



ACTION PLAN

FY 2017-2018

Palm Beach County Department of Housing and Economic Sustainability
100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
July 2017

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**PALM BEACH COUNTY
FY 2017-2018 ACTION PLAN**

**Palm Beach County
Board of County Commissioners**

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July 2017



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AP-05 Executive Summary - 91.200(c), 91.220(b)

(if applicable, add maps, data, pictures, text and/or tables after each section)

1. Introduction

Per HUD regulations governing Consolidated Submissions for Community Planning and Development Programs (24 CFR Part 91.15 (a)(2)), an entitlement jurisdiction whose fiscal year commences in October must submit an Action Plan to HUD by August 16 of each year. For FY 2017-2018, Palm Beach County expects formula allocations in the following amounts from HUD: Community Development Block Grant (CDBG) - \$5,821,645; HOME Investment Partnership (HOME) - \$1,627,785; and Emergency Solutions Grant (ESG) - \$519,046. The Action Plan serves as the County's application to HUD to receive these funds and details how the funds will be used to address the goals and objectives outlined in the County's Consolidated Plan. The Palm Beach County Urban County Program Jurisdiction comprises all areas of unincorporated Palm Beach County as well as 29 municipalities that have signed inter-local agreements with the County. The Department of Housing and Economic Sustainability (HES) (formerly the Department of Economic Sustainability or DES) is the lead agency responsible for the consolidated planning process. The development of the Action Plan involves HES collaborating with the 29 municipalities, other county departments, service providers, private industry, advocacy groups, the general public, and other interested parties. These collaborative efforts shaped the various housing, community development, economic development and public services strategies which are detailed in the Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The objectives and outcomes to be realized from the use of CDBG, HOME and ESG funds identified in the FY 2017–2018 Action Plan are identified on the chart below.

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Affordable Rental Housing	Decent, Affordable Housing	Rental Housing	Construction of 6 affordable rental units
Affordable Homeownership	Decent, Affordable Housing	Homeownership	Construction of 2 affordable housing units for homeownership
Public Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit available to 816 Persons
Special Needs Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit available to 183 Persons.
Homeless Prevention	Decent, Affordable Housing	Homeless Assistance	Tenant-based rental assistance / Rapid Re-housing made affordable to 143 Households.

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Homeless Services	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit made available to 4,448 persons.
Fair Housing Activities	Suitable Living Environment	Non-Housing Community Development	Public service activities other than Low/Moderate Income Housing Benefit to be available to 28 households.
Public Facilities	Suitable Living Environment	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit to be accessible to 35,032 persons
Public Infrastructure	Suitable Living Environment	Non-Housing Community Development	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit to be accessible/ available to 2,065 persons.
Code Enforcement	Suitable Living Environment	Non-Housing Community Development	Other: contribute to sustaining communities with over 28,929 persons.
Economic Development Services	Economic Opportunities	Economic Development	Jobs created/retained: 350 Jobs
Economic Development Assistance	Economic Opportunities	Economic Development	Jobs created/retained: 18 Jobs Businesses assisted: 160 businesses

3. Evaluation of past performance

FY 2015-2016 was the first year of the County's FY 2015-2020 Consolidated Plan. It is also the last full year for which accomplishments under the Consolidated Plan can be measured against the targets and objectives outlined in the Plan. This evaluation will assess the extent to which the County achieved the targets set forth in the FY 2015-2016 Action Plan. The review will be undertaken under the following categories: Economic Development, Capital Improvements, Housing, Homeless, and Public Services.

Economic Development: The FY 2015-2016 Action Plan anticipated the creation of 42 FTEs jobs. This target was surpassed as during the year a total of 76 FTE jobs were created.

Capital Improvements: This category includes public infrastructure and public facilities which were constructed or upgraded during the year. A total of 49,022 persons were to have benefitted during FY 2015-2016, however, this target was exceeded by 16.0% as 56,732 persons actually benefitted.

Homeless: The FY 2015-2016 Action Plan anticipated that 7,321 persons would benefit from homeless service activities, 195 persons would be assisted with homeless prevention and 195 persons would receive tenant-based rental/rapid re-housing assistance. At year-end two of the three targets had been realized. Some 1,207 persons received homeless prevention assistance, and 425 homeless persons received

tenant-based rental assistance/rapid re-housing. However, only 4,722 persons (64% of the target) benefitted from homeless service activities.

Public Services: A total of 1,275 persons were to be served by public service activities during FY 2015-2016. The County surpassed that goal by 15% (1,470 persons served). The County met its annual goal of assisting 28 persons with Fair Housing activities. The county also surpassed its goal of providing service to 996 special needs persons by 206% (3,049 persons).

Housing: The County projections for housing during FY 2015-2016 were modest. For assistance to homeowners, the target was for 20 units to be added via purchase. With respect to rental units, the target was for 161 renter households to be assisted through rental assistance. At the end of the fiscal year the county exceeded the homeownership goal by 275% as 48 homeownership units were added and 27 units rehabilitated. For rental units, the number of renters to be assisted through rental assistance was realized and 2 rental units were rehabilitated. Additionally, 49 special needs households were assisted.

4. Summary of citizen participation process and consultation process

Public involvement in the preparation of the FY 2017-2018 Action Plan began in February 2017 with HES outreach to stakeholders through presentations to various boards, coordinating bodies, and community groups. Additionally, public meetings were held on March 7, 2017 in West Palm Beach and on March 9, 2017 in Belle Glade. Both meetings were advertised in the Palm Beach Post newspaper (on February 26, 2017), on HES's website and blasted, distributed via e-mail, to all HES partners and known interested parties. At the meetings, attendees were provided an overview of the CDBG, ESG and HOME Programs and the County's past performance under each program. Comments were solicited and members of the public were invited to submit comments via the website or through other forms of written communications.

A Workshop before the Board of County Commissioners (BCC) was held on April 25, 2017. At this meeting HES staff sought BCC direction on funding distribution and priorities. The workshop included a summary of public comments generated through the initial outreach and earlier public meetings. Funding strategies presented during the workshop took into consideration the public input. As with the first two meetings, notice of this workshop was advertised in the Palm Beach Post newspaper (on April 9, 2017), on HES's website and distributed via e-mail.

The fourth and fifth meetings were held on June 19, 2017 and June 21, 2017 in West Palm Beach and Belle Glade respectively. The draft FY 2017-2018 Action Plan was presented at these meetings for public discussion. Prior to the meetings, notice of the availability of the draft plan and of the two public meetings were advertised in the Palm Beach Post newspaper (on June 11, 2017), on HES's website, and was distributed via e-mail, to all known interested parties. The draft plan was also posted on the HES website for public review and comment and a hard copy was made available for review at HES offices.

Finally, a Public Hearing before the BCC, advertised simultaneously with the advertisement announcing the previous two meetings, was scheduled for July 11, 2017. At this meeting, the BCC gave its final approval to the FY 2017-2018 Action Plan.

In addition to the six public meetings noted above, HES also solicited public input from interested groups by making presentations and providing information to the following groups: The Affordable Housing Collaborative, the Housing and Homeless Alliance, the Housing Leadership Council, the Countywide Community Revitalization Team, the Special Needs Advisory Coalition, and the Glades Technical Advisory Committee.

5. Summary of public comments

Below is a summary of all public comments received either directly at the meetings or in written format:

Summary of Comments Received at the Public Meetings and as a Result of HES Solicitations via Newspaper and Website

Program	Summary of Public Comments
CDBG	Expand on the use of CDBG fund for code enforcement activity and use funds d to correct the violation.
	Recommend that agencies be allowed to apply for funding from the unincorporated county share, to fund off-site improvements needed for the development of affordable housing.
	Recommend that affordable housing developers and CRA be requested to provide a wish list of infrastructure projects which can be prioritized for funding.
	Funding priority should be given to unaccompanied homeless youths.
	Recommend funding of a Replacement Housing Program.
	The needs of the special needs and developmental disabled populations are inadequately funded resulting in long waiting lists. Recommend county partner with provider agencies to find additional funds.
	Review the proposal to renovate the Lewis Center vis-à-vis providing more funding for economic development.
	Determine the feasibility of constructing the South Central County Homeless facility given its proximity to the current Lewis Center.
	Explore the possibility for cooperation with other entitlement municipalities to do joint projects which would benefit both jurisdictions.
	Public service allocations should be based on clearly identified needs and not on a predetermined allocation.
	The Urban League of Palm Beach County should be awarded more funding.
	The projects which contributes to the amount budgeted for project implementation should be identified
	The County should consider using a formula which is more advantageous to the Glades municipalities when allocating CDBG funds. The current formula used which replicated HUD’s formula is inadequate.
	How the Special Area of Hope funding is allocated should be clarified.
Set aside a portion of the Area of HOPE funding allocation exclusively for rotation between the three glades municipalities.	
HOME	HOME funding to the homeless over the past few years has been invaluable this should remain a funding priority of the HOME Program.
	Widely propagate information on the availability of homeownership assistance when these are available.
	County should continue to partner with private housing providers to stimulate the production of new affordable housing.

Program	Summary of Public Comments
ESG	Since the ESG funds are offered competitively to non-profit organizations, detailed information should be provided on how to apply for these funds.
	HUD's definition of homeless causes persons who are on the brink of homelessness to be ineligible to receive homeless assistance.
General	Funding priority should be given to victims of domestic violence since this is the primary reason for homelessness.
	The County should address needs of homeless youths still in school and those aged 18-22.

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

Most of the comments received encouraged the continuation of the strategies implemented in previous years. The following is a summary of the views and comments not accepted by HES and the reasons for them not being accepted

Program	Summary of Public Comments Not Accepted	Summary of Reasons for Not Accepting Comments
CDBG	Allocate CDBG fund for code enforcement activity directly to the code violators to be used to correct the violation.	This is not an eligible activity under the CDBG Program.
	Affordable housing developers and CRAs should be requested to provide a wish list of infrastructure projects which can be prioritized.	Current funding methodology allocates funds to municipalities and unincorporated county based on the contribution of each to the overall grant. Infrastructure projects are funded based on the County's assessment of its infrastructure needs and based on their location in low and moderate income areas.
	Provide funding for a Replacement Housing Program.	HES makes available funding for housing from HOME, NSP and SHIP. CDBG is used to satisfy other community development needs where the availability of funds is not from such diverse sources.
HOME	None	None
ESG	None	None

7. Summary

The FY 2017-2018 Action Plan addresses twelve (12) of the goals identified in the FY 2015–2020 Five Year Consolidated Plan. The goals addressed are: Affordable Rental Housing, Affordable Homeownership, Public Services, Special Needs Services, Homeless Prevention, Homeless Services, Fair Housing Activities, Public Facilities, Public Infrastructure, Code Enforcement, Economic Development Services, and Economic Development Assistance. The citizen participation process garnered public input that helped shape the funding strategies and activities that are included in the final Action Plan. The FY 2017-2018 Action Plan was presented to the Board of County Commissioners for approval on July 11, 2017.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator	PALM BEACH COUNTY	Housing & Economic Sustainability
HOME Administrator	PALM BEACH COUNTY	Housing & Economic Sustainability
ESG Administrator	PALM BEACH COUNTY	Community Services

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Palm Beach County is dedicated to obtaining input from citizens, municipal officials, public and private agencies, private developers, governmental agencies, stake holders and other interested parties as part of the Consolidated Plan and Action Plan processes. Citizen participation is strongly encouraged throughout the planning process. For the FY 2017-2018 Action Plan, consultation included a combination of meetings with county partners and municipalities, two community input meetings, one meeting with the Board of County Commission (BCC) for input, newspaper advertisements, website announcements, and two public meetings to solicit comments on the draft Action Plan. Approval of the Action Plan was conducted at a BCC Public Hearing held on July 11, 2017.

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

Palm Beach County coordinates with public and private housing providers and developers to foster the production and availability of affordable housing units including through on-going participation in the Housing Leadership Council and the Affordable Housing Collaborative. The County will continue to utilize HOME and SHIP funding for the development of affordable housing. The County participated in a Housing Summit in May 2017 which brought together public officials, funders, developers, bankers, real estate professionals, landlords, housing authorities and other housing providers. Participants discussed housing issues and proposed solutions to address the County's affordable housing challenges. Concepts that were developed during the Summit are currently being researched. HES is collaborating with other County departments, community partners, and various housing providers to revise the County's policies as they relate to the provision of affordable and workforce housing.

HES coordinates with the county's public housing authorities within the Urban County Program jurisdiction to assist them to upgrade and maintain their current housing stock. Coordination between the County and the public housing providers is enhanced by the requirement for the Housing Authorities to obtain a determination from the County that their annual plans and strategies are consistent with the goals of the County's Consolidated Plan.

The County collaborates with the Florida Department of Health in Palm Beach County to reduce lead-based paint hazards within Palm Beach County. HES coordinates lead based paint inspections and abatements for residential units slated for rehabilitation that were build prior to 1978.

HES works with numerous county municipalities in establishing target areas within the municipalities. The County coordinates with the municipalities to identify eligible projects within the target areas. These projects are selected based on the area need, the availability of funds, and the area residents' wishes.

Palm Beach County works directly with local business incubators and with Community Development Financial Institutions (CDFIs) to encourage economic development and job growth, particularly in disadvantaged areas of the County. The County provides financial assistance to incubators and CDFIs to assist in job creation and small businesses capacity building.

