County. A total of \$79,329,416 was expended during the fiscal year. The following is a summary of the funding sources, the amount available and the amount expended during the fiscal year.

Entitlement Programs: \$42,563,236 was available under the three entitlement programs and \$8,487,653 was expended.

Other Federal Resources including prior fiscal cycles: \$30,165,947 was available and \$11,882,310 was expended.

State and Local Resources: \$210,370,291 was available during FY 2024-2025 and \$67,447,106 was expended.

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FY 2024-2025 – Other Federal Resources

Program	Description	Total Funds Available	Total Funds Expended
HHA Continuum of Care	Administered by Homeless and Housing Alliance (HHA) to deliver a comprehensive and coordinated continuum of services for homeless individuals and families.	\$2,242,793	\$1,522,854
EECBG	The Energy Loan Fund is a source of financing which addresses economic development activities for energy improvements to existing buildings.	\$334,084	\$0
EPA BRLF	The Brownfields Revolving Loan Fund Program provides funds for the cleanup of contaminated properties in order to create employment opportunities, and revitalize the communities.	\$445,052	\$0
EPA Assessment	EPA Brownfields Community-Wide Assessment Grant provides funding for the assessment of properties, including reuse planning studies.	\$297,190	\$185,962
Ryan White and MAI	Provides health care and service needs of people living with HIV disease and their families.	\$7,730,192	\$7,447,189
EHE	Provides health care and service needs of people living with HIV disease and their families.	\$3,576,308	\$1,262,271
Section 108	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low- to moderate-income persons, or to aid in the prevention of slums.	\$12,572,165	\$1,332,650
Section 108 Avenue A	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low- to moderate-income persons, or to aid in the prevention of slums. These funds focus on projects located in Belle Glade.	\$895	\$0
Section 108 Pahokee	A source of financing for the economic development, housing rehabilitation, public facilities rehab, construction or installation for the benefit of low- to moderate-income persons, or to aid in the prevention of slums. These funds focus on projects located in Pahokee.	\$173,291	\$0
USDA IRP	The Intermediary Relending Program provides funding for economic and community development activities to alleviate poverty,	\$157,103	\$0

Program	Description	Total Funds Available	Total Funds Expended
	increase economic activity and employment in disadvantaged rural communities.		
NSP-1	Program addressed the problem of abandoned and foreclosed properties in targeted areas caused by the recent recession.	\$2,448,438	\$95,438
NSP-2	Second phase of program addressed the problem of abandoned and foreclosed properties in targeted areas caused by the recent recession.	\$15,315	\$15,315
NSP-3	Third phase of program addressed the problem of foreclosed and abandoned properties in designated target areas.	\$173,121	\$20,631
	TOTAL	\$30,165,947	\$11,882,310

FY 2024-2025 – Local and State Resources

Program	Description	Total Funds Available	Total Funds Expended
FAA	Financially Assisted Agencies (FAA) is a locally funded program to provide financial assistance to community-based organizations providing human services.	\$14,605,379	\$14,018,011
PBC Housing Finance Authority	The HFA issues tax exempt bonds and revolving construction loans to finance the development of affordable housing, a Mortgage Credit Certificate Program, and a Single Family Mortgage Program for first time homebuyers.	\$179,500,000	\$46,269,000
SHIP	State funded program directed at financial assistance to first-time homebuyers, owner-occupied emergency rehabilitation, rental assistance, and rehabilitation/new construction of rental units.	\$16,264,912	\$7,160,095
	TOTAL	\$210,370,291	\$67,447,106

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Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Belle Glade, City of	16	30	Code enforcement activities Belle Glade Intake and Assessment Center, Glades Pioneer Park Orange Bowl Phase II
Greenacres, City of	3	20	Original Section Sewer Project Swain Blvd North Phase 2, Original Section Sewer Project Phase 3 North Lift Station,
Lake Park, Town of	6	1	Kelsey Park Splash Pad, Ilex Park Improvements
Lake Worth Beach, City of	4	10	Youth Empowerment Learning Center Improvements, Osborne Community Center Improvements, Harold Grimes Park Phase 2
Lantana, Town of	1	1	Sports Complex Improvements
Mangonia Park, Town of	1	0	Code Enforcement Activities
Palm Springs, Village of	2	5	Lakewood Road Street Lighting, Solar Street Lighting Installation Phase 2
Riviera Beach, City of	3	0	Lindsey Davis Senior Community Center Renovations
South Bay, City of	1	0	Code Enforcement Activities
Lake Worth Corridor	8	16	CL Brumback HC Improvements
TOTAL	45%	83%	

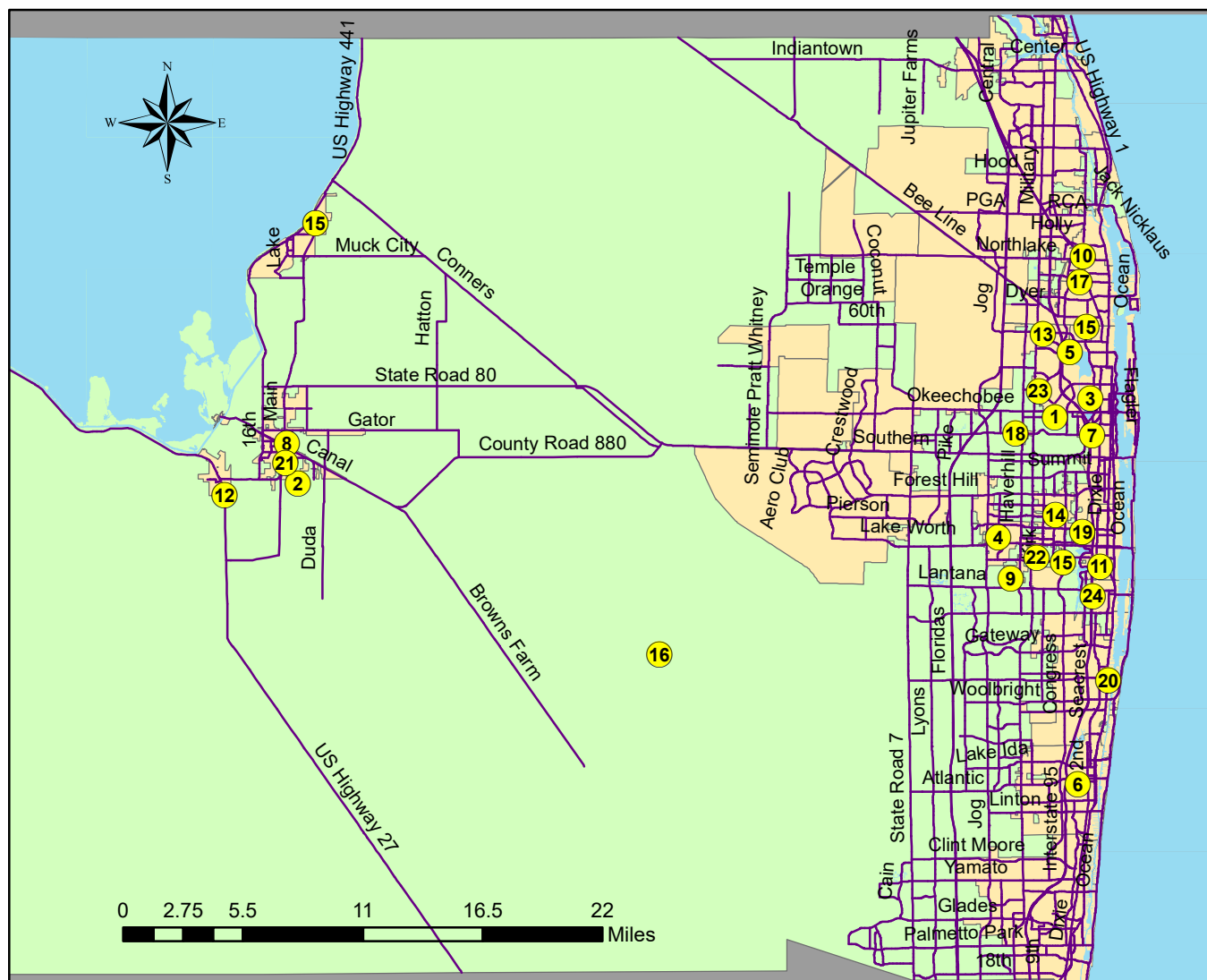
Narrative

For the FY 2024-2025 Action Plan, Palm Beach County allocated 45% of its total CDBG funding to nine (9) municipal target areas for code enforcement and capital improvement projects. At the end of the FY 2024-2025 fiscal period, the County expended 83% of its FY 2024-2025 (including previous years) CDBG allocation for code enforcement services and capital improvement projects within the boundaries of nine (9) municipalities that contain CDBG Target Areas. These areas are characterized by high concentrations of low and moderate-income persons, high concentration of residential structures in need of rehabilitation/demolition, and an identified need for capital improvements.

The following map shows the locations of all CDBG funded activities completed in FY 2024-2025.

PALM BEACH COUNTY

FY 2024-2025 GEOGRAPHIC DISTRIBUTION OF CDBG ACTIVITIES



FY 2024-2025 CDBG Activities

1. Vita Nova
2. Redlands Christian Migrant Assoc.
3. Legal Aid Society
4. Healthy Mothers/Healthy Babies
5. Urban League of PBC
6. Center for Technology, Education and Development
7. Center for Enterprise Opportunities
8. City of Belle Glade - Code Enforcement*
9. City of Greenacres - Sanitary Sewer Installation*
10. Town of Lake Park - Aquatic/Community Center*
11. City of Lake Worth - Youth Empowerment Learning Center*
12. City of South Bay - Code Enforcement*
13. Town of Mangonia Park - Code Enforcement*
14. Village of Palm Springs - Lakewood Road Street Lighting*
15. Countywide Housing Resource Centers
16. Aid to Victims of Domestic Abuse (Confidential Location)
17. City of Riviera Beach - Lndsay Davis Sr. Community Ctr*
18. PBC Parks - Haverhill Park Lighting
19. Palm Beach County Food Bank
20. Pathways to Prosperity
21. PBC FD&O - Belle Glade Intake & Assessment Center Improv.
22. PBC FD&O - Lake Worth West Community Center Development*
23. Black Business Investment Corporation
24. Town of Lantana - 3rd Street Parking Lot Improvements*

Legend

-  CDBG Activities
-  Major Roads
-  Water Bodies
-  Municipal Boundaries
-  Unincorporated Palm Beach County
-  CDBG Target Area



Describe publicly owned land or property located within the jurisdiction that was used to address the needs identified in the plan

The County, through the Property and Real Estate Management Division (PREM), maintains an inventory of County owned surplus land. PREM refers to HED to review properties which may be suitable for use as affordable housing.