The County coordinates with several social service agencies as well as mental health providers to ensure activities funded under the County's Financially Assisted Agencies (FAA) program conform to program guidelines and produce the desired outcomes.

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

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The HHA is a collaborative inclusive community-based organization whose mission is to plan for and manage homeless assistance resources and programs effectively and efficiently in order to end homelessness in Palm Beach County. The current HHA membership includes interested citizens, formerly homeless persons, non-profit organizations, service providers, law enforcement, faith based agencies, governmental entities, educational organizations and various civic groups. The Alliance is comprised of several committees and networking/task groups which have various roles and responsibilities. These committees include HMIS Oversight, Membership, Housing Inventory/Unmet Needs, Training, Financial Services and Standard Policies and Procedures. The HHA sets the priorities for ESG funding and develops policies and performance standards for program evaluation.

The HHA is governed by an Executive Committee which may be comprised of at least nine (9) members, but no more than twenty-one (21) members. Membership consists of at least two (2) funders, one (1) formerly homeless person, one (1) domestic violence service provider, one (1) faith based service provider, one (1) veterans service provider, one (1) homeless family service provider, one (1) homeless family service provider, and the Chair of the HMIS Oversight Subcommittee. The County's Division of Human and Veteran Services (DHS) serve as the Lead Agency for the HHA.

The County's CoC funding supports permanent supportive housing and rapid re-housing projects. The HHA's goal is to utilize CoC funding to assist permanent supportive housing projects that dedicate 100% of their beds for chronically homeless individuals and families. This priority is addressed by awarding maximum points to projects that meet this priority. The CoC funding is also supporting a new rapid re-housing project for unaccompanied youth as well as a rapid re-housing program for victims of domestic abuse. Under the ESG Program, the HHA prioritized emergency shelter for families and rapid re-housing for any age group. Agencies that operate projects serving these populations applied for FY 2017-2018 ESG funding.

The County's homeless prevention activities are funded through the Challenge Grant and the Emergency Food and Shelter (EFS) Programs. The Challenge Grant is a State-funded program and the County's

application is jointly prepared by the HHA and PBC Department of Community Services (DCS). The EFS program funding is provided to the County by FEMA via the United Way. The County's Department of Community Services (DCS) administers the EFS Program.

The County's Rapid Re-Housing Programs and Tenant Based Rental Program are a result of a coordinated effort between the County, the HHA and the service providers that operate these programs. The coordination was instrumental in establishing a Rapid Re-Housing Program that targets homeless victims of domestic abuse as well as enabling the allocation of a portion HOME entitlement funds to support rapid re-housing activities under a tenant based rental program.

Local public housing authorities offer a preference for homeless families when allocating housing vouchers and housing units. As units and vouchers become available, persons with a preference who are already on the waiting list are processed and housed first.

The County's Offender Reentry Initiative is a result of coordinated efforts of County's Public Safety Department, the County's Criminal Justice Commission and Gulfstream Goodwill Industries. The reentry services offered include case management, medical management, housing assistance, and peer support and other social services interventions. Employment services are also provided via referrals to community partners. These services include job skill development skills, resume preparation and job placement

Palm Beach County Sheriff's Office in coordination with The Lewis Center, the County's Homeless Resource Center has developed a discharge process that permits individuals who were homeless prior to being incarcerated to participate in the Continuum of Care's Homeless Service Programs. Prior to being released, the County's Outreach Team meets with the inmate to complete an assessment and arrange for shelter and support services upon release from the correctional facility.

Palm Beach County has established method for the discharge of youth aging out of foster care. The procedure involves collaboration with the Department of Children and Families (DCF), ChildNet, and service providers to prevent homelessness for this specific population. The intent is to facilitate a smooth transition from the foster care system to self-sufficiency for unaccompanied youth ages eighteen to twenty-five. The HHA is currently working with the Lewis Center to formulate a protocol for the discharge of patients from health and mental institutions. The County is exploring the establishment of an emergency respite housing facility for this population.

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

PBC Division of Human Services (DHS) requests that the HHA Executive Committee prioritize the eligible ESG components and provide direction as to how the ESG award should be allocated for the upcoming program year. The Executive Committee's recommended priorities and distribution method are brought

before the entire HHA for final approval. Once the priorities and the distribution method are approved, the following actions are conducted by DHS:

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

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

Palm Beach County’s HMIS is funded by the County, various grants, and by user licensing fees. The HMIS Oversight Subcommittee acts as an advisory group to the HHA Executive Committee. Defining criteria, standards, and parameters for the usage and release of all data collected through HMIS, enforcing minimum data collection standards, and compiling and analyzing HMIS data are the tasks of this subcommittee. The HHA-adopted HMIS Policies and Procedures and the HMIS User Agreements were written by the subcommittee.

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Adopt-A-Family	Services-Homeless	Homeless Needs - Families with children
Aid to Victims of Domestic Abuse	Services-Victims of Domestic Violence	Homeless to Victims of Domestic Abuse

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
Children's Home Society	Services-Homeless	Homelessness Needs - Unaccompanied youth
Children's Place at Home Safe	Services-Homeless	Homelessness Needs - Unaccompanied youth
Coalition for Independent Living Options	Services-Persons with Disabilities	Non-Homeless Special Needs
ChildNet	Services-Homeless	Homelessness Strategy
Children's Case Management	Services-Children	Public Services
Healthy Mothers/Healthy Babies	Services-Health	Public Services
The Lord's Place	Services-Homeless	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
Legal Aid Society of Palm Beach County, Inc.	Service-Fair Housing	Public Services - Fair Housing
Place of Hope, Inc.	Services-Homeless	Homelessness Needs - Unaccompanied youth
The Salvation Army	Services-Homeless	Homeless Needs - Chronically homeless
Redlands Christian Migrant Organization	Services-Children	Public Services
Seagull Industries for the Disabled, Inc.	Services-Persons with Disabilities	Non-Homeless Special Needs
Sickle Cell Foundation of Palm Beach County	Services-Health	Public Services
The Urban League of Palm Beach County	Housing Counseling Services	Public Services
YWCA of Palm Beach County	Services-Victims of Domestic Violence	Homeless Needs- Victims of Domestic Abuse
Vita Nova	Services-Homeless	Homelessness Needs - Unaccompanied youth
Special Needs Advisory Coalition (SNAP)	Planning organization	Non Homeless Special needs
Community Land Trust of PBC	Housing	Housing Need Assessment
Habitat for Humanity of SPBC	Housing	Housing Need Assessment
Housing Finance Authority of PBC	Housing	Housing Need Assessment
Housing Leadership Council	Housing	Housing Need Assessment
Neighborhood Renaissance, Inc.	Housing	Housing Need Assessment
Riviera Beach CDC	Housing	Housing Need Assessment
Belle Glade Housing Authority	Housing	Housing Need Assessment
Palm Beach County Housing Authority	Housing	Housing Need Assessment
Pahokee Housing Authority	Housing	Housing Need Assessment
Palm Beach County Board of County Commissioners	Other government - County	Housing Need Assessment; Homelessness Strategy; Economic Development; Capital Improvements
City of Belle Glade	Other government - Local	Capital Improvements
City of Pahokee	Other government - Local	Capital Improvements
City of South Bay	Other government - Local	Capital Improvements
City of Lake Worth	Other government - Local	Capital Improvements
City of Greenacres	Other government - Local	Capital Improvements

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?
City of Riviera Beach	Other government - Local	Capital Improvements
Town of Lake Park	Other government - Local	Capital Improvements
Town of Mangonia Park	Other government - Local	Capital Improvements
Village of Palm Springs	Other government - Local	Capital Improvements
Village of Royal Palm Beach	Other government - Local	Capital Improvements
Homeless and Housing Alliance PBC	Planning organization	Homelessness Strategy
Homeless Coalition, Inc.	Services-Homeless	Homelessness Strategy
Housing Partnership, Inc.	Housing	Homelessness Strategy
Gulfstream Goodwill	Services-Homeless	Homelessness Strategy
Catholic Charities	Services-Homeless	Homelessness Strategy
CROS Ministries	Services-Homeless	Homelessness Strategy
Family Promise of North/Central Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Family Promise of Southern Palm Beach County, Inc.	Services-Homeless	Homeless Needs - Families with children
Farmworker's Coordinating Council	Services-Homeless	Homelessness Strategy
Jerome Golden Center for Behavioral Health	Services-Homeless	Homeless Needs - Chronically homeless
Palm Beach County Community Services	Services-Homeless	Homelessness Strategy
Palm Beach County Department of Health	Services-Health	Homelessness Strategy
Palm Beach County HIV Care Council	Services-Persons with HIV/AIDS	HOPWA Strategy
Palm Beach County Homeless Coalition	Services-Homeless	Homelessness Strategy
Palm Beach County School District	Services-Education	Homelessness Strategy
Faith-Hope-Love-Charity	Services-Homeless	Homeless Needs-Veterans
The Lewis Center	Services-Homeless	Homeless Needs - Chronically homeless
The Ryan White Program	Services-Persons with HIV/AIDS	HOPWA Strategy
Safe Schools	Services-Homeless	Homelessness Needs - Unaccompanied youth
REACH	Services-Homeless	Homelessness Strategy
SE Florida Behavior Network	Services-Homeless	Homelessness Needs – Mental Health
United Way of Palm Beach County	Regional Organization	Homelessness Strategy
Palm Beach State College	Publically funded institution	Homelessness Strategy
VA Medical Center	Publically funded institution	Homelessness Strategy

Table 2 – Agencies, groups, organizations who participated

HES made presentations to numerous organizations regarding the development of the Action Plan as part of the County's planning process. Agencies, municipalities, and County departments were also invited to participate in the development of the Action Plan at two public meetings held on March 7 and 9, 2017. Public comments were solicited at all presentations and public meetings. All interested entities received written notification of a Board of County Commissioners (BCC) April 4, 2017 meeting. Notices for the public meetings as well as the BCC meeting were published in the local newspaper, placed on HES's website and emailed to interested agencies, municipalities, and other County Departments. At the April 4th BCC meeting, HES staff and County Administration presented program strategies for FY 2017-2018 and

it was determined that the following would be implemented: CDBG funding to be allocated to economic development, municipal projects, county-initiated capital projects, Special Area of Hope allocation and public service activities; HOME funding to be allocated for CHDO -administered activities, tenant –based rental assistance, and a developer rental loan program, and ESG funds to be allocated to emergency shelter and transitional housing activities and HMIS.

A draft Action Plan was presented at two public meetings on June 19th and 21st, which was attended by various agencies, municipalities and other interested parties. The meeting notice was published in the local newspaper on June 11, 2017 and placed on HES’s website. Input was solicited and all applicable comments were incorporated into the Action Plan. The BCC approved the County’s Action Plan at the July 11, 2017 BCC Public Hearing.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	Palm Beach County Department of Community Services/ Homeless and Housing Alliance	The CoC was designed to bring all segments of the public community together to address the needs of the homeless. CoC objectives related to the Strategic Plan are: <ul style="list-style-type: none"> • Quantify the need for homeless services • Streamline the dissemination of the availability of homeless services • Coordinate solicitations for funding • Assist in increasing capacity among service provider agencies.
Community Revitalization and Redevelopment (CCRT)	Palm Beach County Office of Community Revitalization (OCR)	The CCRT goals correlate with HES's Strategic Plan by: <ul style="list-style-type: none"> • Coordinating and facilitating community development projects in CCRT targeted areas, many of which mirror HES’s established target areas • Overseeing assorted community improvement programs, such as Neighborhood Partnership Grant Program, Neighborhood Street Lighting Program, Neighborhood Home Beautification Program, and Resident Education to Action Program.
Glades Region Master Plan	Palm Beach County Department of Economic Sustainability (HES)	The Glades Region Master Plan serves to provide a framework for economic development and redevelopment in the Glades to attract future infrastructure dollars, thus furthering plan objectives.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten Year Plan to End Homelessness	Palm Beach County Homeless Advisory Board (HAB)	The Ten Year Plan to End Homelessness was developed to create a local homeless response system to eliminate homelessness over the course of ten years. The HAB facilitates achievement of plan objectives and goals to prevent and end homelessness in Palm Beach County.
Palm Beach County Comprehensive Plan	Palm Beach County Department of Planning, Zoning and Building	The Comprehensive Plan identifies areas where public infrastructure and other community facilities are lacking. The Action Plan seeks to provide funding to these projects after ascertaining that they are eligible to receive funds.

Table 3 – Other local / regional / federal planning efforts

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AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Palm Beach County's Citizen Participation Plan provides for citizens to participate in the development of the consolidated plan, the annual action plan, any amendments to the annual plan, and performance reports. Citizen participation is solicited via one or a combination of the following: public meetings, newspaper advertisements, website postings and direct notifications. Palm, Beach County encourages the participation of all its citizens, including minorities and non-English speaking persons as well as persons with disabilities. In the case of public meetings upon request the County will make available bilingual translators for the non-English speaking residents. All printed documentation incorporates a statement which informs interested parties that said documents can be made available in an alternate format. Furthermore, Palm Beach County complies with the Americans with Disabilities Act (ADA) requirements as it relates to public meetings and related activities. Each public notice includes language which informs the reader the County can make accommodations for persons with disabilities with a three (3) day notice.

Summarize citizen participation process and how it impacted goal-setting

Palm Beach County began its citizen participation and consultation process when it held regional public meetings on March 7, 2017 in West Palm Beach and March 9, 2017 in Belle Glade to discuss the CDBG, ESG, and HOME Programs. The purpose of the meetings was to generate public involvement in the plan development process. HES informed the public of these meetings by publishing a notice in the Palm Beach Post on February 26, 2017, posted the notice on the HES website, and transmitted the notice to all local municipalities and interested agencies. A separate notice was placed in the Palm Beach Post on April 11, 2017 to advise the public about a BCC workshop to be held on April 25, 2017 to present funding recommendations on the CDBG, ESG and HOME Programs and to receive direction from the BCC on those recommendations. The Draft Action Plan was made available to the public for review via a public notice published in the Palm Beach Post on June 11, 2017 and posted to the HES website. The notice advised the public to meetings that were held on June 19, 2017 in West Palm Beach and June 21, 2017 in Belle Glade to present specific funding recommendations for the FY 2017-2018 CDBG, ESG and HOME activities. The Draft Action Plan notice provided for a 30-day comment period concluding prior to July 11, 2017 when the Final Action Plan was presented to the BCC for adoption at a Public Hearing.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	On February 15, 2017, The Affordable Housing Collaborative held its monthly meeting at the Children's Services Council of PBC., 2300 High Ridge Rd., Boynton Beach, FL. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG, HOME and ESG Programs.	All comments were acknowledged and accepted.	Discover.pbcgov.org
2	Public Meeting	Non-targeted/ broad community	On February 23, 2017, The Homeless and Housing Alliance held its monthly meeting at 1440 Martin Luther King Blvd., Riviera Beach, FL. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG, HOME and ESG Programs.	All comments were acknowledged and accepted.	Discover.pbcgov.org
3	Public Meeting	Non-targeted/ broad community	On March 7, 2017, HES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL. The meeting was attended by representatives of non-profit agencies, municipalities, County departments and other interested parties	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG, HOME and ESG Programs.	All comments were acknowledged and accepted.	Discover.pbcgov.org
4	Public Meeting	Non-targeted/ broad community	On March 9, 2017, HES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 th Street, Belle Glade, FL. The meeting was attended by representatives of non-profit agencies, municipalities, and other interested parties	Questions and comments were received from attendees in regard to forthcoming actions by the County under the CDBG for the Glades area.	All comments were acknowledged and accepted.	Discover.pbcgov.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/ broad community	On April 24, 2017, the Non Conflict Grant Review Committee, whose sole purpose is to review the applications for ESG funding, met in a public meeting to review and rank the five (5) applications received and to make funding recommendations. The meeting was attended by representatives of the agencies that applied for ESG funding.	No comments were received at the public meeting	No comments were received at the public meeting.	Discover.pbcgov.org
6	Public Meeting	Non-targeted/ broad community	On April 25, 2017, HES sought Board direction on funding strategies outlined by HES at their BCC workshop meeting. A representative from a non-profit agency as well as members of the public were in attendance.	Comments were received from a member of the public, expressing needs versus wants and focusing on where the greatest needs is. A non-profit agency stated that there was inadequate funding for the level of services needed and requesting partnership to cover these needs. A non-profit agency made mention of the number of affordable homes it has created in collaboration with Palm Beach County.	All comments were acknowledged and accepted.	Discover.pbcgov.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Hearing	Non-targeted/ broad community	On June 19, 2017, HES held a Regional Meeting at 100 Australian Avenue, West Palm Beach, FL to receive input on the proposed Action Plan.	Comments were received from a participant who wanted to know where the Lewis Center was located and would like to see an increase in funding. The Town of Lantana wanted to know if a brand new RV Park was being built in South Bay. A participant inquired about the \$250,000 budget for project implementation and the \$315,00 for the Special Area of Hope funds.	All comments were acknowledged and accepted.	Discover.pbcgov.org
8	Public Meeting	Non-targeted/ broad community	On June 21, 2017, HES held a Regional Meeting at the Belle Glade Civic Center, 725 NW 4 th Street, Belle Glade, FL to receive input on the proposed Action Plan.	Comments were received from a participant who asked if the area median income was different for each County, how many CHDO's are in the Glades, if other activities are capped at 15% and how could the CDBG allocation formula be changed. The City of Pahokee expressed concern about the formula used to determine the CDBG funding allocations and will there be additional revisions to the action plan. The City of Belle Glade wanted to know will the Special Area of Hope funds be reconsidered for the 3 Glades areas.	All comments were acknowledged and accepted.	Discover.pbcgov.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
9	Public Hearing	Non-targeted/ broad community	On July 11, 2017, HES presented the Action Plan to the Board of County Commissioners at the BCC Public Hearing for final approval.	No comments were received at the public hearing.	No comments were received at the public hearing.	Discover.pbcbgov.org

Table 4 – Citizen Participation Outreach

AD-25 ADMINISTRATION

- **SF-424 – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**



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R2017 09 41

JUL 1 1 2017

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): [] * Other (Specify): []		
* 3. Date Received: []		4. Applicant Identifier: B-17-UC-12-0004
5a. Federal Entity Identifier: []		5b. Federal Award Identifier: []
State Use Only:		
6. Date Received by State: []		7. State Application Identifier: []
8. APPLICANT INFORMATION:		
* a. Legal Name: Palm Beach County Board of County Commissioners		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000785		* c. Organizational DUNS: 0784704810000
d. Address:		
* Street1: 100 Australian Avenue		
Street2: Suite 500		
* City: West Palm Beach		
County/Parish: Palm Beach		
* State: FL; Florida		
Province: []		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 33406-1485		
e. Organizational Unit:		
Department Name: Economic Sustainability		Division Name: []
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Sherry	
Middle Name: []		
* Last Name: Howard		
Suffix: []		
Title: Deputy Director		
Organizational Affiliation: []		
* Telephone Number: 561-233-3653		Fax Number: []
* Email: showard@pbcgov.org		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's CDBG Program activities include public facilities, public infrastructure, public services, code enforcement, fair housing, economic development, and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

R2017-09-41

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant [redacted] * b. Program/Project [redacted]

Attach an additional list of Program/Project Congressional Districts if needed.

[redacted] Add Attachment Delete Attachment View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017 * b. End Date: 09/30/2018

18. Estimated Funding (\$):

* a. Federal	5,821,645.00
* b. Applicant	[redacted]
* c. State	[redacted]
* d. Local	[redacted]
* e. Other	[redacted]
* f. Program Income	10,000.00
* g. TOTAL	5,831,645.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on [redacted]
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

Yes No

If "Yes", provide explanation and attach

[redacted] Add Attachment Delete Attachment View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Paulette
Middle Name: [redacted]
* Last Name: Burdick
Suffix: [redacted]

* Title: Mayor

* Telephone Number: 561-355-2202 Fax Number: [redacted]

* Email: pburdick@pbegov.org

* Signature of Authorized Representative: [Handwritten Signature]

* Date Signed: JUL 11 2017

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By [Handwritten Signature] Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

[Handwritten Signature] COUNTY ATTORNEY

AD-25 ADMINISTRATION

- **SF-424 – HOME INVESTMENT PARTNERSHIP (HOME)**



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R2017 0943

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate letter(s): _____ * Other (Specify): _____		
* 3. Date Received: _____		4. Applicant Identifier: M-17-UC-12-0215
5a. Federal Entity Identifier: _____		5b. Federal Award Identifier: _____
State Use Only:		
6. Date Received by State: _____		7. State Application Identifier: _____
8. APPLICANT INFORMATION:		
* a. Legal Name: Palm Beach County Board of County Commissioners		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000785		* c. Organizational DUNS: 0784704810000
d. Address:		
* Street1: 100 Australian Avenue		
Street2: Suite 500		
* City: West Palm Beach		
County/Parish: Palm Beach		
* State: FL: Florida		
Province: _____		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 33406-1485		
e. Organizational Unit:		
Department Name: Economic Sustainability		Division Name: _____
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	* First Name: Sherry	
Middle Name:	_____	
* Last Name: Howard	_____	
Suffix:	_____	
Title: Deputy Director		
Organizational Affiliation: _____		
* Telephone Number: 561-233-3653		Fax Number: _____
* Email: showard@pbcgov.org		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnership Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's HOME Program activities include financial assistance to developers of affordable rental housing, tenant-based rental assistance, CHDO activities and program administration.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

R 2017-0943

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Buttons: Add Attachment, Delete Attachment, View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2018

18. Estimated Funding (\$):

* a. Federal	1,627,785.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	1,627,785.00

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on [redacted]
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes
- No

If "Yes", provide explanation and attach

Buttons: Add Attachment, Delete Attachment, View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Paulette
 Middle Name:
 * Last Name: Burdick
 Suffix:
 * Title: Mayor
 * Telephone Number: 561-355-2202 Fax Number:
 * Email: pburdick@pbcgov.org
 * Signature of Authorized Representative: [Handwritten Signature] * Date Signed: 11/17/2017

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



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

COUNTY ATTORNEY

[Handwritten Signature]

AD-25 ADMINISTRATION

- **SF-424 – EMERGENCY SOLUTIONS GRANT (ESG)**



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32017-0942

JUL 1 1 2017

OMB Number: 4040-0004
Expiration Date: 10/31/2019

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="S-17-UC-12-0016"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="Palm Beach County Board of County Commissioners"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="59-6000785"/>	* c. Organizational DUNS: <input type="text" value="0784704810000"/>	
d. Address:		
* Street1: <input type="text" value="100 Australian Avenue"/>	<input type="text"/>	
Street2: <input type="text" value="Suite 500"/>	<input type="text"/>	
* City: <input type="text" value="West Palm Beach"/>	<input type="text"/>	
County/Parish: <input type="text" value="Palm Beach"/>	<input type="text"/>	
* State: <input type="text" value="FL; Florida"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA; UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="33406-1485"/>	<input type="text"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Economic Sustainability"/>	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Sherry"/>	
Middle Name: <input type="text"/>	<input type="text"/>	
* Last Name: <input type="text" value="Howard"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Deputy Director"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="561-233-3653"/>	Fax Number: <input type="text"/>	
* Email: <input type="text" value="showard@pbco.gov.org"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-231

CFDA Title:

Emergency Solutions Grant Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Palm Beach County's ESG Program provides services to the homeless and those at risk of becoming homeless through emergency shelters/transitional housing and rapid re-housing activities.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

R20170942

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Buttons: Add Attachment, Delete Attachment, View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2017

* b. End Date: 09/30/2018

18. Estimated Funding (\$):

Table with 2 columns: Category (a.g. Federal, b. Applicant, etc.) and Amount (519,046.00 for Federal and TOTAL).

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- Checkboxes for: a. This application was made available to the State under the Executive Order 12372 Process for review on [redacted]; b. Program is subject to E.O. 12372 but has not been selected by the State for review; c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

- Yes [checkbox], No [checked]

If "Yes", provide explanation and attach

Buttons: Add Attachment, Delete Attachment, View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

[checked] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Form fields for Name: Prefix (Ms.), First Name (Paulette), Middle Name, Last Name (Burdick), Suffix

* Title: Mayor

* Telephone Number: 561-355-2202 Fax Number:

* Email: pburdick@pbcgov.org

* Signature of Authorized Representative: [Handwritten Signature]

* Date Signed: Jul 11 2017

Sharon R. Bock, Clerk & Comptroller Palm Beach County

By [Signature] Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

[Signature] COUNTY ATTORNEY

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

Entitlement grant resources totaling \$18,501,053 are expected to be available during Fiscal Year 2017-2018 (October 1, 2017 – September 30, 2018). The amount received will be targeted on identified priority needs to realize specific goals and objectives outlined in the Consolidated Plan. The grant resources will address obstacles that meet underserved needs, achieve decent housing, expand economic development opportunities for low and moderate income persons, develop institutional structures, and enhance coordination between public and private housing and social service agencies. The results of these activities will be reported in the Consolidated Annual Performance Evaluation Report to be published in December 2018.