County owned land may be sold through a competitive bidding process or may be donated to certain entities (non-profit organizations and municipalities) for public and community interest purposes. For FY 2024-2025, the County entered into negotiations to donate 10 lots to Habitat for Humanity of Greater Palm Beach County for the development, construction and sale of single-family homes. The County, in partnership with the City of Riviera beach, has acquired an undeveloped subdivision that will consist of 22 single-family housing units. Once constructed, the 22 affordable units will be sold to eligible households. The project is currently underway and is being implemented by HED and the County's Facilities Development and Operations (FDO) Department.

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

For FY 2024-2025, Palm Beach County utilized HOME, SHIP and ESG to leverage \$10,477,756.28 in funding from private and public sources. A summary of the amount of funds expended by Palm Beach County under the three programs and the amount of the funds leveraged is shown on the table below.

Program / Activity	Leveraging Source	Expenditure Under Program	Leveraged Amount
HOME	Private-sector contributions, private financing, local and in-kind contributions	\$1,775,726.67	\$1,202,726.67
SHIP	Private-sector mortgages & public funds	\$14,832,368.61	\$8,869,869.61
ESG	Private-sector, Public & Non-profit funds	\$405,160	\$405,160
Total		\$17,013,255.28	\$10,477,756.28

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$5,645,726
2. Match contributed during current Federal fiscal year	\$1,775,727
3. Total Match available for current Federal fiscal year (Line 1 plus Line 2)	\$47,421,453
4. Match liability for current Federal fiscal year	\$258,085
5. Excess match carried over to next Federal Fiscal year (Line 3 minus Line 4)	\$7,163,368

Program Income – Enter the program amounts for the reporting period

Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$2,004,881	\$0	\$596,745	\$0	\$1,408,136

Match Contribution for the Federal Fiscal Year

Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foreign Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
B-20241024001	12/20/2024	\$203,481.86	0	0	0	0	0	\$203,481.86
B-20250206000	03/14/2025	\$216,014.15	0	0	0	0	0	\$216,014.15
B-20241230003	05/08/2025	\$537,599.91	0	0	0	0	0	\$537,599.91
B-20250401000	05/23/2025	\$270,500.00	0	0	0	0	0	\$270,500.00
B-20250414000	07/28/2025	\$302,218.62	0	0	0	0	0	\$302,218.62
B-20250319001	09/15/2025	\$245,912.13	0	0	0	0	0	\$245,912.13
								\$1,775,726.67

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HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	1	0	0	0	0	1
Dollar Amount	\$857,994	\$0	\$0	\$0	\$0	\$587,994
Sub-Contracts						
Number	4	0	0	2	0	2
Dollar Amount	\$301,830	\$0	\$0	\$258,480	\$0	\$43,350
	Total	Women Business Enterprises	Male			
Contracts						
Number	1	0	1			
Dollar Amount	\$857,994	\$0	\$857,994			
Sub-Contracts						
Number	4	1	3			
Dollar Amount	\$301,830	\$33,480	\$268,350			

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0				
Businesses Displaced		0				
Nonprofit Organizations Displaced		0				
Households Temporarily Relocated, not Displaced		0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

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CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	120	131
Number of non-homeless households to be provided affordable housing units	882	548
Number of special-needs households to be provided affordable housing units	0	15
Total	1,002	694

	One-Year Goal	Actual
Number of households supported through rental assistance	120	131
Number of households supported through the production of new units	521	149
Number of households supported through the rehab of existing units	290	34
Number of households supported through the acquisition of existing units	71	380
Total	1,002	694

During FY 2024-2025, funding from CDBG, ESG, HOME, SHIP, Ad Valorem, Workforce Housing Program (WHP), American Rescue Plan Act (ARPA), and Housing Finance Authority (HFA) Programs was utilized to acquire, rehabilitate, and preserve affordable housing and to offer rental assistance to 694 households. A disaggregation of the types of assistance provided is as follows: 131 renters received rental assistance, 149 units were newly constructed for 110 renters and 39 owners; 24 homeowners received rehabilitation/emergency repairs for their units; 380 units were acquired for 285 renters and 95 owners, including foreclosure prevention to existing homeowners to prevent foreclosure. Fifteen (15) special needs households were provided with purchase, rehabilitation, and

foreclosure assistance. Of the overall number of beneficiaries assisted, 19% were homeless households, and 79% were non-homeless households, including 2% special needs households.

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County provided affordable housing assistance to 694 households, which fell short of the 1,002 targeted in the FY 2024-2025 Action Plan. The Community Development Organization Program (CHDO) completed two (2) units, as anticipated. Housing Finance Authority (HFA) did not provide funding to the anticipated 102 owner units and 654 rental units. Instead, the HFA assisted twenty-two (22) owner units and 285 rental units. The HOME Purchase Assistance Program assisted six (6) homeowners instead of eleven (11) anticipated homeowners estimated. The Workforce Housing Program assisted fifteen (15) homeowners instead of zero estimated. Home Tenant Based Rental assistance was provided to 21 households, falling short of the anticipated 50 households. SHIP Purchase Assistance was provided to 34 households, exceeding the 20 anticipated. Instead of the 25 anticipated. No units in the SHIP Developer Assistance Rental Housing were completed, falling short of the 3 units anticipated. The Single-Family New Construction Program did not fund the ten (10) units as anticipated. Foreclosure Prevention assisted 46 homeowners, exceeding the 30 estimated. Together, the Owner-Occupied Rehabilitation and Emergency Repairs programs assisted 34 homeowners, falling short of the 50 anticipated. Impact Fee Affordable Housing Assistance Program funds were provided for 110 new rental units. ESG homeless and rapid re-housing provided assistance to 110 individuals instead of the 70 anticipated.

Discuss how these outcomes will impact future annual action plans.

FY 2024-2025 marks the fifth and final year of Palm Beach County's 2020-2024 Consolidated Plan. Housing accomplishments for the year totaled 694 units/households assisted, falling short by 31% of the anticipated 1,002 units/households targeted. The County did exceed the overall housing goals as outlined in the Five-Year Plan, although some areas fell short (financial assistance to homebuyers and homeowner housing rehabilitation) and other areas far exceeded the projected goals (mortgage assistance and rental assistance). Several factors affecting the outcome of the Strategic Plan's housing accomplishments during the period were the unexpected housing needs that resulted from the COVID-19 pandemic, the rising costs of construction labor and materials, and home prices and rents significantly outpacing household income growth.

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Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	HOME Actual	ESG Actual
Extremely Low-income	21	110
Low-income	6	0
Moderate-income	2	0
Total	29	110

Narrative Information

During FY 2024-2025, a total of 694 households/housing units were assisted including 168 owners and 526 renters. Forty-nine (49) homebuyers acquired housing units through the following programs: HOME First Time Homebuyer (6); SHIP HOME Match (1); SHIP Purchase Assistance (33); and SHIP First Mortgage Loan Program (9). Two hundred eighty-five (285) multifamily rental units were acquired with HFA Multifamily Bond funding. Forty-six (46) homes were saved from being foreclosed utilizing the SHIP Foreclosure Prevention Program. Palm Beach County Housing and Economic Development rehabilitated thirty-four (34) owner/rental housing units utilizing the following programs: Owner Occupied Rehabilitation (19); SHIP Emergency Repairs (8); and American Rescue Plan Act (7). One hundred forty-nine (149) units were newly constructed utilizing HOME CHDO (2); Workforce Housing (15); Impact Fee Affordable Housing Assistance Program (110); and HFA Program (22) funds. Rental Assistance was provided to 131 households through the HOME Tenant-Based Rental Assistance (21), and ESG Rapid Re-housing (110) Program.

Provide a summary of the efforts to address "worst case needs", and progress in meeting the needs of persons with disabilities. (worst case housing needs are defined as low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, which includes homeless people, or people that have been involuntarily displaced. The needs of persons with disability do not include beds in nursing homes or other service-centered facilities).

According to the Shimberg for Housing Studies 2025 Rental Market Report, the County's population was comprised of 205,153 renter households and, of that total, nearly a third (64,209) were categorized as low income and cost burdened. 2024 U.S. Census data also indicated that 197,423 individuals with a disability reside in the County. The 2025 Point in Time (PIT) Count conducted by the County identified 1,520 homeless individuals (606 sheltered, 914 unsheltered), and 298 homeless families with children. According to the 2024 U.S. Census, there were 623,577 occupied housing units. Approximately 8,271 housing units (1.3% of the County's total housing stock) were categorized as substandard.

During the year, the County continued its efforts to address worse case housing needs in the following manner:

Renters who are more than 50% cost burdened

One hundred thirty-one (131) households were provided with rental assistance, through ESG Rapid Re-housing Assistance (110), and (21) under the HOME funded Tenant-Based Rental Assistance Program.

Substandard Housing

Thirty-four (34) homes which required rehabilitation were refurbished during the year. Nineteen (19) under the SHIP Owner Occupied Rehabilitation; eight (8) under the SHIP Emergency Repair Program, and seven (7) under the American Rescue Plan Act.

Households with Disabilities

The County provided housing assistance during the year to fifteen (15) special needs households through purchase assistance (5); owner-occupied rehabilitation/emergency repair program (6); and foreclosure prevention (4).

Homeless Individuals

To address the plight of homeless persons, especially those living in substandard housing, the county assisted 131 individuals who were at risk of becoming homeless during the year with rental assistance through the HOME Investment Partnership Program and Emergency Solutions Grant (ESG) Program.

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CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

- Members of the County's Homeless Outreach Team (HOT) Team traveled to areas throughout the county where the homeless gather in an effort to engage them in non-threatening discussions to build trust and rapport. During FY 2024-2025, the HOT Team provided outreach services to over 2,600 individuals.
- Palm Beach County conducted a Point In Time (PIT) count of sheltered and unsheltered persons experiencing homelessness on January 30-31, 2025. The PIT Count found a total of 1,520 people experiencing homelessness (606 sheltered/914 unsheltered individuals). The PIT Count represented a 28.5% decrease from the previous year's count with a significant drop in chronic homelessness, senior homelessness and veteran homelessness.
- The Homeless Coalition of Palm Beach County sponsored two (2) Project Homeless Connect activities. These outreach events allowed the homeless to have access to available services such as haircuts, food, toiletries, HIV testing and medical screening among others.
- The Lord's Place, a local non-profit, operated the projects for Assistance in Transition from Homelessness (PATH) Program in the County. PATH provided street outreach, case management, peer support and recovery support for those suffering from mental illness and are either homeless or at risk of homelessness. During the past fiscal year, 99 people were served with PATH case management services and referrals.
- The Senator Philip D. Lewis Center, the County's 60-bed emergency shelter, continued to operate as the main point of access for homeless services in Palm Beach County. Persons were either assessed in the field by the HOT Team or through a telephone call and provided referrals. A total of 1,389 homeless individuals were navigated through the Lewis Center.
- The Lord's Place partnered with a local housing developer to create Meal Mobile. The vehicle is equipped with a prep kitchen to serve meals and an office space to offer outreach and case management services to the homeless. Meal Mobile also facilitates the distribution of clothes, hygiene products and connections to healthcare, mental health services and shelter/housing. The vehicle travels throughout Palm Beach County making essential services and referrals more accessible to the homeless. Last fiscal year, Meal Mobile served 16,065 meals.
- Palm Beach County observed National Hunger and Homeless Awareness 2024 (November 17-23, 2024). The county sponsored multiple events during this week to include several outreach and educational activities.

Addressing the emergency shelter and transitional housing need of homeless persons:

During FY 2024-2025, the County addressed the need for emergency shelter and transitional facilities by providing interim housing services to homeless persons and families through the following actions:

- The Lewis Center continued to serve as a point of entry for the homeless population to access shelter and services. The Center utilized 52 of its beds to house homeless single men and women who were eligible for services but could not be immediately placed. The remaining 8 beds were prioritized to accommodate homeless unaccompanied youth ages 18 to 24 who qualify for services but could not be placed in appropriate housing. \$629,894 of CDBG funds were allocated to assist with the operational cost of the facility. The Center assisted 1,389 homeless individuals.
- Palm Beach County operated and maintained the Housing Resource Center 2. The facility has seventy (70) emergency beds and fourteen (14) temporary beds set aside for law enforcement drop offs. The facility serves as a point of entry for the homeless population to access services in southern PBC.
- The County contracted with a non-profit provider to operate a county-owned 19-unit emergency family shelter. \$100,000 of CDBG funding was provided to assist with the operational cost of the facility. During the year, 340 persons received emergency shelter at this shelter.
- Lake Village at the Glades (Melissa's Place), the County's only homeless shelter/resource center located in the western portion of the County, continued to operate with the support of the County. The facility has 18 shelter beds and 22 supportive housing units. More than 90 individuals have received shelter and/or services during the past fiscal year.
- The County's Facility Development and Operations (FDO) in coordination with the County's Community Services Department began rehabilitation of a building located at the Lewis Center. This rehabilitation will result in a medical respite facility that will provide up to 12 beds for people experiencing homelessness who are too ill or frail to recover independently but not ill enough to be hospitalized. CDBG funding supported this project.
- Breaking Bread, Breaking Barriers is a meal program sponsored by the County's Homeless Coalition. Local businesses, church and civic groups hosted and/or served meals to the homeless that reside at the Lewis Center and the Housing Resource Center 2. Over 9,000 meals were provided during the past fiscal year.
- The County awarded \$289,936 of ESG funding to support 3 non-profit agencies that provided emergency shelter to the county's homeless population. During the past fiscal year, 787 individuals received shelter utilizing ESG funds.
- FAA Program funds were used to support 2 agencies that provided emergency shelter and support services to 257 victims of domestic abuse. The County also provided \$29,199 of CDBG funding to 1 agency that provided transitional housing to 28 persons who were victims of domestic abuse.

- The County's Homeless and Housing Alliance (HHA) prioritized the emergency shelter rapid re-housing component for the County's ESG program for FY 2024-2025.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Palm Beach County assisted low-income individuals and families in the prevention of homelessness through various methods:

- In FY 2024-2025, Palm Beach County provided \$568,768 in Emergency Solutions Grant (ESG) funding to various agencies in support of homeless intervention and prevention services.
- Aid to Victims of Domestic Abuse (AVDA) received funding for their 64 bed emergency shelter that provides domestic violence survivors and their children with housing, food, clothing, transportation, referrals for services, counseling, as well as other planning services.
- The Salvation Army received ESG funding for the operations and maintenance of the Center of Hope. This facility provides transitional housing and support services to help persons experiencing homelessness with shelter, case management, addiction treatment, mental health services, as well as job training. The Center of Hope housed over 47 veterans and their families in 2024.
- Adopt a Family continued to provide assistance with locating housing, security deposits, utility assistance, and case management to children and families through their rapid re-housing program. This program reduced the impact of homelessness, as well as the amount of time spent in shelters and other forms of unstable housing.
- Palm Beach County continued to provide oversight to the Connecting Youth to Opportunities Program II Rapid Re-housing whose goal is to quickly rehouse families and individual youths ages 18-25. Services are focused on minimizing trauma and dislocation associated with homelessness.
- In 2024, Palm Beach County continued to provide financial assistance for homeless prevention services through the Financially Assisted Agencies (FAA) program to 16,995 clients, of which 2,819 were 17 years of age and under and 475 were veterans.
- The Department of Community Services reported that 92.5% of the families assisted through their Housing Stabilization Program maintained their housing for 6 months or more after receiving financial assistance. In 2024, 249 families were assisted through this program.
- The Division of Senior and Veteran Services provided services to 5,589 seniors and veterans residing in Palm Beach County through in-home services, emergency home energy assistance, assistance in filing claims, and receiving financial benefits.

- The County provided funding to the Lord's Place for permanent supportive housing.

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 continued to facilitate services to homeless persons transitioning to permanent housing and independent living through various methods:

- Vita Nova Inc. was provided with \$45,042 in CDBG funding for supportive and transitional housing services through its Vita Nova Village Program. In FY 2024-2025, Vita Nova assisted over 39 youths aged 18-25 who were aging out of foster care and at risk of becoming homeless. Through their Independent Living Program, they were able to assist young adults in obtaining life skills, education, employment, as well as the various forms of support to assist young adults in becoming self-sufficient.
- The Department of Community Services and Community Action assisted 387 households in 2024, through their Family Self Sufficiency Program. This program is focused on assisting at risk families in obtaining housing, job training, child-care, literacy, employment, credit counseling services, as well as emergency food and clothing.
- The Rapid Re-Housing Program provided up to 12 months of rental subsidy, housing focused case management services, as well as referrals to community resources that allowed families the opportunity to stabilize their lives and maintain their housing cost independently. The Department of Community Services reported that 100% of families assisted remained in permanent supportive housing or exited to permanent housing in 2024.
- Adopt-A-Family of the Palm Beaches continues to provide permanent supportive housing to 32 households specifically targeted for families emerging from homelessness. The program provides apartments for families who require support for various challenges, as well as a head of household with a documented disability. Residents are assigned a case manager who provides access to resources such as medical care, therapy, substance abuse treatment, food assistance, job training, and financial literacy.
- Palm Beach County continues to work with the U.S. Department of Housing and Urban Development's Youth Homelessness Demonstration Program to implement and develop coordinated and community wide plans to prevent and end youth homelessness. In 2024, there were 204 clients served under this program.
- There were over 38 families assisted through the Traveler's Aid Program. This program provided financial assistance in the form of a bus pass, train ticket, or airfare in order for clients to return home to avert homelessness. This allowed persons to return to their system of support. It was reported that 100% of persons assisted in 2024 through this program did not re-enter the system of homelessness.

- Palm Beach County continues to participate in the Re-entry Task Force which is focused on implementing strategies to assist residents transitioning back into the community after a period of incarceration. Efforts are focused on reducing recidivism, decreasing crime victims, increasing public safety, and successfully reintegrating persons back into society.
- The County provided funding to facilitate the Bridges to Success Program through Families First. This program provides permanent supportive housing to families with disabled children. It was reported that in 2024, 23 children and 19 adults were assisted with obtaining safe and stable homes. It was reported that 100% of the families assisted were able to maintain their permanent housing.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions to address the needs of public housing residents

Palm Beach County Housing Authority (PBCHA)

- Maintained and made selection from various waitlist opened on June 6, 2022, for its Housing Choice Voucher and Public Housing programs which received more than 20K applications for public housing and 16K applications for the HCV program when closed in December 2022.
- Opened various waitlists on July 24, 2025, for New South Bay Villas, Covenant Villas, Quiet Waters, Lake Worth Towers and Drexel House, this waitlist will remain open indefinitely.
- Continued to maintain and keep the dwelling units and common areas of all public housing sites. Invested excess reserves and capital fund monies into the properties/units to provide safe, decent and affordable housing.
- Began work and services on \$4.8M Health Hazards grant for the prevention and mitigation of mold and installation of central air in 366 public housing units.
- Maintained Drexel House Apartments as a senior community for persons 62 years of age and older.
- Additional ADA units are being considered for Schall Landing and Seminole Manor Apartments.
- Received \$250K Emergency Health and Safety grant for camera and light installation for Seminole Manor.
- In partnership with the City of West Palm Beach and Sunview Medical to provide property management for 28 housing units at Windsor Arms. These units are successfully occupied by 40 chronically homeless/or medically fragile individuals.
- Continued planning and development efforts under the SPECTRA organization for its Legacy at 45th Street project containing 48 affordable housing units utilizing advanced 3D volumetric modular construction with steel.
- Continued services under its Jobs Plus and ROSS programs to provide residents in Dyson Circle Apartments, Schall Landing, Seminole Manor and all PBCHA's public housing with case management services and access to job search, training, and supportive services necessary to ensure economic self-sufficiency.
- Continued work under its \$1.5M YouthBuild grant from the Department of Labor.

Pahokee Housing Authority (PHA):

- On September 22, 2025, PBC Housing and Economic Development held a Zoom meeting with PHA's to discuss the possibility of Prefabricated Homes as an affordable option to increase the PHA's housing stock.
- PHA updated its Annual Plan in preparation of pre-development activities for the 8-acre vacant property-formerly L.L. Stuckey Homes, with its Board of Commissioners, Resident Advisory Board (RAB), USHUD, and the broader community.
- PHA Section 8 Housing Choice Voucher program housed 86 families. Under PHA's Veterans Affairs Supportive Housing (VASH) program, 10 of the vouchers provide

housing for disabled veterans and 46 families qualifying for HUD's Special Purpose Vouchers.