Priority Table

Program	Source	Uses of Funds	Expected Amount Available Year 3				Expected Resources Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - federal	Administration and Planning Economic Development Housing Public Improvements Public Services	5,821,645	10,000	7,238,499	13,070,144	23,250,345	The CDBG entitlement allocation from HUD for FY2017-2018 totals \$5,821,645. Program income is estimated at \$10,000 for a total available amount of \$5,831,645.
HOME	Public - federal	Multifamily rental new construction Multifamily rental rehab Tenant Based Rental Assistance CHDO activities and administration	1,627,785	150,000	3,134,078	4,911,863	6,768,059	The HOME entitlement allocation from HUD for FY 2017-2018 totals \$1,627,785. Program income is estimated at \$150,000 or a total available

								amount of \$1,777,785
ESG	Public - federal	Rapid Rehousing Homeless Prevention Contract Management Information System Administration	519,046	0	0	519,046	1,578,877	The ESG Program entitlement allocation from HUD for FY 2017-2018 totals \$519,046.
Total			7,968,476	160,000	10,372,577	18,501,053	31,597,281	

Other Funding Resources (Leveraged)

Program	Source	Uses of Funds	Expected Amount (FY 2017-2018)
Brownfields Revolving Loan Fund, Energy Loan Fund, Intermediary Relending Program (IRP) Loan and Section 108 Loan Guarantee Program	Federal	Financing provided for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$16,611,192
Continuum of Care	Federal	Homeless and special needs assistance to create community systems for combating homelessness.	\$202,190
Public Housing Authority Funding - Capital Fund	Federal	Develop, finance, and modernize public housing developments and management improvements.	\$1,976,169
Public Housing Operating Subsidy	Federal	Provides operating subsidiaries to housing authorities to assist in funding operating and maintenance.	\$5,724,046
Housing Choice & Veterans Affairs Supportive Housing (VASH) Vouchers under the Section 8 Program	Federal	Federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market.	\$24,897,358
Rural Development Rental Assistance	Federal	Rental assistance program for rural areas.	\$439,000
Resident Opportunity and Self Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$188,633
Family Self-Sufficiency Program	Federal	Program to assist public housing residents and section 8 housing choice voucher program participants to connect to supportive services.	\$39,000
Neighborhood Stabilization Program (Program Income)	Federal	Mortgage Program, Residential Redevelopment (acquisition and rehabilitation), and Neighborhood Redevelopment.	\$0
Ryan White Title I	Federal	Services provided by agencies who serve the HIV/AIDS community.	\$7,697,488
Small Business Administration 504 and 7A Program	Federal	Financing provided by agency for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons.	\$5,000,000
		FEDERAL	\$62,775,076

Palm Beach County Housing Finance Authority	State	Mortgage Credit Certificate \$25M in connection with mortgage loans for first time homebuyers; Single Family Loan Program: \$5M of FHA/VA first mortgages with \$500K home buyer down payment assistance second mortgage loans; Expected Multifamily tax exempt bond issuance for 3 projects: \$41M; and Revolving construction loans for 1 project: \$3M.	\$46,500,000
SHIP	State	State Housing Initiatives Partnership program provides funds to local governments as an incentive to create partnerships that produce and preserve affordable homeownership and multifamily housing. Distributed on an entitlement basis, this program is designed to serve very low, low and moderate income families. (Includes \$1M program income.)	\$6,630,016
Industrial Revenue Bonds	State	Financing provided through the state for businesses and industrial expansions for firms. Private parties purchase the bonds, in effect making the loan to the borrowing business.	\$100,000,000
		STATE	\$153,130,016
Financial Assisted Agencies (FAA) (PBC Department of Community Services)	Ad Valorem	Funding for the prevention/intervention, treatment and emergency services for substance abuse and mental health services, independent living and support services for people/families with special needs or disabilities, domestic abuse, emergency and shelter services.	\$12,132,220
PBC Dept. of Housing & Economic Sustainability	Ad Valorem	Funding for economic development agencies and business incentive programs to support business development and create job opportunities for low and moderate income person.	\$2,275,470
Borrowers, Banks and other Financial Institutions	Private	Financing provided by the private sector for eligible business projects under economic development initiatives that create jobs for low- and moderate-income persons. (Amount of leverage provided by private sector and financial institutions to support projects identified for funding under Section 108/IRP loans.)	\$20,000,000
		LOCAL	\$34,407,690
		TOTAL	\$250,312,782

Table 5 - Expected Resources – Priority Table

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

Palm Beach County expects to receive \$250,312,782 from local, Federal and State funding to complement the CDBG, ESG, and HOME funds totaling \$18,501,053 which it expects to have available during FY 2017-2018. Of the funds being leveraged \$62,775,076 is to be from Federal sources, \$153,130,016 from the State and \$34,407,690 from local sources including ad valorem and private funds. These funds will be used to undertake community development activities related to providing assistance to the homeless, disabled and underserved population and those having special needs. Funds will also be used for housing purposes and for undertaking of economic development and infrastructure.

If appropriate, describe publically owned land or property located within the jurisdiction that may be 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. The disposition of land owned by Palm Beach County for any purpose including to address needs identified in this Action Plan is governed by Florida Statutes Section 125.35 (County Authorized to Sell Real and Personal Property and to Lease Real Property) and Section 125.38 (Sale of County Property to United States or State) and by Palm Beach County Code of Laws and Ordinances at Chapter 22, Article VI (Real Property Acquisition, Disposition and Leasing). In effecting the requirements of the statutes and code referenced above, Palm Beach County utilizes PPM-CW-L-023 (Requirements for the Acquisition, Disposition, Lease and Exchange of Real Property).

In summary, County owned land may be disposed of in various ways. It may be sold or donated to certain entities (non-profit organizations and municipalities) for public and community interest purposes if the land is not needed for County purposes and the Board of County Commissioners is satisfied with the proposed use of the property. The property can be conveyed or leased upon application from those entities for such price (nominal or otherwise) that the Board may fix, regardless of the actual value of the property. Or, the Board may utilize a formal or informal competitive process. The Board is authorized to sell, lease and convey any property belonging to the County for the highest price, or for a particular use deemed to be the highest and best, or a use that is most responsive to a request for proposals.

During FY 2017-2018, the Department of Housing and Economic Sustainability in collaboration with PREM will review the inventory of county owned surplus land to determine the suitability of each parcel for the development of affordable housing. Once this exercise is completed, the county will decide on an appropriate method of making these lands available to housing developers for construction of affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Homeownership	2017	2018	Affordable Housing	Countywide	Affordable Homeownership	HOME: \$325,557	Homeowner Housing Unit Added: 2 household housing units
Goal Description		Increase the supply of affordable homeownership units by providing first and second mortgages to very-low, low and moderate income households, as well as to veterans and disabled persons to acquire homes for owner occupancy.						
2	Affordable Rental Housing	2017	2018	Affordable Housing Public Housing	Countywide	Affordable Rental Housing	HOME: \$569,725	Rental units constructed: 6 Household Housing Unit
Goal Description		Increase the supply of affordable rental housing available to very-low, low, moderate, and middle – income residents as well as veterans, elderly, disabled, and homeless persons through new construction and acquisition/rehabilitation of existing multi-family residential structures.						
3	Public Services	2017	2018	Non-Housing Community Development	Countywide	Provision of Public Services	CDBG: \$76,594	Public service activities other than Low/Moderate Income Housing Benefit: 816 persons assisted
Goal Description		Provide child care services, youth services, health services, services to abused and neglected children, and housing counseling services to persons in Palm Beach County						
4	Special Needs Services	2017	2018	Non-Housing Community Development	Countywide	Special Needs Housing and Services	CDBG: \$74,891	Public service activities other than Low/Moderate Income Housing Benefit: 183 persons assisted
Goal Description		Provide services to persons who are physically or developmentally disabled, ex-offenders, and victims of domestic abuse						

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeless Prevention	2017	2018	Homeless	Countywide	Homeless Assistance	HOME: \$569,725 ESG: \$163,796	Tenant-based rental assistance / Rapid Rehousing: 143 households assisted
Goal Description		Provide funds for tenant based rental assistance/rapid re-housing to assist persons and families who are at risk of homelessness.						
6	Homeless Services	2017	2018	Homeless	Countywide	Provision of Public Services Homeless Assistance	CDBG: \$674,056 ESG: \$247,048	Public service activities other than Low/Moderate Income Housing Benefit: 4,448 persons assisted
Goal Description		Provide services to persons who are homeless or at risk of homelessness.						
7	Fair Housing Activities	2017	2018	Fair Housing	Countywide	Provision of Public Services	CDBG: \$47,703	Public service activities other than Low/Moderate Income Housing Benefit: 28 persons assisted
Goal Description		As it relates to Fair Housing Counseling, the County's commitment to honor the certification signed with HUD to Affirmatively Further Fair Housing and through its HUD required Assessment of Fair Housing. To identify impediments and implement corrective actions to fair housing.						
8	Public Facilities	2017	2018	Non-Housing Community Development	Town of Lantana, Village of Palm Springs, City of Belle Glade, City of South Bay, Unincorporated Palm Beach County	Public Facilities and Infrastructure	CDBG: \$1,592,487	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35,032 persons assisted
Goal Description		Provision of public facilities in areas where the population is predominately low and moderate income, or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.						

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Public Infrastructure	2017	2018	Non-Housing Community Development	City of Riviera Beach, City of Lake Worth, Town of Mangonia Park, City of Greenacres	Public Facilities and Infrastructure	CDBG: \$1,184,576	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2,065 persons assisted
Goal Description		Provision of adequate infrastructure (water, waste water, drainage improvements, street and sidewalk improvements) to ensure their operation at an efficient level of service and enhance the livability of low- and moderate-income neighborhoods.						
10	Code Enforcement	2017	2018	Non-Housing Community Development	City of Belle Glade, City of Pahokee, City of South Bay	Code Enforcement	CDBG: \$229,189	Other: 28,929 persons assisted
Goal Description		Support the work of code enforcement officers to identify and take actions to cure code violations in designated target areas.						
11	Economic Development Services	2017	2018	Economic Development	Countywide	Economic Development	CDBG: \$471,818	Jobs created/retained: 350 jobs
Goal Description		Funding is provided to County personnel who provide advice to businesses, and explain and organize the participation of businesses in economic development programs operated by the County, State, and Federal governments (Section 108, USDA, Brownfields, among others).						
12	Economic Development Technical Assistance	2017	2018	Economic Development	Countywide	Economic Development	CDBG: \$306,000	Jobs created/retained: 18 jobs Businesses assisted: 160 businesses
Goal Description		Activities to be undertaken are ultimately targeted toward the creation of jobs through the provision of funding to a business incubator and a CDFI to provide assistance to small businesses and microenterprises						

Table 6 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

It is estimated that 1,412 eligible extremely low-income, low-income, and moderate-income families, including homeless individuals/families will be provided with affordable housing assistance during FY 2017-2018. A further discussion of this estimate is examined under AP-55 – Affordable Housing.

AP-35 Projects – 91.220(d)

Introduction

For FY 2017-2018, the Action Plan identifies a total of nine (9) project areas, within which 44 activities are to be funded under the CDBG, ESG and HOME Programs. These projects include code enforcement, public facilities, public infrastructure, public services, economic development, homeless assistance activities, rapid re-housing, housing related activities, as well as administrative and activity delivery costs needed to undertake the activities. All activities identified in the Plan will be completed within one-three years.

#	Project Name
1	CDBG17 Code Enforcement
2	CDBG17 Public Facilities
3	CDBG17 Public Infrastructure
4	CDBG17 Public and Special Needs Services
5	CDBG17 Economic Development
6	CDBG17 HES Program Administration
7	CDBG 17 HES Countywide Capital Project Implementation
8	ESG17 Emergency Solutions Grant
9	HOME17 Home Investment Partnership Program

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities addressed in this Action Plan reflect the goals and objectives which are set forth in the County’s FY 2015-2020 Consolidated Plan and were reinforced by inputs received from the public during public meetings and consultations with partners and stakeholders to develop the Action Plan. The County will utilize funding from multiple sources (viz: CDBG, HOME, ESG, Section 108, SHIP, NSP program income, Ad Valorem, among others) to address identified priorities. The decision as to the type of activities and the specific activities funded annually is dependent on the following: applications submitted by County Departments and municipalities; directives given by the Board of County Commissioners; the amount of funding available; and, how the specific activity for which funding is being requested coincides with the priorities outline in the Consolidated Plan.

For the CDBG Program the primary bases for allocation priorities are as follows:

- For infrastructure and public facilities projects, priorities were assigned to projects which are located in identified CDBG target areas in municipalities and in the unincorporated areas of the County. The specific activities funded are based on applications submitted by municipalities and by County departments.
- For public services, homeless activities were awarded the highest priority and these were awarded more than 75% of the available funding. The remaining funds were awarded to activities which reflected the highest demands by low- and moderate-income persons, special needs

person and homeless persons. Some of these are homeless services, child care, health care, afterschool care, housing assistance (rent and mortgage), services for youths, youths aging out of foster care, and housing and fair housing counseling, among others.

- For economic development, priority was given to activities which are located in low- and moderate-income areas (especially in the Glades) and which will create jobs for Low and moderate income persons. The focus was to provide funding for development of small businesses.

For Housing, priority was given to upgrading of the current housing stock via rehabilitation, provision of more affordable rental units in the face of increasing demand for affordable rental units, and, provision of housing for veterans. Funding from HOME, SHIP and NSP sources are primarily earmarked to address this priority.

Homeless priorities centered on its elimination via a concentrated program of rapid rehousing, provision of assistance to shelters and provision of assistance to those at risk of becoming homeless. Funding made available under the CDBG, ESGP and HOME Programs will be used to address these priorities. For the ESG Program, allocation priorities are set by the County's Homeless and Housing Alliance (Continuum of Care) and are guided by regulatory requirements which establish eligible activities which may be funded as well as maximum percentages of the grant which can be used for each activity. The regulations allow for up to 60.0% of the annual ESG allocation to be used for emergency shelter activities. The priorities established by the HHA for FY 2017-2018 are: the provision of emergency/transitional shelter for families with children, and provision of rapid rehousing for any age group. The HOME program will provide the majority of the funding needed to implement the rapid re-housing program through continued funding of a tenant-based rental assistance program.

In terms of the existence of obstacles to address underserved needs, the major obstacles experienced by Palm Beach County are: the inadequacy of available financial resources to meet the needs of the underserved populations and the vast geographic area which encompasses the County resulting in the eastern urbanized portion being separated from the western agricultural based portion causing an allocation of resources (personnel, equipment and funding) which does not optimize economies of scale.