- PHA continues to offer self-sufficiency programs through two (2) programs funded by USHUD. The Resident Opportunities (ROSS) and Family Self-Sufficiency Program (FSS) provides participants the ability to increase their income, reduce the need for public assistance, and achieve economic independence.
- The substantial rehabilitation project, Isles of Pahokee II, has been completed. PHA and its co-developer HTG have successfully leased 129 rehabilitated units, improving the quality of assisted housing at Padgett Island and Fremd Village. The Isles of Pahokee units at Padgett Island and Fremd Village have new roofs, and new exterior painting. PHA continues to conduct an annual utility study as required by HUD. The consumption results for water and electric slightly decreased in comparison to previous years.
- PHA will continue to utilize its website for announcing its monthly meetings, promotions, and weekly activities.
- PHA will continue to engage in housing endeavors with PBC Housing and Economic Development, and others seeking funding for new developments.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Palm Beach County Housing Authority (PBCHA)

- Obtained renewal for the PBCHA's FSS Program, a five (5) year program available to all Public Housing and Housing Choice Voucher residents/families enabled residents to develop an individual training plan to establish self-sufficiency goals. Disbursed \$184,724 in escrow awards in November of 2024.
- Provided staffing to accommodate Job Plus and ROSS programs that are available for select residents in Dyson, Schall and Seminole communities for job preparedness, job search and other resources.
- Continued to engage Resident Advisory Board (RAB), which is comprised of residents from each community and a representative from the Housing Choice Voucher Program (formerly Section8) in planning efforts for the agency's Annual Plan, 5-Year plan, 1.4 million Capital Fund Program (CFP), Health Hazard and Emergency Safety grants.
- Collaborated with PBC Sheriff's Office (PBSO) to help combat crime in public housing and maintain close collaboration with PBSO to sponsor many programs and events. PBCHA has a Community Policing liaison for all sites.

Pahokee Housing Authority (PHA)

- The PHA utilizes a Resident Advisory Board whose representatives from the public housing and HCV programs review the goals and objectives outlined in the PHA's Annual Plan.
- PHA advertises annually in its newsletter recruitment efforts to on-board new Resident Advisory Board representatives.

- PHA ROSS Coordinator and HCV Coordinator meet regularly with residents to encourage participation in capacity building activities geared toward leadership development.
- PHA has one (1) public housing resident serving on PHA Board of Commissioners, and she holds the position as Board Chairperson. The Commissioner provides leadership at the Board level, and ensures the agency is complying with HUD's ACC contract and supports PHA's overall mission.
- PHA partners with community agencies to offer workshops aimed at homeownership. The workshops provide budget assistance, credit counseling, as well as financial literacy.
- PHA has partnered with Healthier Glades and has a designated staff person who is on their Housing Workgroup.

If designated as troubled, describe the manner in which financial assistance will be provided, or other assistance

Palm Beach County Housing Authority (PBCHA)

The PBCHA worked with the HUD Miami Field Office under a corrective action plan to receive technical and/or financial assistance to improve their status. As of February 28, 2025, PBCHA is no longer classified as a troubled agency and has been upgraded to "Standard Performer" status.

PBCHA's Public Housing (Low Rent) program is designated by HUD as a "Standard Performer." PBCHA continues to receive federal, state and local funding for the operation of its programs.

Pahokee Housing Authority:

The U.S. Department of Housing and Urban Development has designated Pahokee Housing Authority as a "High Performer" in both its Public Housing and Section 8 Housing Choice Voucher Programs for FY 24-25.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as 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. 91.220 (j); 91.320 (i)

During 2024-2025, Palm Beach County continued to adopt various policies and practices to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing.

- Palm Beach County continued to address affordable housing needs through a variety of incentives, land use policies, publicly owned land tools, as well as various other strategies through the integration of the Live Local Act. The Live Local Act provided a framework for recurring funding for housing for very low to moderate income households. As a result, the County offers tax incentives for developers of affordable rental housing, eases restrictions for affordable housing projects, and requires local governments to identify publicly owned land for affordable housing and supports programs such as SHIP and SAIL. Commercial and industrial zoning districts may be proposed for projects through the Live Local Act, including Multiple Use Planned Developments with a commercial or industrial future land use designation.
- In 2025, Senate Bill 1730 authorized the Board of County Commissioners to approve the development of housing that is affordable, including mixed use residential, on any parcel owned by religious institutions if at least 10% of the development is affordable.
- The County continued to reduce parking requirements for proposed affordable housing developments by 15% if the development is within ¼ mile of a transit stop, accessible from the development, is located within a ½ mile of a major transportation hub or has parking within 600 feet.
- In 2025, the County made available over \$3.3 million dollars in Impact Fee Affordable Housing Assistance Program (IFAHAP) which supports the construction of affordable owner-occupied, for sale, and rental housing in Palm Beach County.
- The Workforce Housing Program continued to increase housing opportunities for persons employed in Palm Beach County through for sale or rental units, targeting households having 60% to 140% Area Median Income.
- Palm Beach County continued to implement the Affordable Housing Program which provides a developer the opportunity to seek additional density when developing affordable housing units within the Urban/Suburban Tier. A minimum of 65% of the dwelling units are targeted for households at or below 60% AMI, and 20% of all units target incomes of 30% AMI or below.
- In an effort to expedite the review of affordable housing projects, Palm Beach County has implemented a Pre-Application Review Process through the PZB online Portal. The pre-application review process occurs prior to submitting a Zoning or Building permit application in an effort to obtain a density bonus determination letter.

- The PBC Building Division continues to expedite building permit review for all residential permit applications where at 65% of the total number of housing units are affordable. Pre-application meetings are being offered to all developers.
- The comprehensive Plan Housing Element Policy 1.1-h requires the County to review and streamline permitting processes to include codes and ordinances, in an effort to reduce excessive requirements while encouraging private sector developers to participate in affordable housing.
- In furtherance of affordable housing, the Board of County Commissioners directed staff to revise the ULDC to eliminate the prohibition on separate electrical services for ADUs. In addition, the requirement to remove the kitchen if the principal dwelling is no longer owner-occupied has been removed as well.
- The county has implemented the Transportation Master Plan to establish a multi-jurisdictional framework for the purposes of connecting people and places enhancing mobility within PBC.
- The Department of Housing and Economic Development continues to facilitate the Commission on Affordable Housing meetings which review and provide recommendations on local policies and incentives to encourage affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In 2024-2025, Palm Beach County demonstrated continued commitment to addressing obstacles in meeting underserved needs through various methods.

- The Department of Housing and Economic Development (HED) issued three RFPs for funding through the PBC Housing Bond Loan Program offering low-interest loans to developers to fund affordable and workforce housing projects. Stakeholder meetings were held to provide input that included housing developers, financial institutions, non-profits, public housing authorities, municipalities, as well as other interested parties.
- In FY 2024-2025, HED hosted various programs targeting low- and moderate-income families, such as the First Mortgage Loan Assistance, Purchase Assistance, HOME Match, Foreclosure Prevention, Emergency Repairs, Owner Occupied Rehabilitation, HOME Purchase Assistance, as well as the Workforce Housing Program.
- In FY 2024-2025, there were 49 households that received homebuyer assistance through the County's purchase assistance programs in the form of first and second mortgage loans.
- The Foreclosure Prevention Program assisted 46 households who were in arrears due to delinquent mortgages totaling \$901,697 in funding provided.
- The County provided \$1,359,854 to assist 16 households through the Ship-Owner Occupied Rehabilitation Program to correct code violations as well as eliminate housing conditions that threaten the life, health, and safety of occupants.
- The County assisted 6 families through their Emergency Repairs Program by providing funding for homeowners to repair roofing, electrical, plumbing, hurricane hardening as well as mitigating structural concerns.

- There was \$568,768 in ESG funding awarded for the support and operations of emergency shelters, transitional housing, rapid re-housing, as well as homeless data collection to aid in the prevention and administration of homeless services.
- Through the HOME Investments Partnership Program, \$500,000 of funding was provided for Tenant Based Rental Assistance to assist families with homeless prevention and intervention services.
- On January 31, 2025, the Department of Community Services conducted the Point in Time Count to obtain the number of persons experiencing unsheltered homelessness as well as those residing in emergency shelters, transitional housing, and safe havens on a single night. The count provided data collection to aid in the allocation of resources, track progress, as well as raise public awareness.
- CDBG funding was awarded to the Legal Aid Society, Vita Nova, PBC Food Bank, Aid to Victims of Domestic Abuse, Pathways to Prosperity, Urban League of PBC among various other agencies to provide public service activities to underserved, as well as low- and moderate-income persons.
- Palm Beach County actively solicited citizen participation in the development of the annual Action Plan. Outreach to stakeholders was made through public meetings, newspaper advertisements, social media, as well as direct communication with municipalities, non-profit agencies, housing developers, as well as other interested parties. This outreach encouraged citizens participation and guided funding strategies set forth in the action plan with emphasis on underserved communities.
- In FY 2024-2025, the County awarded \$205,857 in CDBG funding for code enforcement activities in much needed areas improving public health, unsafe community conditions, as well as enhancing economic development.
- The BCC continued to delegate grant management and administration to the Community Services Department for the Ryan White HIV/AIDS Program. This program contracts with local service providers to address the needs of persons with HIV and their families to include medical case management, housing, coordination for dental care, food services, transportation, substance abuse, and mental health concerns.
- In FY 2024-2025, the County created the Countywide Transportation Master Plan in order to establish a framework for transportation and mobility that will connect citizens with places in the community. Palm Beach County staff and private consultants are working together to establish a multi-jurisdictional planning process that will increase access to essential services in underserved communities.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In an effort to protect young children from lead hazards found in paint, dust, soil and drinking water in residential structures, the Housing and Community Development Act of 1974 was amended to include the Residential Lead-Based Paint Hazard Reduction Act of 1992, also referred to as Title X. Though childhood lead poisoning is considered the most preventable environmental disease among young children, many continue to have elevated blood-lead

levels. Lead exposure often occurs with no obvious symptoms, and therefore, frequently goes unnoticed until they are school age.

The Florida Department of Health - Palm Beach County, Division of Environmental Public Health (DOH-PBC) continued operation of the Childhood Lead Poisoning Prevention Program during FY 2024-2024. The Program offers free lead-poisoning screenings for children at Health Department clinics throughout the county and receives referrals from private child healthcare providers who detect elevated blood lead levels in their patients. DOH-PBC also requires Medicaid-eligible children to be tested at 12 and 24 months of age and between 36 and 72 months if not previously tested. Additionally, Florida DOH has published a childhood Lead Poisoning Screening and Case Management Guide (revised 2022) that provides verbal risk assessment questions and a list of high-risk zip codes to help care providers assess if a child should be screened for lead poisoning. Recently, the Centers for Disease Control and Prevention (CDC) reduced the blood lead level of concern for children to 3.5 or more micrograms per deciliter of lead in blood. This lower value allows parents, doctors, public health officials and communities to take action earlier and implement steps to reduce children's future exposure to lead.

During the year, DOH-PBC did not receive any complaints for lead-based paint poisoning. There were 190 lead cases reported for childhood environmental lead poisoning and four (4) childhood environmental lead poisoning investigations/lead assessment in homes. DOH-PBC also conducted seventeen (17) community outreach meetings that focused on lead poisoning awareness and health promotion/disease prevention. These meetings resulted in 400 residents participating.

During FY 2024-2025, Housing & Economic Development (HED) continued to provide households with LBP pamphlets which are prepared in coordination with EPA, HUD and the consumer Product Safety Commission (CPSC).

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the American Community Survey (2023 five-year estimate), an estimated 164,000 persons (11%) of the County's population (1,582,055) live below the federal poverty level. During FY 24-25, Palm Beach County continued to take measures to reduce the number of poverty level families.

- Palm Beach County provided funding opportunities to local organizations to create employment, enhance job training, and provide access for career development.
- Vita Nova was provided \$45,042 in CDBG funding for the provision of supportive housing and life skills training to youths aging out of foster care. There were 44 youths ages 18-25 who received access to affordable housing, education, vocational assistance, financial planning, as well as social and emotional health services.
- Center for Technology, Enterprise & Development received \$300,000 in CDBG funds to

create 20 full-time jobs and assist 65 unduplicated businesses. There were 21 full-time jobs created, and 86 small businesses received assistance.

- BBIC received \$96,000 in CDBG funds to create 15 full-time jobs and 150 unduplicated businesses. There were 17 full-time jobs created, and 161 unduplicated businesses assisted.
- HED Economic Development Services received CDBG funding and created 74 full-time jobs and assisted 1,095 unduplicated businesses.
- Palm Beach County facilitated various economic development programs geared towards the creation and retention of jobs such as the Ad Valorem Tax Exemption Program, Film & Television Program, Urban Job Tax Credit Program, Inclusifi (formerly Palm Beach County Black Business Investment Corporation), USDA Intermediary Relending Program and EPA Brownfields Revolving Loan.
- Palm Beach County has 26 census tracts that were designated as Qualified Opportunity Zones geared towards economically distressed communities with a poverty rate of at least 20%. The Opportunity Zone Program continues to provide tax incentives to investors who support economic development initiatives within these census tracts.
- The County continued collaboration with CareerSource Palm Beach County to provide career counselors, business coaches to local businesses, as well as job assistance to potential candidates. Career Source Palm Beach County facilitated an array of programs to assist job seekers enter the workforce, learn new skills, as well as provide employment resources for persons with special needs.
- The County continued to work with Glades stakeholders on the implementation of the improvements identified in the Glades Region Master Plan (GRMP). These improvements have continued to enhance the Glades communities' economic competitiveness, sustainable infrastructure, transportation choices, workforce training and housing in proximity to employment centers. Since the completion of the GRMP in 2015, the County has tracked a total of 2,164 projects covering roads, paving & drainage, water/sewer, public transportation, parks & recreation, housing/commercial structures, economic development and community services totaling \$1,089,358 in funding that is in process or completed.

Actions taken to Develop Institutional Structure 91.220(k); 91.320(j)

Palm Beach County has developed a solid institutional structure that manages the identification of needs and the delivery of benefits to low and moderate income and special needs County residents. Through the coordination of services, Palm Beach County continues to see significant improvements in services provided to lower income residents, the homeless population and individuals with special needs. Diversifying funding sources and service providers enhances the County's institutional structure.

HED has undertaken the following during FY 2024-2025:

- Partnered with for-profit, non-profits, public agencies and private developers to provide affordable housing to benefit very-low, low, and moderate-income persons and families.

- Collaborated with financial institutions and not-for-profit agencies to provide gap funding to households to assist with homeownership.
- Coordinated and pursued closer working relationships with the State, County departments, and municipalities in efforts to provide affordable housing to County residents.
- Managed the 2024 Impact Fee Affordable Housing Assistance Program with the County's Office of Financial Management and Budget (OFMB).
- Provided funding to two (2) organizations under the County's HOME American Rescue Plan (HOME-ARP) Program to increase the housing inventory for qualifying populations which include the homeless, those at risk of homelessness and those experiencing housing instability.
- Provided CDBG and ESG program funding to sixteen (16) non-profit agencies and one (1) County department to provide public services, homeless services and assistance to low- and moderate-income persons.
- Collaborated with three (3) municipalities to provide code enforcement activities within the municipalities designated code enforcement target area.
- Developed the Palm Beach County's Housing Bond Allocation Process for the purpose of allocating financing for all or a portion of the costs to increase workforce and affordable housing within the County.
- Issued three (3) Requests for Proposals (RFPs) under the Housing Bond Loan Program (HBLP).
- Coordinated the monthly meetings of the County's Commission of Affordable Housing (CAH) Advisory Committee that reviewed and discussed various local affordable housing options.
- Continued to provide Certification of Consistencies with the County's Consolidated Plan (FY 2020-2024) for housing related activities that are seeking HUD funding. Two (2) Certifications were executed during the past fiscal year.
- The County continued to implement its homeless plan, "Leading the Way Home" during the past fiscal year. This plan serves as the framework for the policies and programs that address homelessness in the county.
- Serves as an active member of the Homeless and Housing Alliance (HHA) Governance Committee and was an active member of the HHA General Membership Board, which serves and supports the communities, agencies, and organizations concerned with homelessness issues within the County.
- Participated in the Countywide Community Revitalization Team (CCRT) meetings to promote revitalization, development and outreach in low- and moderate-income areas of the County. CCRT membership includes representation from Palm Beach County, PBC Municipalities, non-profit agencies and local stakeholders.
- Actively coordinated with 31 participating municipalities in the development of the annual action plan.
- Performed Part 58 environmental processing and served as Responsible Entity on behalf of several organizations undertaking projects with federal funding sources not administered by the County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

During FY 2024-2025, Palm Beach County continued to make efforts to enhance coordination between public and private housing, as well as social service agencies.

- Palm Beach County continues to oversee the Continuum of Care which is known as the Homeless and Housing Alliance. The HHA delivers a comprehensive and coordinated continuum of services for homeless individuals and families. This includes social services programs with public and private organizations to provide homeless prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, as well as permanent supportive housing.
- The Department of Housing and Economic Development continues to facilitate CDBG funding for various agencies that provide services in the community. These agencies provide monthly invoices and are monitored twice annually to ensure compliance as well as a continued collaboration in providing social services.
- County staff continue to provide representation at various boards and committees such as the Community Revitalization Team, Housing Leadership Council, Re-Entry Task Force, Homeless Advisory Board, Planning and Zoning Board, Housing Finance Authority, Palm Beach County HIV Care Council, as well as numerous others. This allows staff the opportunity to engage with community leaders, while obtaining a better understanding of local issues affecting the populations served.
- Palm Beach County approved two Certifications of Consistency in FY 2024-2025 for two public housing authorities confirming that the plans and programs in their annual plans were aligned and consistent with the goals and objectives of the County's Consolidated Plan. These goals included increasing the supply of affordable housing, promoting self-sufficiency, and improving the quality of care provided in assisted housing.
- The County continues to facilitate the Commission on Affordable Housing meetings where representatives from various categories meet monthly to review and provide recommendations on local affordable housing policies and strategies. The CAH members hosted a roundtable discussion in FY 2024-2025 with other local affordable housing advisory boards to exchange information on affordable housing practices and impediments.
- The Palm Beach County Division of Human Services continues to oversee the SMART Landlord program to connect families with homeowners who are willing to rent their units to extremely low-income families. The eligible households are provided with case management services as well as advocacy. Landlords receive timely monthly payments from community organizations who are working with the tenants. This program regularly holds networking events for landlords to encourage participation.
- Palm Beach County continues to solicit input from community stakeholders in a public forum in preparation of the Annual Action Plan, Consolidated Plan, as well as the CAPER. Various organizations are invited to these meetings to gather information, provide feedback, as well as serve as a framework for local priorities.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

It is illegal to discriminate in the sale or rental of housing, including against individuals seeking a mortgage or housing assistance, or in other housing-related activities. The Fair Housing Act prohibits discrimination on the basis of race, color, national origin, religion, sex, familial status, and disability. In addition, Palm Beach County's Fair Housing Ordinance further prohibits discrimination in housing because of age, marital status, sexual orientation, or gender identity or expression. The PBC Office of Equal Opportunity (OEO) and The Legal Aid Society of the Palm Beaches (LAS) are two agencies that carry out fair housing education, outreach and enforcement of federal, state and local housing laws in the County. OEO is fully funded by the County to undertake fair housing activities. In addition to its normal fair housing role, LAS received CDBG funding from Palm Beach County to investigate 20 fair housing complaints from residents and to conduct at least six (6) education and outreach events. The charts below show both organizations' activities related to reported incidences of fair housing violations based on basis and issues. Note that in the case of OEO, there were 42 individual complaints filed, as some involved multiple issues and/or multiple bases. There were 4 individual agreements reached, but oftentimes, the agreements included multiple bases/issues. Discrimination based on Disability (40.5%), Race (31%), and National Origin (21.4%) were most prevalent. The most prevalent fair housing issues were discrimination in the conditions or terms of sale, rental occupancy (61.9%), denial of reasonable accommodation or modification (35.7%) and otherwise deny or make housing unavailable (35.7%). Ten (10%) of the individual cases reported to OEO during the year were settled.

PBC Office of Equal Opportunity-Complaint Basis and Issues-October 1, 2024 – September 30, 2025					
Issues	# Reported	# Settled	Basis	# Reported	# Settled
Refusal to rent, sell, etc.	7	0	Disability	17	3
Falsely deny housing was available	1	0	Color	0	0
Discriminate in the conditions or terms of sale, rental occupancy or in services or facilities	26	3	Race	13	0
Advertise in a discriminatory way	8	0	Sex	3	0
Discriminatory acts under Section 818 (retaliation, coercion, intimidation etc.)	6	0	Religion	2	0
Sexual Harassment	0	0	Age	1	0
Denial of reasonable accommodation	12	2	Familial status	3	0

Denial of reasonable modification	3	1	Sexual Orientation	0	0
Otherwise deny or make housing unavailable	15	0	Marital Status	1	1
Non-compliance with design construction	0	0	National Origin	9	0
Failure to meet senior housing exemption	1	0	Gender Identity or Expression	0	0
Total	79²	39	Discriminatory acts under Section 818.	4	0
			Total	53¹	4

¹42 individual complaints were filed but many alleged multiple issues. ²4 individual agreements reached, but oftentimes, the agreements included multiple issues.

The LAS of Palm Beach County received CDBG funding to assist 20 homeowners who were subject to fair housing abuse. The results of the agency's involvement with the 20 assisted clients are shown below.