Projects

AP-38 Projects Summary

Project Summary Information

Project Name		CDBG17 Code Enforcement
1.	Activity Name	City of Belle Glade
	Target Area	Belle Glade
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$150,447
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Belle Glade.
	Target Date	September 30, 2018
	Number of Beneficiaries	17,950 persons
	Location Description	110 Dr. Martin Luther King, Jr. Blvd., Belle Glade, FL 33430
2.	Activity Name	City of Pahokee
	Target Area	Pahokee
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement
	Funding	CDBG: \$40,544
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of Pahokee.
	Target Date	September 30, 2017
	Number of Beneficiaries	6,003 persons
	Location Description	207 Begonia Drive, Pahokee, FL 33476
3.	Activity Name	City of South Bay
	Target Area	South Bay
	Goals Supported	Code Enforcement
	Needs Addressed	Code Enforcement

	Funding	CDBG: \$38,198
	Planned Activities	Provide support for code enforcement activities within the municipal boundaries of the City of South Bay.
	Target Date	September 30, 2017
	Number of Beneficiaries	4,976 persons
	Location Description	335 SW 2nd Avenue, South Bay, FL 33493
Total Code Enforcement: \$229,189		
Project Name		CDBG17 Public Facilities
1.	Activity Name	PBC Facilities and Development Operations – Central County Housing Resource Center
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$570,000
	Planned Activities	Construction of a 15,000 square foot building to accommodate a 40 bed Housing Resource Center.
	Target Date	December 31, 2020
	Number of Beneficiaries	42 persons
	Location Description	TBD
2.	Activity Name	PBC Facilities and Development Operations – Senator Philip D. Lewis Housing Resource Center Navigation Unit
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$254,000
	Planned Activities	Interior renovations at the Lewis Center to accommodate a Navigation Unit to assist clients with services
	Target Date	December 31, 2020
	Number of Beneficiaries	3,600 persons
	Location Description	1000 45th Street, West Palm Beach, FL 33407

3.	Activity Name	PBC Parks and Recreation – Glades Pioneer Park
	Target Area	Belle Glade
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$295,000
	Planned Activities	Construction of a fitness area with exercise equipment, shade structure, benches, bike racks and landscaping.
	Target Date	December 31, 2020
	Number of Beneficiaries	15,250 persons
	Location Description	866 SR 715, Belle Glade, FL 33430
4.	Activity Name	PBC Parks and Recreation – South Bay RV Park/Crossroads Depot
	Target Area	South Bay
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$161,000
	Planned Activities	Installation of playground equipment and picnic shelters near the Crossroads Depot building.
	Target Date	December 31, 2020
	Number of Beneficiaries	1,490 persons
	Location Description	100 Levee Road, South Bay, FL 33493
5.	Activity Name	PBC Parks and Recreation/Office of Community Revitalization – Kenwood Estates Park
	Target Area	n/a
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$90,000
	Planned Activities	Replacement of playground equipment, resurfacing playground area and site furnishings.
	Target Date	December 31, 2020
	Number of Beneficiaries	5,840 persons

	Location Description	4645 Clinton Boulevard, Lake Worth, FL 33463
6.	Activity Name	Town of Lake Park – Bert Bostrom Park
	Target Area	Lake Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$38,198
	Planned Activities	Replacement of playground equipment at Bert Bostrom Park.
	Target Date	December 31, 2020
	Number of Beneficiaries	1,500 persons
	Location Description	311 7th Street, Lake Park, FL 33403
7.	Activity Name	Town of Lantana –Basketball Court Lights (Phase 2)
	Target Area	Lantana
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$59,643
	Planned Activities	Phase 2 of improvements in the North Broadway neighborhood in the Town’s CDBG Target Area.
	Target Date	December 31, 2020
	Number of Beneficiaries	5,000 persons
	Location Description	908 North 8th Street, Lantana, FL 33462
8.	Activity Name	Village of Palm Springs – Village Center Fitness/Exercise Pavilion
	Target Area	Palm Springs
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$114,259
	Planned Activities	Construction of an ADA accessible fitness and exercise area at the Municipal Complex Park.
	Target Date	December 31, 2020

	Number of Beneficiaries	310 persons
	Location Description	226 Cypress Lane, Palm Springs, FL 33461
9.	Activity Name	Town of Mangonia Park – Improvements to Addie L. Greene Park
	Target Area	Mangonia Park
	Goals Supported	Public Facilities
	Needs Addressed	Public Facilities and Infrastructure
	Funding	CDBG: \$10,387
	Planned Activities	Improvements to Addie L. Greene Park
	Target Date	December 31, 2020
	Number of Beneficiaries	2,000 persons
	Location Description	1233 53rd Street, Mangonia Park, FL 33407
Total Public Facilities: \$1,592,487		
Project Name		CDBG17 Public Infrastructure
1.	Activity Name	City of Lake Worth – 8th Avenue North Greenway
	Target Area	n/a
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$291,846
	Planned Activities	Construction of a concrete multi-use path on 8th Avenue North between North A Street and North F Street.
	Target Date	December 31, 2020
	Number of Beneficiaries	1,415 persons
	Location Description	North 8th Avenue between North A and F Streets, Lake Worth, FL 33460
2.	Activity Name	City of Greenacres – Storm Water Drainage Improvements
	Target Area	Greenacres
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$148,771

	Planned Activities	Installation of storm water drainage system – Phase 4
	Target Date	December 31, 2020
	Number of Beneficiaries	240 persons
	Location Description	Alleys north of Lake Worth Rd. and south of the L-11 Canal, Greenacres, FL 33463
3.	Activity Name	City of Riviera Beach – Street Improvements
	Target Area	Riviera Beach
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$177,587
	Planned Activities	Milling and resurfacing four (4) streets in the City’s CDBG Target Area.
	Target Date	December 31, 2020
	Number of Beneficiaries	350 persons
	Location Description	West 36 th Street from Avenue O to President Barack Obama Highway; West 30 th Street from Avenue R to Avenue O; Avenue O from West 30 th Street to West 28 th Street; and West 28 th Street from Avenue O to Avenue R, Riviera Beach, FL 33404
4.	Activity Name	Town of Mangonia Park – Sanitary Sewer Improvements
	Target Area	Mangonia Park
	Goals Supported	Public Infrastructure
	Needs Addressed	Public Facilities and infrastructure
	Funding	CDBG: \$316,372
	Planned Activities	Installation of public sewers in a residential area that currently uses septic systems.
	Target Date	December 31, 2020
	Number of Beneficiaries	60 persons
	Location Description	Along portions of Jeffrey Avenue and Sherwood Avenue, Mangonia Park, FL
Total Public Infrastructure: \$934,576		
Project Name		CDBG17 Public and Special Needs Services
	Activity Name	Aid to Victims of Domestic Abuse

1.	Target Area	Countywide
	Goals Supported	Special Needs Services (Victims of Domestic Abuse)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$20,640
	Planned Activities	Provide transitional housing to homeless victims of domestic violence and their children.
	Target Date	September 30, 2018
	Number of Beneficiaries	32 persons
	Project Location	Confidential Location
2.	Activity Name	Children's Home Society
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$19,122
	Planned Activities	Operation of a transitional living program for homeless pregnant/parenting youth, ages 16-21, and their infants/toddlers.
	Target Date	September 30, 2018
	Number of Beneficiaries	15 persons
	Project Location	3335 Forest Hill Boulevard, West Palm Beach, FL 33406
3.	Activity Name	Children's Place at Home Safe
	Target Area	Countywide
	Goals Supported	Public Services (Abused and Neglected Children)
	Needs Addressed	Public Services
	Funding	CDBG: \$14,524
	Planned Activities	Provide therapeutic care to adolescent boys and girls who have been removed from their homes due to abuse and/or homelessness.
	Target Date	September 30, 2018
	Number of Beneficiaries	32 persons
	Project Location	4854 N. Haverhill Road, West Palm Beach, FL 33417 2840 6 th Avenue South, Lake Worth, FL 33461

4.	Activity Name	Coalition for Independent Living Options
	Target Area	Countywide
	Goals Supported	Special Needs Services
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$18,448
	Planned Activities	Purchase and deliver prepared meals for 11 weeks to persons with disabilities and their families through the agency's DINE Program.
	Target Date	September 30, 2018
	Number of Beneficiaries	31 persons
	Project Location	2751 S. Dixie Highway, Suite 203, West Palm Beach, FL 33405
5.	Activity Name	Healthy Mothers, Healthy Babies Coalition of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Public Services (Health Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$7,961
	Planned Activities	Provide assistance to pregnant women and/or their immediate families in order to access health care and secure other services and programs that the families may be eligible to receive.
	Target Date	September 30, 2018
	Number of Beneficiaries	300 persons
	Project Location	4601 Lake Worth Road, Greenacres, FL 33463
6.	Activity Name	Legal Aid Society of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Fair Housing Activities
	Needs Addressed	Public Services
	Funding	CDBG: \$47,703
	Planned Activities	Provide fair housing enforcement and educational outreach services to low and moderate income clients.
	Target Date	September 30, 2018

	Number of Beneficiaries	28 persons
	Project Location	423 Fern Street, West Palm Beach, FL 33401
7.	Activity Name	Place of Hope
	Target Area	Countywide
	Goals Supported	Public Services (Abuse and Neglected Children)
	Needs Addressed	Public Services
	Funding	CDBG: \$12,770
	Planned Activities	Provide services to abused and neglected children through the agency's Comprehensive Case Management Program.
	Target Date	September 30, 2018
	Number of Beneficiaries	38 persons
	Project Location	9078 Isaiah Lane, Palm Beach Gardens, FL 33418
8.	Activity Name	Redlands Christian Migrant Association
	Target Area	Countywide
	Goals Supported	Public Services (Child Care Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$11,462
	Planned Activities	Provide comprehensive child development services to children of farmworkers.
	Target Date	September 30, 2018
	Number of Beneficiaries	60 persons
	Project Location	20 Carver Street, Belle Glade, FL 33430
9.	Activity Name	Seagull Industries for the Disabled, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$24,780
	Planned Activities	Provide educational and vocational training to adults with developmental disabilities at its Seagull Achievement Center.

	Target Date	September 30, 2018
	Number of Beneficiaries	95 persons
	Project Location	3879 Byron Drive, West Palm Beach, FL 33404
10.	Activity Name	Sickle Cell Foundation
	Target Area	Countywide
	Goals Supported	Public Services (Health Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$14,518
	Planned Activities	Provide comprehensive case management to persons living with sickle cell disease or sickle cell trait in the Glades area of Palm Beach County.
	Target Date	September 30, 2018
	Number of Beneficiaries	46 persons
	Project Location	19 Everglade Street, Belle Glade, FL 33430
11.	Activity Name	Urban League of Palm Beach County, Inc.
	Target Area	Countywide
	Goals Supported	Public Services (Housing Counseling Services)
	Needs Addressed	Public Services
	Funding	CDBG: \$15,359
	Planned Activities	Through the Comprehensive Housing Counseling Program, provide services to clients on foreclosures, homelessness prevention, fair housing, first time homebuyer education and pre-purchase counseling.
	Target Date	September 30, 2018
	Number of Beneficiaries	340 persons
	Project Location	1700 N. Australian Avenue, West Palm Beach, FL 33407
12.	Activity Name	Vita Nova, Inc.
	Target Area	Countywide
	Goals Supported	Special Needs Services (Youths aging out of foster care)
	Needs Addressed	Special Needs Housing and Services
	Funding	CDBG: \$11,023

	Planned Activities	Provide life skills training to youth, aged 18 to 25 years of age, who aged out of the foster care system.
	Target Date	September 30, 2018
	Number of Beneficiaries	25 persons
	Project Location	120 Alpha Street, West Palm Beach, FL 33401
13.	Activity Name	Senator Philip D. Lewis Center – Homeless Resource Center
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$554,934
	Planned Activities	Operational costs of the center. Services provided to help homeless individuals.
	Target Date	September 30, 2018
	Number of Beneficiaries	3,600 persons
	Project Location	1000 45 th Street, West Palm Beach, FL 33407
14.	Activity Name	Program REACH Family Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	CDBG: \$100,000
	Planned Activities	Operational costs of the shelter. Services provided to help homeless families.
	Target Date	September 30, 2018
	Number of Beneficiaries	195 persons
	Project Location	1320 Henrietta Avenue, West Palm Beach, FL 33401
Total Public Services: \$873,246		
Project Name		CDBG17 Economic Development
1.	Activity Name	Center for Technology, Enterprise and Development (TED Center)
	Target Area	Countywide

	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$226,000
	Planned Activities	A business incubator that will provide technical assistance and services to micro-enterprises and established small businesses.
	Target Date	September 30, 2018
	Number of Beneficiaries	18 persons/120 businesses
	Project Location	401 W. Atlantic Avenue, Delray Beach, FL 33444
2.	Activity Name	Center for Enterprise Opportunity
	Target Area	Countywide
	Goals Supported	Economic Development Technical Assistance
	Needs Addressed	Economic Development
	Funding	CDBG: \$80,000
	Planned Activities	A community development financial institution (CDFI) that provides microloans, counseling services and business training to micro-enterprises and small businesses.
	Target Date	September 30, 2018
	Number of Beneficiaries	40 businesses
	Project Location	2200 N. Florida Mango Road, West Palm Beach, FL 33409
3.	Activity Name	HES Economic Development Services
	Target Area	Countywide
	Goals Supported	Economic Development Services
	Needs Addressed	Economic Development
	Funding	CDBG: \$471,818
	Planned Activities	Provide economic development services to businesses in Palm Beach County to help them create or retain full time equivalent jobs.
	Target Date	September 30, 2018
	Number of Beneficiaries	350 persons
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