Legal Aid Society of PBC- Complaint Basis and Issues-October 1, 2023 – September 30, 2024			
Issues	# Reported	Basis	# Reported
Refusal to rent, sell, etc.	0	Disability	7
Discriminate in the conditions or terms of sale, rental occupancy or in services or facilities	1	Race	7
Harassment	3	Sex	2
Intimidation	2		
Denial of reasonable accommodation	5	Religion	1
Denial of Modification	0		
Rental Terms	6	Age	1
Retaliation	2	Familial Status	1
Predatory Lending	0	Sexual Orientation	1
Selective Code Enforcement	0	Marital Status	0
Other: Home Ownership	1	National Origin	0
Total	20	Total	20

Outreach efforts undertaken during the year by LAS and the OEO to educate people about their fair housing obligations and rights under the law are shown on the chart below:

#	Date	Event Name and Venue	Topic Addressed	# Attended
1.	11/01/24	Lawyers for Literacy Presentation – AEC	Fair Housing	120
2.	01/19/25 02/03/25	South Florida Fair – Expo Center	Educate and inform the community of discrimination and rights	200+
3.	04/12/25	Black Gold Jubilee – Belle Glade	Educate and inform the community of discrimination and rights	200+
4.	05/03/25	Community Resource Fair (Clerk of the Circuit Court & Comptroller's Office)	Educate and inform the community of discrimination and rights	100+
5.	09/16/25	County Department Fair – Gardens Branch Library	Educate and inform the community of discrimination and rights	100+
6.	01/07/25	Hosted Continuing Legal Education on Navigating Housing Law	Fair Housing Law	5
7.	01/25/25	Urban League of Palm Beach County's Homebuyers Workshop	Fair Housing/Predatory Lending	10
8.	04/05/25	Don't Sell Grandma's House	Estate Planning/Fair Housing/Heirs Property	20
9.	04/10/25	Gaining Grounds Screening	Fair Housing/Discrimination Awareness/Heirs Property	70
10.	05/17/25	Palm Beach County Library Pride Expo	Fair Housing/Discrimination Awareness	30
11.	05/17/25	Community Care Health Expo	Fair Housing/Discrimination Awareness	30
12.	05/17/25	Latin Quarter – Job and Safety Fair	Fair Housing/Discrimination Awareness	100
13.	05/28/25	North County Senior Center	Fair Housing/Discrimination Awareness	20
14.	06/11/25	Senior Fun Day	Fair Housing/Discrimination Awareness	50
15.	06/14/25	Redteenth Culture Festival	Fair Housing/Discrimination Awareness	100
16.	06/14/25	Tenant Clinic (Caribbean Bar Association)	Fair Housing/Discrimination Awareness/Landlord Tenant	30
17.	06/14/25	D.I.S.C. of Pearl City Juneteenth	Fair Housing/Discrimination Awareness	25
18.	06/14/25	Delray Beach Pride	Fair Housing/Discrimination Awareness	100

19.	06/14/25	Urban League Presentation	Fair Housing/Discrimination Awareness	15
20.	06/21/25	Night Runners West Palm Beach Pride	Fair Housing/Discrimination Awareness	100
21.	06/28/25	Riviera Beach Renaissance Housing Fair	Fair Housing/Discrimination Awareness	10
22.	06/28/25	Community Health & Wellness	Fair Housing/Discrimination Awareness	10
23.	07/04/25	Delray Beach 4 th of July Celebration	Fair Housing/Discrimination Awareness	100
24.	07/09/25	Healthier Boynton Lunch & Learn	Fair Housing/Discrimination Awareness	10
25.	07/09/25	MCSC Wills on Wheels Event	Fair Housing/Discrimination Awareness/Estate Planning	20
26.	07/12/25	Pleasant Heights Wellness Fair	Fair Housing/Discrimination Awareness	15
27.	07/12/25	Don't Sell Grandma's House	Estate Planning/Fair Housing/Heirs Property	30
28.	07/15/25	Wills on Wheels at Villa Madonna	Fair Housing/Discrimination Awareness/Estate Planning	15
29.	07/19/25	Boynton Seminar	Fair Housing/Discrimination Awareness	5
30.	07/22/25	SOFI Outreach Presentation	Fair Housing/Discrimination Awareness	20
31.	07/26/25	Community Resource Fair	Fair Housing/Discrimination Awareness	100
32.	08/02/25	Back to School Bash	Fair Housing	50
33.	08/05/25	Wills for Hometown Heroes Webinar	Fair Housing/Discrimination Awareness	4
34.	08/06/25	Wills for Hometown Heroes Webinar	Fair Housing/Discrimination Awareness/Estate Planning/Heirs Property	4
35.	08/16/25	Fair Housing Seminar	Fair Housing	5
36.	08/20/25	Lake Clarke Shores Senior Club	Fair Housing/Estate Planning/Heirs Property	10
37.	08/20/25	Channel 20 LTRC	Fair Housing	100
38.	09/08/25	Wills for Hometown Heroes Webinar	Fair Housing/Discrimination Awareness/Estate Planning/Heirs Property	5
39.	09/10/25	Wills for Hometown Heroes Webinar	Fair Housing/Discrimination Awareness/Estate Planning/Heirs Property	5

40.	09/13/25	Fair Housing Workshop for Tenants	Fair Housing/Discrimination Awareness/Landlord Tenant	5
41.	09/16/25	Heirs Property Workshop	Estate Planning/Heirs Property	15
42.	09/25/25	Wills on Wheels	Fair Housing/Discrimination Awareness/Estate Planning/Heirs Property	15
43.	09/26/25	Pine Ridge Resource Fair	Fair Housing/Discrimination Awareness	100
44.	09/27/25	Estate Planning Seminar	Estate Planning/Heirs Property	30

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CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

HED monitoring strategies for the CDBG and NSP programs are outlined in the Department's Monitoring Handbook. The monitoring strategies for the HOME Program, with the exception of the Tenant Based Rental Assistance (TBRA) Program, are documented in a Monitoring PPM and the results from the FY 2024-2025 monitoring is documented under the CR 50 HOME Section. The HOME TBRA monitoring strategy is outlined in the County's TBRA Operating PPM. The County's Community Services Department is responsible for monitoring TBRA activities as well as activities funded under the ESG Program. All monitoring activities are carried out annually.

The Monitoring Handbook establishes standards and provides guidance for monitoring of the activities funded under the CDBG/NSP Programs and aims to:

- Ensure the efficient undertaking of all activities and projects funded and ensure compliance with applicable regulations.
- Assure that compliance roles and responsibilities are clearly established across the subrecipient's/developer's system.
- Help subrecipients/developers to improve their capacity and capability.
- Assure that subrecipients/developers have policies and an internal control system capable of ensuring compliance.
- Assure that auditing and monitoring systems are being used to measure compliance with regulations and policies throughout the organization.
- Report the implementation and effectiveness of the programmatic compliance program to the appropriate oversight agencies.

In order to determine the type of monitoring to be undertaken (in-depth, limited, on-site or desk monitoring), HED undertakes a monitoring assessment of all subrecipients/developers. The monitoring assessment process involves a review of the following parameters: amount of funding received (\$2,500,000 triggers in-depth monitoring); organizational capacity; performance; reporting; and other relevant information. The assessment is used to determine what type of monitoring is to be undertaken.

During FY 2024-2025, HED's Strategic Planning Division coordinated the Finance and Administrative Services (FAS) Division to jointly conduct on-site monitoring of seven (7) public services, two (2) code enforcement and two (2) economic development activities funded under the CDBG program. The monitoring was performed in the areas of national objective compliance, financial management and program management. The monitoring of these eleven (11) CDBG-funded activities resulted in no Findings or Concerns.

The Strategic Planning Division and FAS Division partner with the Capital Improvements Real Estate Inspection Services (CIREIS) Division to conduct monitoring of capital projects. The area

of focus of the capital projects included the following: national objective, financial management, fair housing/equal opportunity, procurement and environmental compliance. For public facilities, the subrecipient is required to submit to HED a subrecipient certification affirming that the CDBG-assisted facility remains in operation for its intended purposes servicing a National Objective. This certification is submitted annually for a five (5) year period. During FY 2024-2025, the CIREIS Division continued to conduct post completion monitoring on several capital projects. The monitoring reports for these projects are expected to be completed in early 2026.

The County's Community Services Department (CSD) administers the Emergency Solutions Grant (ESG) Program. CSD conducts an on-site monitoring of all ESG-funded activities annually. The monitoring ensures compliance with all applicable program regulations and emphasizes client eligibility and appropriate expenditure of ESG funds, among others. Written reports containing the results of the monitoring are submitted to HED. The monitoring of the four (4) ESG-funded activities in FY 2024-2025 resulted in no Findings or Concerns. HED also monitored the progress of project implementation through interaction with CSD and through review of submitted quarterly reports.

To ensure compliance with procurement regulations, all requirements regarding the procurement of supplies, equipment, construction, or services are outlined in all agreements. HED reviews and approves subrecipients' procurement documents prior to issuance. The Guide for Review of Procurement checklist is completed by HED staff during its monitoring of capital projects or projects where procurement is necessary.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Prior to submitting the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD, the County, on November 26, 2025 published a public notice in the Palm Beach Post advising the public of the availability of the draft CAPER and solicited comments. The notice was also posted on the County's website at www.pbcgov.com/hed and on the County's social media accounts. Emails concerning the CAPER were sent to all interested parties. Citizens were provided a fifteen (15) day period to offer written comments, either by mail to the Department of Housing and Economic Development (HED) at 100 Australian Avenue, Suite 500, West Palm Beach, FL, or electronically at hedcomments@pbcgov.org. The notice and emails also advised of the public meeting on the draft CAPER that was held in person and virtually on December 2, 2025.

Comments Received on the draft CAPER

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

As stated in its FY 2020-2024 Consolidated Plan, Palm Beach County's goals and strategies are in line with HUD's programmatic objectives of providing decent affordable housing, creating suitable living environments and expanding economic opportunities for low- and moderate-income residents of the County. For FY 2024-2025, the County continued to undertake program strategies that leveraged available resources and the expertise of partners to maximize the impact of CDBG dollars toward program objectives. These program strategies included: implementing capital projects through County Departments and municipalities; supporting public services delivered by private non-profit partners; and funding economic development services delivered by the Department of Housing and Economic Development (HED) and small business lenders and incubators, among others. During FY 2024-2025, these strategies resulted in the following accomplishments:

- CDBG funding to 8 non-profit public service and County agencies to continue implementing programs that assisted clients, such as homeless persons, victims of domestic abuse, abused and neglected children, and disabled persons, among others assisted 2,400 individuals.
- CDBG funding to the Cities of Belle Glade, South Bay and the Town of Mangonia Park for code enforcement activities to alleviate blighted conditions benefiting approximately 23,676 residents.
- Completed eight (8) capital improvement projects in low- and moderate-income areas of the municipalities or in unincorporated Palm Beach County which benefited over 53,513 persons.
- Provided CDBG funds to one (1) business incubator for providing economic development assistance, to help local businesses. This activity created 21 full-time equivalent (FTE) jobs and assisted 86 businesses. The County also directly undertook an Economic Development Services Program that assisted approximately 1,095 businesses and helped to create 74 FTEs throughout the jurisdiction.
- Financial assistance, in the form of Section 108 Program loans, was provided to two (2) businesses during the fiscal year. These businesses will create an additional 20 full-time equivalent (FTE) jobs over the next five years. To date, businesses funded through the Section 108 Program have created or retained 4,180 FTEs.