Total Economic Development: \$777,818		
Project Name		CDBG17 HES Program Administration
1.	Activity Name	Program Administration
	Funding	CDBG: \$1,164,329
	Planned Activities	General, fiscal and planning administrative expenses incurred by HES in performing planning, coordinating, and monitoring of CDBG Programs.
	Target Date	December 31, 2019
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Program Administration: \$1,164,329		
Project Name		CDBG17 HES Countywide Capital Project Implementation
1.	Activity Name	Countywide Capital Project Implementation
	Funding	CDBG: \$250,000
	Planned Activities	Activity delivery costs in implementing HES's capital improvement activities. Accomplishments under this project will be reported under CDBG capital improvement activities.
	Target Date	December 31, 2019
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
Total Countywide Capital Project Implementation: \$250,000		
Total CDBG Program: \$5,821,645		
Project Name		ESG17 Emergency Solutions Grant
1	Activity Name	ESG Program Administration
	Target Area	Countywide
	Needs Addressed	Planning/Administration
	Funding	ESG: \$33,202
	Planned Activities	6.4% of the ESG Program is set-aside for eligible planning and administration. Administration of the program will be undertaken by the Palm Beach County Department of Community Services, Division of Human & Veteran Services, and the Palm Beach County Department of Housing & Economic Sustainability.
	Target Date	September 30, 2018

	Project Location	810 Datura Street, West Palm Beach, FL 33401 and 100 Australian Avenue,
2	Activity Name	ESG Emergency Shelter
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$247,048
	Planned Activities	Costs for four agencies (Aid to Victims of Domestic Abuse, Children’s Home Society, The Salvation Army, and Young Women’s Christian Association) to operate emergency shelters in Palm Beach County.
	Target Date	September 30, 2018
	Number of Beneficiaries	638 persons
	Project Location	810 Datura Street, West Palm Beach, FL 33401
3	Activity Name	ESG Rapid Re-Housing
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$163,796
	Planned Activities	Provide rapid re-housing to homeless families in support of homeless intervention activities. Activity will be implemented by Adopt-A-Family.
	Target Date	September 30, 2018
	Number of Beneficiaries	114 persons
	Project Location	1712 2nd Avenue N., Lake Worth, FL 33460
4	Activity Name	Client Management Information System (CMIS)
	Target Area	Countywide
	Goals Supported	Homeless Services
	Needs Addressed	Homeless Assistance
	Funding	ESG: \$75,000

	Planned Activities	Funding to support the administration of the HUD required Homeless Management Information System to assist homeless individuals and families with services.
	Target Date	September 30, 2018
	Project Location	810 Datura Street, West Palm Beach, FL 33401
Total ESG Program: \$519,046		
Project Name		HOME17 HOME Investment Partnership Program
1.	Activity Name	HOME Program Administration and Planning
	Funding	HOME: \$162,778
	Planned Activities	10% of the total HOME Program allocation is set-aside for eligible administrative costs incurred during the implementation of the HOME Program.
	Target Date	September 30, 2018
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
2.	Activity Name	HOME CHDO Set-Aside Program
	Target Area	Countywide
	Goals Supported	Affordable Homeownership
	Needs Addressed	Affordable Homeownership
	Funding	HOME: \$244,168
	Planned Activities	Provide funding to a Community Housing Development organization (CHDO) to undertake housing activities to benefit families with incomes at or below 80% of the AMI for Palm Beach County.
	Target Date	September 30, 2019
	Number of Beneficiaries	2 housing units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
3.	Activity Name	HOME CHDO Operating Expenses
	Funding	HOME: \$81,389
	Planned Activities	5% of the total HOME Program allocation is set-aside for operating expenses of CHDOs, which will be used to administer HOME funded activities.
	Target Date	September 30, 2019
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406

4.	Activity Name	HOME Developer Rental Program
	Target Area	Countywide
	Goals Supported	Affordable Rental Housing
	Needs Addressed	Affordable Rental Housing
	Funding	\$569,725
	Planned Activities	Funding will be provided as loan assistance to create permanent rental housing through new construction, demolition of existing vacant buildings and acquisition/rehabilitation of existing residential properties.
	Target Date	September 30, 2019
	Number of Beneficiaries	6 housing units
	Project Location	100 Australian Avenue, Suite 500, West Palm Beach, FL 33406
5.	Activity Name	HOME Tenant Based Rental Assistance
	Target Area	Countywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Homeless Prevention
	Funding	HOME: \$569,725
	Planned Activities	Funding will be allocated for homeless prevention/intervention and will be administered by Palm Beach County's Department of Community Services, Division of Human and Veteran Services
	Target Date	September 30, 2019
	Number of Beneficiaries	29 households
	Project Location	810 Datura Street, West Palm Beach, FL 33401
		Total HOME Program: \$1,627,785

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For FY 2017-2018, Palm Beach County plans to utilize 27% of the CDBG allocation in ten (10) of the CDBG Target Areas that were identified in the FY 2015-2020 Consolidated Plan. These areas are located throughout the jurisdiction within municipal boundaries as shown below. The identified target areas are characterized by concentrations of low and moderate income persons, concentrations of housing problems, and a need for capital improvements. Additionally, CDBG funds (approximately 1% of the total CDBG allocation) will be used to provide assistance to persons/businesses located within the County's Community Development Financial Institution (CDFI) Investment Area. This area was approved by the US Department of the Treasury to allow a CDFI to provide services exclusively to businesses and persons residing in the qualified census tracts.

CDBG Target Area	Low/Mod Income%*	Minority Concentration%**
City of Belle Glade	88	61
City of Greenacres	61	26
Town of Lake Park	70	61
City of Lake Worth	81	28
Town of Lantana	70	32
Town of Mangonia Park	84	85
City of Pahokee	75	61
Village of Palm Springs	68	23
City of Riviera Beach	78	74
City of South Bay	87	62
CDFI Investment	75	51

Table 8 – CDBG and CDFI Target Areas

* Source: 2006-2010 American Community Survey

**Source: 2011-2015 American Community Survey

Geographic Distribution

Target Area	Percentage of Funds
City of Belle Glade	2%
City of Greenacres	2%
Town of Lake Park	1%
City of Lake Worth	5%
Town of Lantana	1%
Town of Mangonia Park	6%
City of Pahokee	1%
Village of Palm Springs	2%
City of Riviera Beach	3%
City of South Bay	3%

Target Area	Percentage of Funds
CDFI Investment	1%
TOTAL	27%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

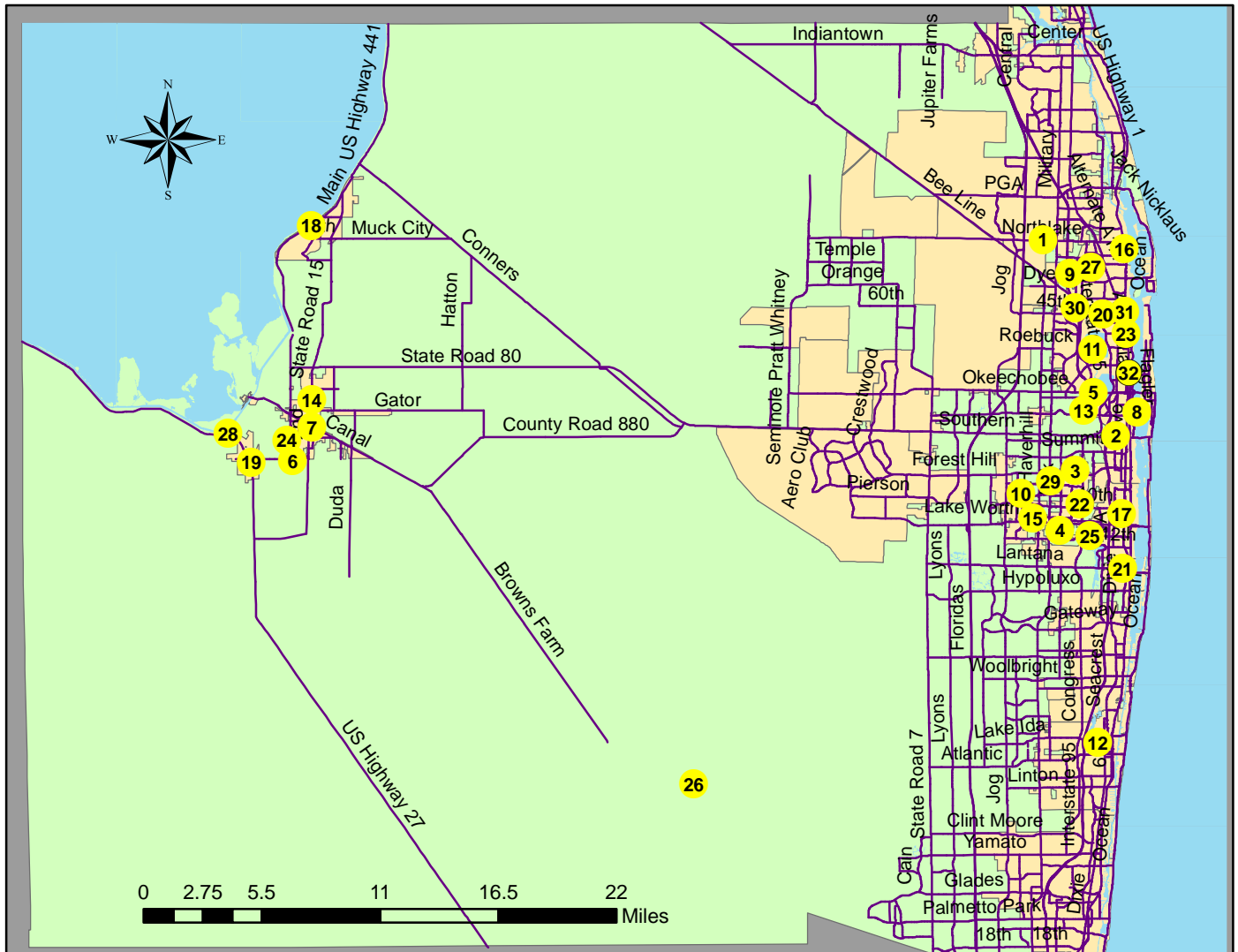
The County’s rationale for the priorities for allocating investments geographically remains the same as stated in the Strategic Plan section of the FY 2015-2020 Consolidated Plan. It is the County’s intent to ensure that the allocation of its community development resources be done in a manner that provides the most benefits to its low- and moderate-income residents and that this investment take place in geographic areas with high levels of community development issues. Investment of resources for public facilities and capital improvement projects are often guided by their planned location in defined CDBG target areas. The County’s Strategic Plan identifies twenty-two (22) target areas. One of these is a Community Development Financial Institution (CDFI) target area which focuses on economic development. Of the remaining twenty-one (21), ten (10) are located within the boundaries of municipalities and eleven (11) are in the Unincorporated County. All are priorities for housing revitalization and public facilities and infrastructure development. All target areas must meet the following requirements:

- At least 51% of the residents must be of low and moderate incomes;
- The area must be contiguous area, no less than 0.1 square mile and no more than 1.0 square mile in size;
- Existing land use is more than 50% residential;
- Infrastructure conditions in the area demonstrate the need for improvements; and
- Structural conditions in the area demonstrate a need for rehabilitation, demolition, and/or code enforcement.

Since FY 2001-2002, the County has implemented a Special Area of Hope Strategy (SAOH) which initially provided funding to the three Glades area municipalities (Belle Glade, Pahokee and South Bay) to undertake capital improvement activities. Since FY 2013-2014, the Board of County Commissioners (BCC) directed that these funds be made available to all municipalities that have a CDBG Target Area; were to be rotated between the eleven (11) municipalities that contain a CDBG Target Area; and that the annual disbursement of these funds be made in alphabetical order. For FY 2017-2018, the Town of Mangonia Park is expected to receive the SAOH funds in the amount of \$316,372.

Allocation of resources to facilitate public services and economic development activities are assigned to agencies which operate on a countywide basis but whose clientele are predominantly low- and moderate-income.