No unforeseen problems were encountered during the year in the implementation and management of CDBG funded capital improvement projects. As of the August 2, 2025 deadline, the balance of CDBG funding remaining in the Line of Credit with HUD was within the required 1.50 draw ratio.

For CDBG Grantees – Provide a report on accomplishments and program income on any open activities during the last year under the Section 108 guaranteed loan program

For FY 2024-2025, no accomplishments or program income on any open activities were reported as current projects are still on-going.

Does this jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? (yes/no) No

FY 2024-2025 Public Service Activities

Agency	Activity	Beneficiary Goal	Beneficiary Accomplishment	Amount Awarded	Amount Expended
Aid to Victims of Domestic Abuse	Operation of a transitional housing facility for homeless victims of domestic abuse and their children	26 persons	29 persons	\$31,912	\$31,912
Legal Aid Society of Palm Beach County	Provide fair housing enforcement to low- and moderate-income clients	20 persons	20 persons	\$50,857	\$50,857
Redlands Christian Migrant Association	Provide comprehensive child development services to children of farm workers and low-income households	60 persons	74 persons	\$10,555	\$10,555
Palm Beach Food Bank	Fund a Benefits Outreach	480 persons	420 persons	\$19,500	\$17,019

Agency	Activity	Beneficiary Goal	Beneficiary Accomplishment	Amount Awarded	Amount Expended
	Program specialist who will provide assistance to eligible seniors in applying for SNAP benefits				
Pathways to Prosperity	Provide financial literacy training, case management services and emergency assistance to people transitioning out of poverty	75 persons	75 persons	\$31,107	\$31,107
Urban League of Palm Beach County	Provide housing counseling to low- and moderate-income clients	100 persons	101 persons	\$19,478	\$19,478
Vita Nova	Provide life skills training to young adults who have aged out of foster care	25 persons	44 persons	\$45,042	\$45,042
PBC Community Services	Operational costs of County-owned housing assistance centers	743 persons	1,637 persons	\$729,893	\$729,893
Totals		1,529 persons	2,400 persons	\$938,344	\$935,863

FY 2024-2025 Code Enforcement Activities

	IDIS	Projects	Budget	Expended	# of Beneficiaries
1	3762	City of Belle Glade	\$155,424	\$142,475	16,896
2	3799	City of South Bay	\$37,372	\$24,400	4,830
3	3785	Town of Mangonia Park	\$13,061	\$0	1,950
		TOTAL	\$205,857	\$166,875	23,676

FY 2024-2025 Completed Public Facility Projects

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
1	3774	Town of Lake Park – Ilex Park Phase 2	\$47,704	\$47,704	1,740	Installation of shade structure, playground equipment, and security equipment
2	3672	City of Lake Worth Beach – Harold Grimes Memorial Park phase 2	\$306,691	\$306,961	6,535	Improvements to Harold Grimes Memorial Park
3	3775	City of Lake Work – Osborne Community Center Improvements	\$266,814	\$266,814	6,445	Renovations to an existing community center

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
4	3637	FDO – Jupiter HC Improvements	\$196,838	\$196,838	6,240	Renovation of an existing public health facility
5	3558	PBC Facilities – CL Brumback Health Center	\$961,000	\$961,000	22,385	Renovation of the facility
6	3636	PBC Facilities – Lantana/Lake Worth Health Center	\$60,000	\$60,000	10,142	Renovation of an existing health center to include ADA compliance
7	3740	PBC Facilities – Lake Village at the Glades	\$405,000	\$334,747	26	Construction of a playground and recreational area for residents at the Lake Village
		TOTAL	\$2,244,047	\$2,173,791	53,513	

FY 2024-2025 Completed Public Infrastructure Projects

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
1	3776 3780	Village of Palm Springs – Lakewood Rd Street Lighting	\$264,245	\$264,245	3,095	Installation of Streetlights
2	3678	PBC Engineering – Penn Park Resurfacing	\$454,958	\$454,958	3,255	Improvements to streets in the

	IDIS	Projects	Budget	Expended	# of Beneficiaries	Objectives
						Penn Park Neighborhood
			\$719,203	\$712,859	6,350	

FY 2024-2025 Economic Development Activities

IDIS	Economic Development Provider	Awarded Amount	FTE Jobs Contracted	Businesses Contracted	Amount Expended	FTE Jobs Created/Retained	Businesses Assisted
3794	Center for Technology, Enterprise & Development (TED)	\$300,000	20	65	\$300,000	21	86
3796	HED Economic Development Services	\$351,818	60	1,100	\$351,818	74	1,095
3783	PBC Black Business Investment Corporation (BBIC)	\$96,000	15	150	\$96,000	17	161
	TOTAL	\$747,818	95	1,315	\$747,818	112	1,342

FY 2024-2025 Economic Development Activities – Section 108 Program

Project Name	Funding Source	Amount Authorized	Amount Advanced	# of Loans	# of FTE Committed	# of FTE created/retained
Countywide Loan Program	Section 108	\$386,000	\$386,000	2	20	4,180
TOTAL		\$386,000	\$386,000	2	20	4,180

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.

Palm Beach County conducts annual on-site monitoring for HOME Program funded rental housing developments to ensure compliance with federal regulations and other contractual requirements. If the subrecipient/developer does not comply with the terms of the agreement, the County will take corrective action to require adherence to the agreement and/or accelerate the note, requiring repayment in full.

Routine on-site monitoring is conducted to document continued compliance with rent and occupancy requirements, HQS property standards, and adherence to fair housing regulations. In addition, on-site HQS inspections are performed on a percentage of units in each project monitored to ensure compliance with federal Housing Quality Standards (HQS). In cases where units have failed HQS inspection, those units are re-inspected on an ongoing basis until all applicable HQS property standards have been met.

During FY 2024-2025, seven (7) HOME-assisted rental developments were selected for monitored by HED. The results of the monitoring are summarized in the chart below:

Project Name	Property Address	Number of Units	Number of HOME Units	Monitoring Review Notes	HQS Review Notes
Adopt-A-Family of the Palm Beaches (Project Safe)	1736 Lake Worth Road, Lake Worth, FL 33460	40	32	0 findings; 0% vacancy	8 (25%) of 32 units to be inspected. Initial inspection completed, follow-up to be scheduled.
Henrietta Townhomes	1301 & 1307 Henrietta Avenue, West Palm Beach, FL 33401	11	11	0 findings; 0% vacancy	11 of 11 units inspected Initial inspection completed, follow-up to be scheduled.

Flagler Station	991 Banyan Blvd, West Palm Beach, FL 33401	10	10	1 finding; 0% vacancy	10 of 10 units inspected Initial inspection completed, follow-up to be scheduled.
Isles of Pahokee	899 Padgett Circle, Pahokee, FL 33476	129	8	1 finding; 0% vacancy	8 of 8 units inspected initial inspection completed, follow-up to be scheduled.
Heron Esates Family	2003 W. 17 th Court, Rivera Beach, FL 33404	79	10	4 findings; 0% vacancy	10 of 10 units inspected initial inspection completed, follow-up to be scheduled.
Pine Run Villa	4728 Big Benn Lane	63	21	0 findings; 0% vacancy	16 (25%) of 63 units to be inspected. initial inspection completed, follow-up to be scheduled.
La Joya Villages Limited	1105 6 th Avenue S, Lake Worth, FL 33460	55	11	1 finding; 0% vacancy	14 (25%) of 55 units to be inspected. initial inspection completed, follow-up to

					be scheduled.
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Summary of issues that were detected during the yearly inspections:

Adopt-A-Family of the Palm Beaches (Project Safe): Eight (8) of 32 units have been inspected, 5 units passed, 3 units failed. Reinspection to be scheduled. Property has zero findings.

Henrietta Townhomes: Eleven (11) of 11 units were inspected 7 units passed, 4 units not able to access. Reinspection to be scheduled. Property has zero findings.

Flagler Station: Ten (10) of 10 units have been inspected, 6 units passed, 4 units failed. Finding include No release of information signed by tenants.

Isles of Pahokee: Eight (8) of 8 units have been inspected, 2 units passed, 6 units failed. Finding include No release of information signed by tenants.

Heron Estates Family: Ten (10) of 10 units have been inspected 4 units passed, 6 units failed. Findings include No release of information signed by tenants, Improper rent/income limits utilized, no supporting documents to determine annual income, and missing current year income certification form.

Pine Run Villa: Sixteen (16) of 63 units have been scheduled to be inspected 3 units passed, 13 units failed. Reinspection to be scheduled. Property has zero findings.

La Joya Villages Ltd: Fourteen (14) of 55 units have been scheduled to be inspected. Findings include improper income calculation; improper rent limits used; and rental assistance exceeding rent limit.

During the fiscal year, a competitive process was undertaken to procure qualified professionals to perform inspection services for HED funded housing units in conformance with HUD requirements. Delays in the procurement process caused resultant delays in scheduling UPCS inspections for those projects that were monitored during the period. Currently, HED is working with the inspection company that was procured to schedule dates to perform on-site UPCS inspections for the required units.

HED continues to provide technical assistance to all HOME and SHIP assisted rental developments to ensure ongoing compliance with program regulations and monitoring requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Palm Beach County is dedicated to ensuring fair and non-discriminatory affordable housing

practices and offers training and outreach initiatives on an ongoing basis. The County's Office of Equal Opportunity (OEO) offers educational and technical assistance regarding compliance with the Federal Fair Housing Act and Palm Beach County's Fair Housing Ordinance (Ordinance No. 90-1). OEO also offers housing-related information to various groups such as realtors, mortgage lenders, rental housing providers, landlords, non-profit agencies, and developers so that they are cognizant of and compliant with affirmative marketing laws and requirements.

All entities receiving HOME funds are required to comply with HED's Affirmative Marketing Policies and Procedures, as outlined in detail in their written funding agreement with HED.