PALM BEACH COUNTY FY 2017-2018 GEOGRAPHIC DISTRIBUTION OF CDBG ACTIVITIES



FY 2017-2018 CDBG Activities

1. Place of Hope
2. Coalition for Independent Living Options
3. Children's Home Society
4. Children's Place at HomeSafe
5. Vita Nova, Inc.
6. Redlands Christian Migrant Assoc.
7. Sickie Cell Foundation
8. Legal Aid Society
9. Seagull Industries
10. Healthy Mothers/Healthy Babies
11. Urban League of Palm Beach County
12. Center for Technology, Enterprise, and Development
13. Center for Enterprise Opportunity
14. City of Belle Glade - Code Enforcement*
15. City of Greenacres - Stormwater Drainage Improvements*
16. Town of Lake Park - Bert Bostrom Park Improvements*
17. City of Lake Worth - 8th Avenue N Greenway
18. City of Pahokee - Code Enforcement*
19. City of South Bay - Code Enforcement*
20. Town of Mangonia Park - Addie L. Greene Park Improvements*
21. Town of Lantana - Basketball Court Lights installation*
22. Village of Palm Springs - Municipal Complex Park ADA Fitness Area*
23. Senator Philip D. Lewis Homeless Resource Center
24. PBC Parks - Glades Paioneer Park Improvements
25. PBC Facilities - Central County Housing Resource Center
26. Aid to Victims of Domestic Abuse (Confidential Location)
27. City of Riviera Beach - W. 28th St. & Ave. O Street Improvements*
28. PBC Parks - South Bay RV Park*
29. PBC Parks/OCR - Kenwood Estates Park improvements
30. Town of Mangonia Park - Sanitary Sewer installation*
31. PBC Facilities - Lewis Center Navigation Unit installation
32. Program REACH Family Emergency Shelter

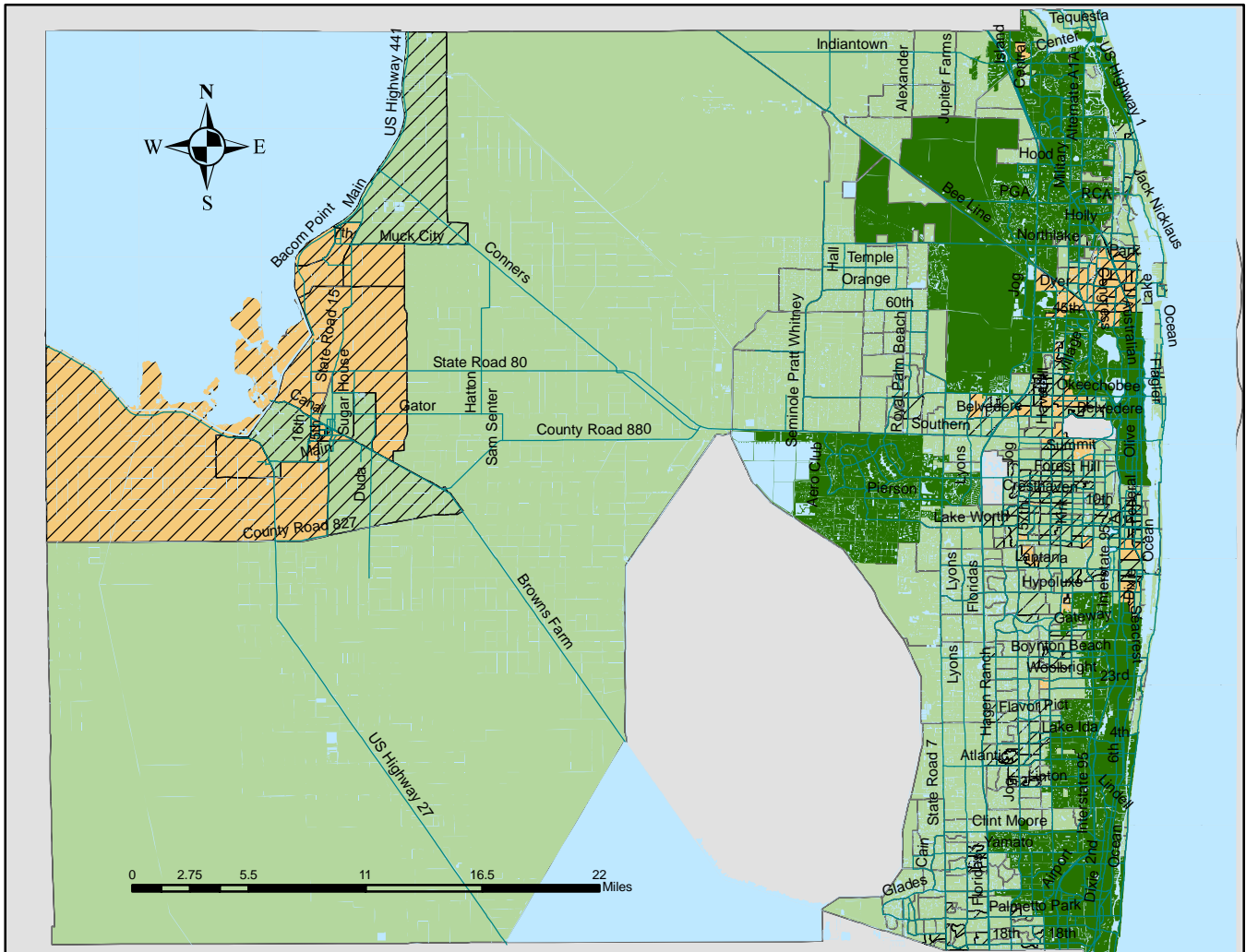
- CDBG Activities
- Major Roads
- Water Bodies
- Municipal Boundaries
- Unincorporated Palm Beach County
- * CDBG Target Area



PBC Department of Housing and Economic Sustainability - July 2017



PALM BEACH COUNTY JURISDICTION Low/Moderate Income and Ethnic/Minority Concentrations



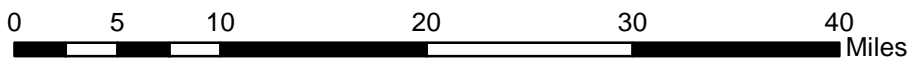
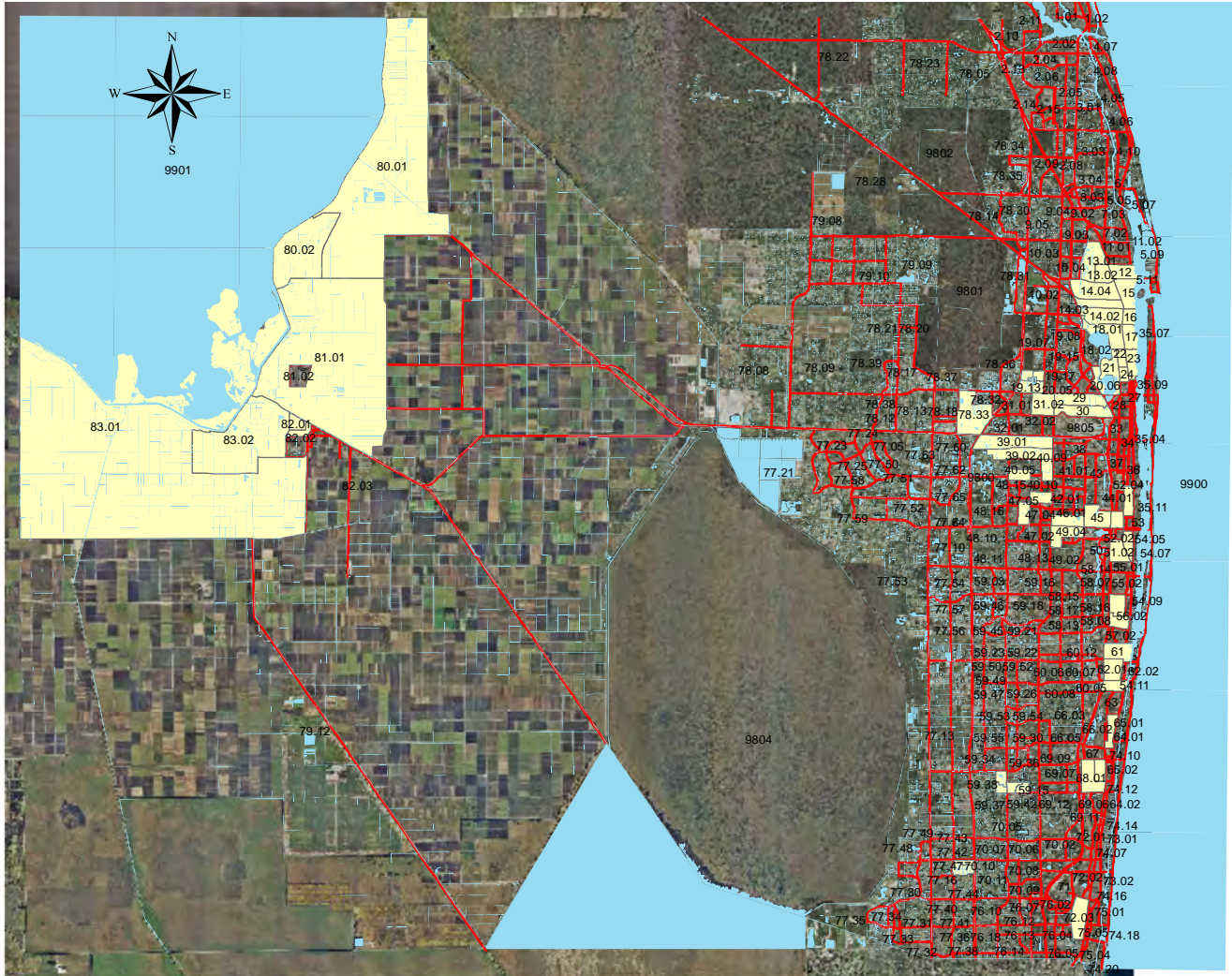
	>51% Low/Mod Income		Entitlement Municipalities
	<51% Minority Concentration		Water Bodies
	>51% Minority Concentration		N/A

Source: 2006-2010 American Community Survey (Low/Mod Income)
2009-2013 American Community Survey (Minority Conc.)

PBC Department of Economic Sustainability - April 2015



PALM BEACH COUNTY CDFI INVESTMENT AREA - QUALIFIED CENSUS TRACTS

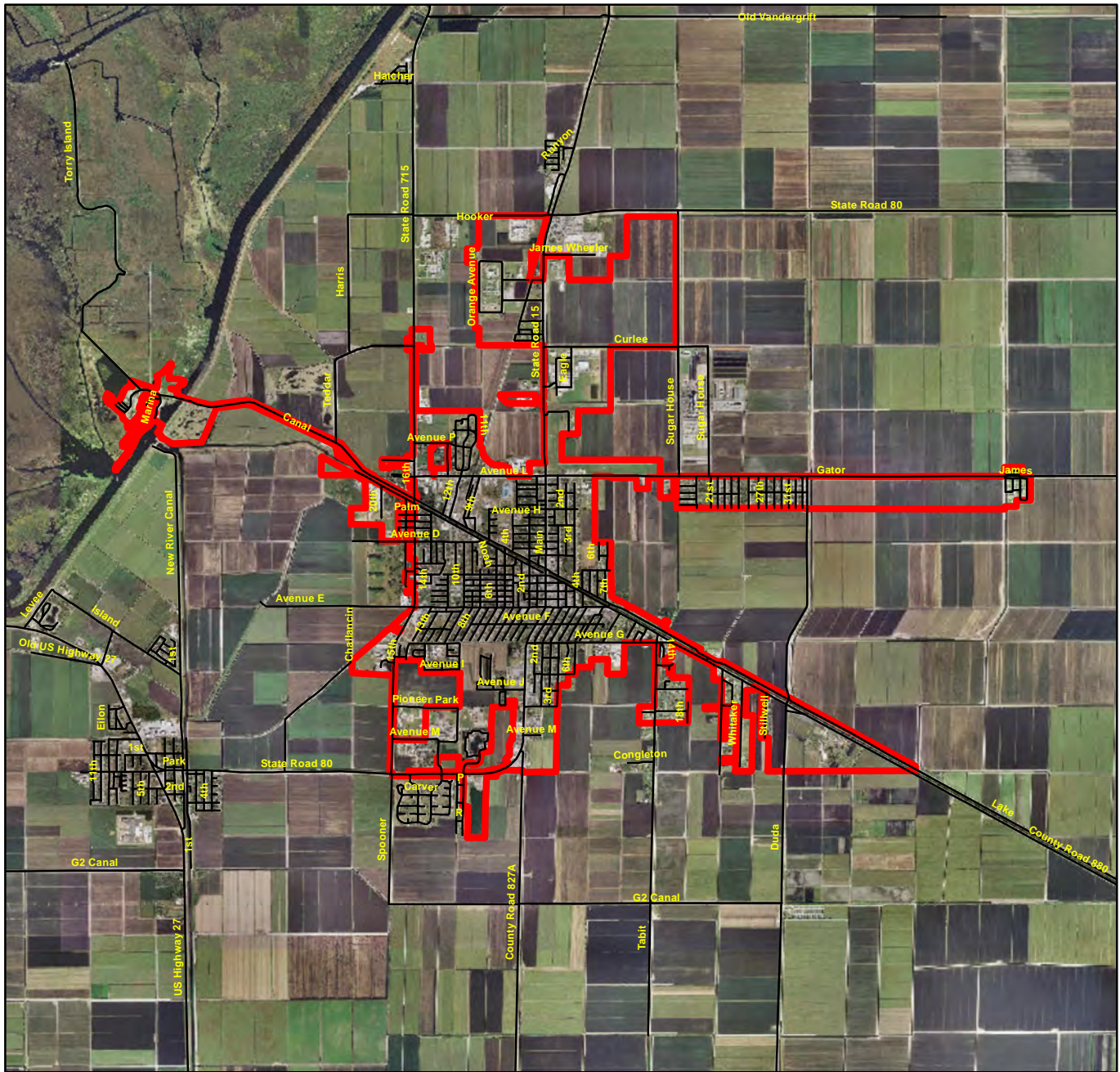


Qualified Census Tracts
 Major Roads
 Water Bodies

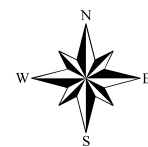
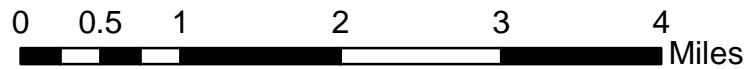
- Qualified Census Tracts**
- 12.00, 13.01, 13.02, 14.02, 14.03, 14.04, 15.00, 16.00, 17.00, 18.01, 19.10, 19.11, 19.12, 19.13, 20.06, 21.00, 22.00, 23.00, 24.00, 29.00, 30.00, 31.02, 39.01, 39.02, 40.07, 40.09, 40.13, 44.02, 45.00, 46.02, 47.05, 49.04, 51.02, 52.02, 52.04, 56.01, 57.01, 59.39, 59.40, 59.43, 59.44, 61.00, 62.01, 62.03, 65.01, 68.01, 68.02, 72.03, 77.46, 77.47, 78.33, 80.01, 80.02, 81.01, 82.01, 82.02, 83.01, 83.02**