HED conducts annual on-site monitoring visits wherein staff reviews the affirmative marketing plans and tenant selection policies of HOME-assisted rental projects for compliance with federal fair housing requirements and HED's Affirmative Marketing Policies and Procedures.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

During FY 2024-2025, Palm Beach County utilized HOME program income of \$596,745 from previous fiscal years and \$1,775,726.67 in HOME Match contributions to fund six (6) HOME projects. All six projects were first-time homebuyers.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

Palm Beach County implements several programs through various funding sources which are aimed at fostering and maintaining affordable housing. These programs include purchase assistance; housing rehabilitation; foreclosure prevention; workforce housing; developer housing for ownership and rental; transitional housing; Tenant Based Rental Assistance (TBRA); rapid re-housing and rental assistance; and providing impact fee assistance credits and matching funds to tax credit projects. During the year, the following accomplishments were realized:

- Provided homeownership acquisition to 49 families in total, utilizing funding from the following sources: HOME First Time Homebuyer Program (6), SHIP Purchase Assistance (33), SHIP 1st Mortgage Loan Program (9), and SHIP HOME Match (1);
- Saved a total of 46 homes from foreclosure utilizing funding from the SHIP Foreclosure Prevention program;
- Provided rehabilitation and/or emergency repairs to 34 owner units through SHIP OORP (19), Emergency Repairs (8), and ARPA (7);
- Construction of 39 new homeowner units through the HOME CHDO Set-Aside Program (2) Workforce Housing Program (15), and HFA Revolving Construction Loan Program (22);
- New construction of 110 multi-family rental units through the Impact Fee Program;
- Acquisition of 285 rental housing units through the HFA Multi-Family Bond Program; and

- Rental assistance provided to 131 individuals through the HOME Tenant-Based Rental Assistance Program (21) and ESG Rapid Re-housing (110).

The County also participates in various meetings and groups that are related to affordable housing issues and concerns. These include the County's Commission on Affordable Housing; the Housing Leadership Council of Palm Beach County's Affordable Housing Collaborative and Public Policy Committee; the Treasure Coast Regional Planning Council's (TCRPC) Comprehensive Economic Development Strategy (CEDS) Committee; and the Countywide Community Revitalization Team (CCRT).

The County's housing advisory board, the Commission on Affordable Housing (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 housing costs relating to affordability. The CAH is responsible for making recommendations to further the production of affordable housing units. The CAH is also required to submit an annual report that includes recommendations on the implementation of regulatory incentives to facilitate the development of affordable housing.

Throughout the year, several initiatives to promote/increase the supply of affordable housing were undertaken by Palm Beach County:

The HOME American Rescue Plan (HOME-ARP) Notice of Funding Availability (NOFA) remains ongoing with \$2.1M in remaining funding available for the development of multi-family rental housing, permanent supportive housing, and residential facilities to serve qualifying populations (homeless; at-risk of homelessness; persons fleeing domestic violence, sexual assault, or human trafficking; and those experiencing housing instability). A second NOFA was recently issued to solicit new applications for funding on a first-come, first-eligibility, and first-funded basis.

During the year, the County, through its Housing Bond Loan Program, issued funding three (3) competitive RFPs soliciting proposals for the development of workforce and affordable housing multi-family units for households with incomes between 60% and 140% AMI.

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CR-58 – Section 3

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	6	1	0
Total Labor Hours	18,294.29	119,111.14	0
Total Section 3 Worker Hours	4,297.50	51,800	0
Total Targeted Section 3 Worker Hours	0	10,053.28	0

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	2	1	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	1	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	1	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	1	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	2	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1	1	0
Held one or more job fairs.	2	1	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	1	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	1	0
Assisted residents with finding childcare.	0	0	0
Assisted residents to apply for or attend community college or a four-year educational institution.	0	0	0
Assisted residents to apply for or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0

Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	1	0	0
Other.			

Narrative

- Housing and Economic Development (HED) staff reviewed Section 3 clause and subrecipient requirements with contractors including a discussion of the qualifications for a Section 3 business concern and a Section 3 resident, as well as advantages of Section 3 designation.
- Potential contractors were notified of the requirements by incorporating the Section 3 clause and subrecipient requirements into the competitive solicitation documents and included in the construction contracts.
- A Section 3 Guidebook was developed by HED Staff and is distributed to subrecipients and contractors.
- At job sites, a copy of the Section 3 clause was posted conspicuously at each site, and a Section 3 billboard was posted conspicuously at the sites.
- Held meeting with Prime Contractor to inform them of project's Section 3 goals.
- Reached out periodically to Prime Contractor to remind them of Section 3 goals.
- Encouraged the participation of Section 3 companies.

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CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	PALM BEACH COUNTY
Organizational DUNS Number	078470481
EIN/TIN Number	596000785
Identify the Field Office	SOUTH FLORIDA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	West Palm Beach/Palm Beach County CoC

ESG Contact Name

Prefix	Mr.
First Name	Jonathan
Middle Name	B
Last Name	Brown
Suffix	
Title	Director, PBC Housing and Economic Development

ESG Contact Address

Street Address 1	100 Australian Avenue
Street Address 2	Suite 500
City	West Palm Beach
State	FL
ZIP Code	33406
Phone Number	5612333602
Extension	N/A
Fax Number	5612333651
Email Address	JBrown2@pbc.gov

ESG Secondary Contact

Prefix	Ms.
First Name	Wendy
Last Name	Tippett
Suffix	

Title	Division Director, Human Services, PBC Community Services
Phone Number	5613554772
Extension	N/A
Email Address	wtippett@pbc.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	10/01/2024
Program Year End Date	09/30/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: PALM BEACH COUNTY

City: West Palm Beach

State: FL

Zip Code: 33402

DUNS Number: 078470481

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: \$86,375

Subrecipient or Contractor Name: ADOPT-A-FAMILY OF THE PALM BEACHES

City: Lake Worth

State: FL

Zip Code: 33460-3210

DUNS Number: 869370965

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$192,957 (Rapid Re-housing)

Subrecipient or Contractor Name: AID TO VICTIMS OF DOMESTIC ABUSE

City: Delray Beach

State: FL

Zip Code: 33483

DUNS Number: 797493277

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$159,190 (Emergency Shelter)

Subrecipient or Contractor Name: THE SALVATION ARMY

City: West Palm Beach

State: FL

Zip Code: 33406

DUNS Number: 003865735

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$72,359 (Emergency Shelter for families)

Subrecipient or Contractor Name: YWCA OF PALM BEACH COUNTY

City: West Palm Beach

State: FL

Zip Code: 33401

DUNS Number: 055155469

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: \$57,887 (Emergency Shelter)

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CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	36
Children	74
Don't Know/Refused/Other	0
Missing Information	0
Total	110

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	382
Children	378
Don't Know/Refused/Other	0
Missing Information	0
Total	760

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	418
Children	452
Don't Know/Refused/Other	0
Missing Information	0
Total	870

5. Gender—Complete for All Activities

	Total
Male	43
Female	68
Transgender	0
Don't Know/Refused/Other	759
Missing Information	0
Total	870

6. Age—Complete for All Activities

	Total
Under 18	452
18-24	57
25 and over	361
Don't Know/Refused/Other	0
Missing Information	0
Total	870

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	5	0	0	5
Victims of Domestic Violence	386	0	7	379
Elderly	8	0	1	7
HIV/AIDS	1	0	0	1
Chronically Homeless	9	0	0	9
Persons with Disabilities:				
Severely Mentally Ill	45	0	7	38
Chronic Substance Abuse	8	0	4	4
Other Disability	95	0	25	70
Total (Unduplicated if possible)	148	0	36	112

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

8. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	78,122
Total Number of bed - nights provided	71,091
Capacity Utilization	91%

9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The ESG performance standards were developed from the process the Homeless and Housing Alliance (HHA) uses to review and rank the Continuum of Care (CoC) renewal applications. The table below depicts the ESG performance standard and the outcomes for FY 2024-2025.

PERFORMANCE MEASURES	DEFINITION	OUTCOME
Eligible Categories and Activities	All shelter activities are eligible. The HHA set the ESG funding priority for FY 24, which was Emergency Shelter for families and individuals, Rapid Rehousing for families and a set aside amount for the operation of CMIS.	All activities that were submitted were eligible and met the HHA priority.
Project Narrative	Brief description of the activity.	The funded activities included emergency shelters, a transitional housing facility, and a rapid re-housing program.
Project Goals and Objectives	ESG activity goals and objectives must be outlined and include strategies to meet the defined goals.	All applications were evaluated. It was determined that the ESG activities were feasible and viable activities.
Site Control	The activity's property deed or lease must identify the ESG subrecipient as the owner or lessee.	All applicants provided adequate documentation to show site control.
Budget Proposal	A line-item budget and a sources and uses budget must be prepared for the ESG activity.	All budgets were evaluated and determined to be cost reasonable.

PERFORMANCE MEASURES	DEFINITION	OUTCOME
Financial Audit	ESG recipients must submit the most recent financial audit/financial statement.	Financial Audits were received by all ESG subrecipients.
Monitoring Reports	Previous agency monitoring reports for all ESG funded activities are to be submitted.	All monitoring reports required were submitted for each project.
CMIS Data Completeness Report	A CMIS data report for all ESG activities excluding domestic violence (DV) activities must be completed and submitted with the ESG proposal.	All subrecipients except for the DV agencies submitted CMIS Data Reports as required.
HHA Sub Committee Participation	ESG subrecipients must participate in at least one HHA pillar and attend at least 70% of the pillar meetings annually.	All subrecipients met this standard.

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CR-75: ESG Expenditures**11. Expenditures****11a. ESG Expenditures for Homelessness Prevention**

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	0

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Expenditures for Rental Assistance	\$194,412.96	\$181,127	\$192,733.08
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	\$194,412.96	\$181,127	\$192,733.08

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Essential Services	0	0	0
Operations	\$288,686.60	\$271,690	\$137,427.39
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	\$288,686.60	\$271,690	\$137,427.39

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2022	2023	2024
Street Outreach	0	0	0
HMIS	\$75,000	\$75,000	75,000
Administration	\$19,634.20	\$42,797	\$0

11e. Total ESG Grant Funds

Total ESG Funds Expended	2022	2023	2024
	\$577,733.76	\$570,614	\$405,160.47

11f. Match Source

	2022	2023	2024
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	\$577,734	\$570,614	\$405,160
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	\$577,734	\$570,614	\$405,160

11g. Total

Total Amount of Funds Expended on ESG Activities	2022	2023	2024
	\$1,155,468	\$1,141,288	\$810,320.47

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DRAFT



Palm Beach County
Board of County Commissioners



Palm Beach County
Board of County Commissioners
Department of Housing and Economic Development
100 Australian Avenue, Suite 500
West Palm Beach, FL 33406

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