PBC Department of Economic Sustainability - May 2016

CITY OF BELLE GLADE TARGET AREA



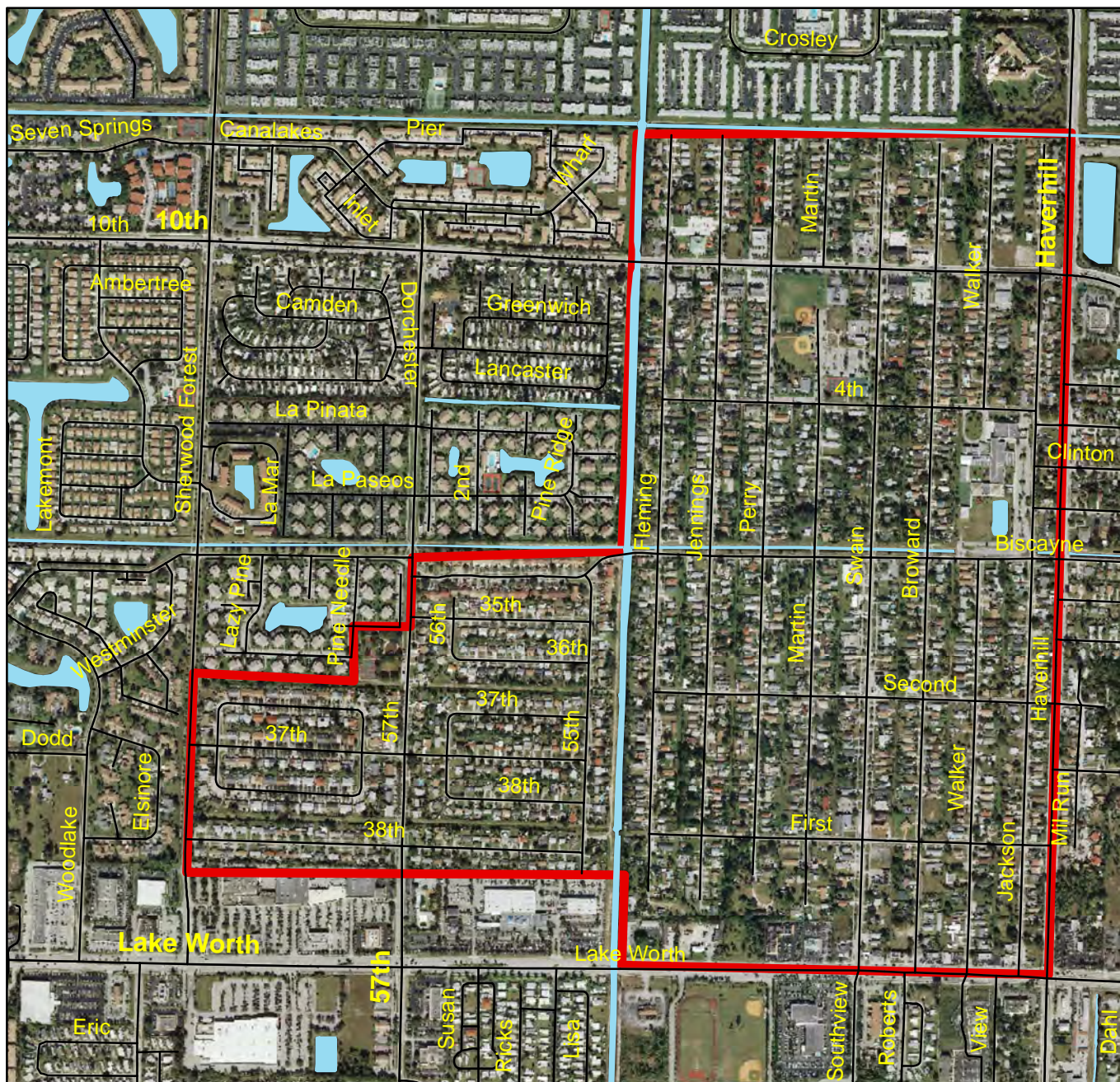
Target Area Boundaries




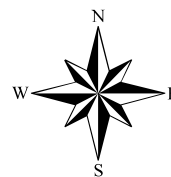
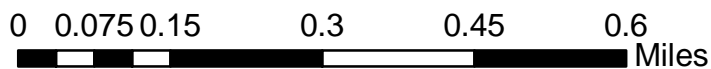
PBC Dept. of Economic Sustainability - July 2016



CITY OF GREENACRES TARGET AREA



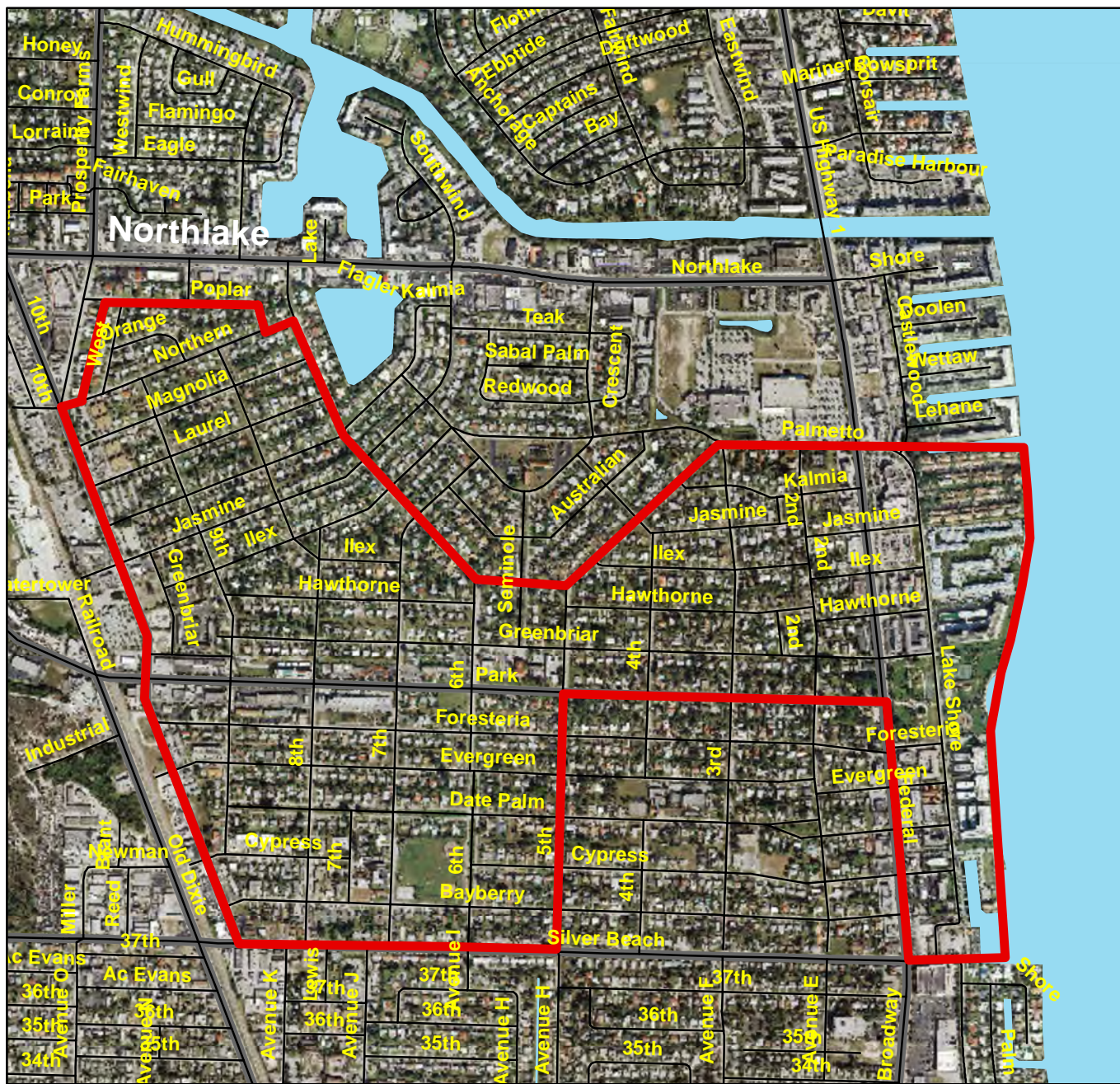
 Target Area Boundaries




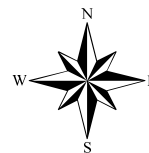
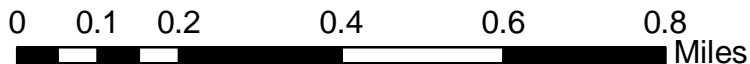
PBC Dept. of Economic Sustainability - April 2015



TOWN OF LAKE PARK TARGET AREA



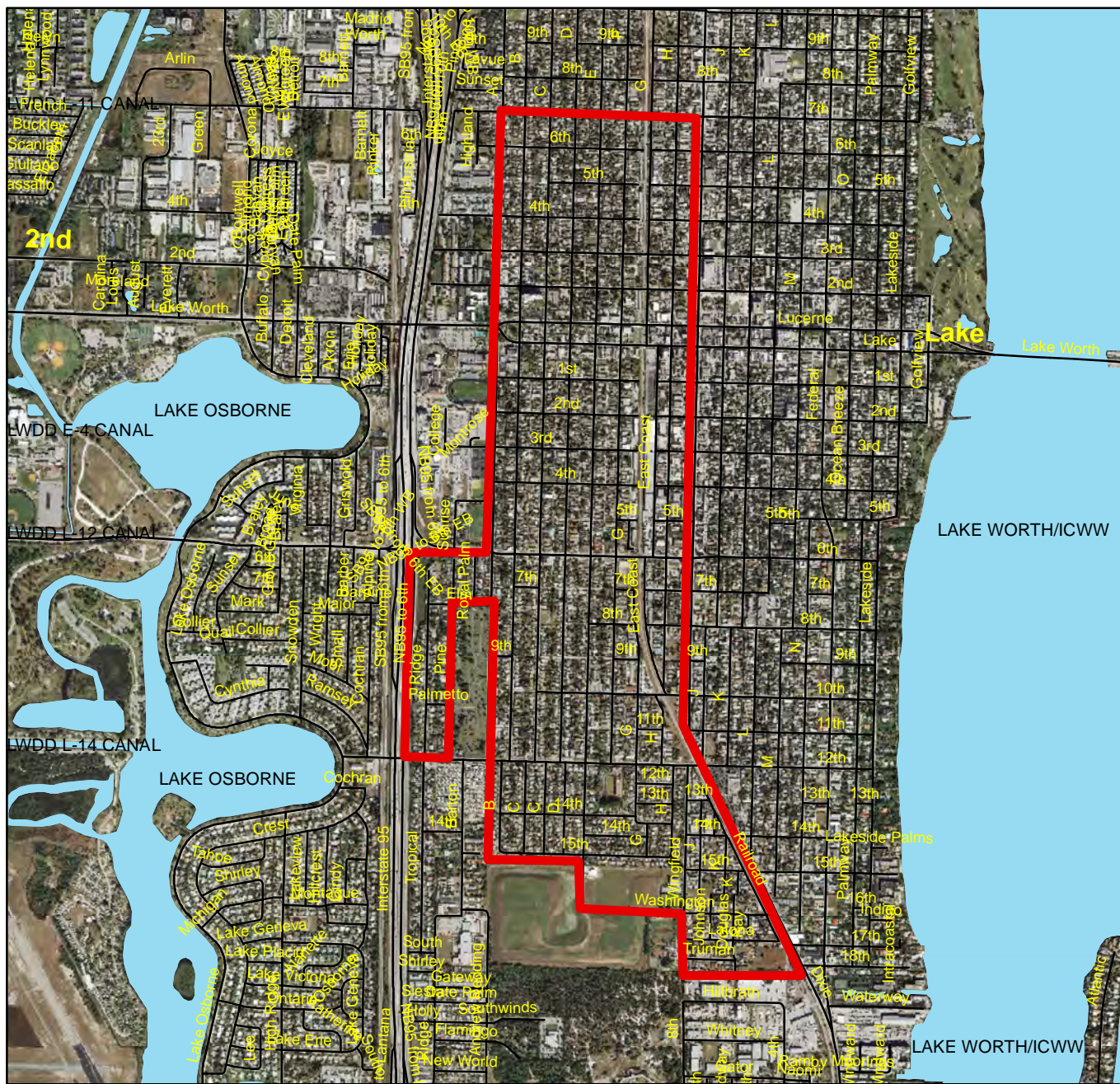
 Target Area Boundaries



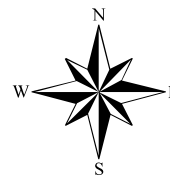
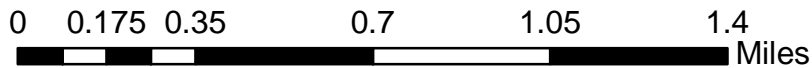
PBC Dept. of Economic Sustainability - April 2015



CITY OF LAKE WORTH TARGET AREA



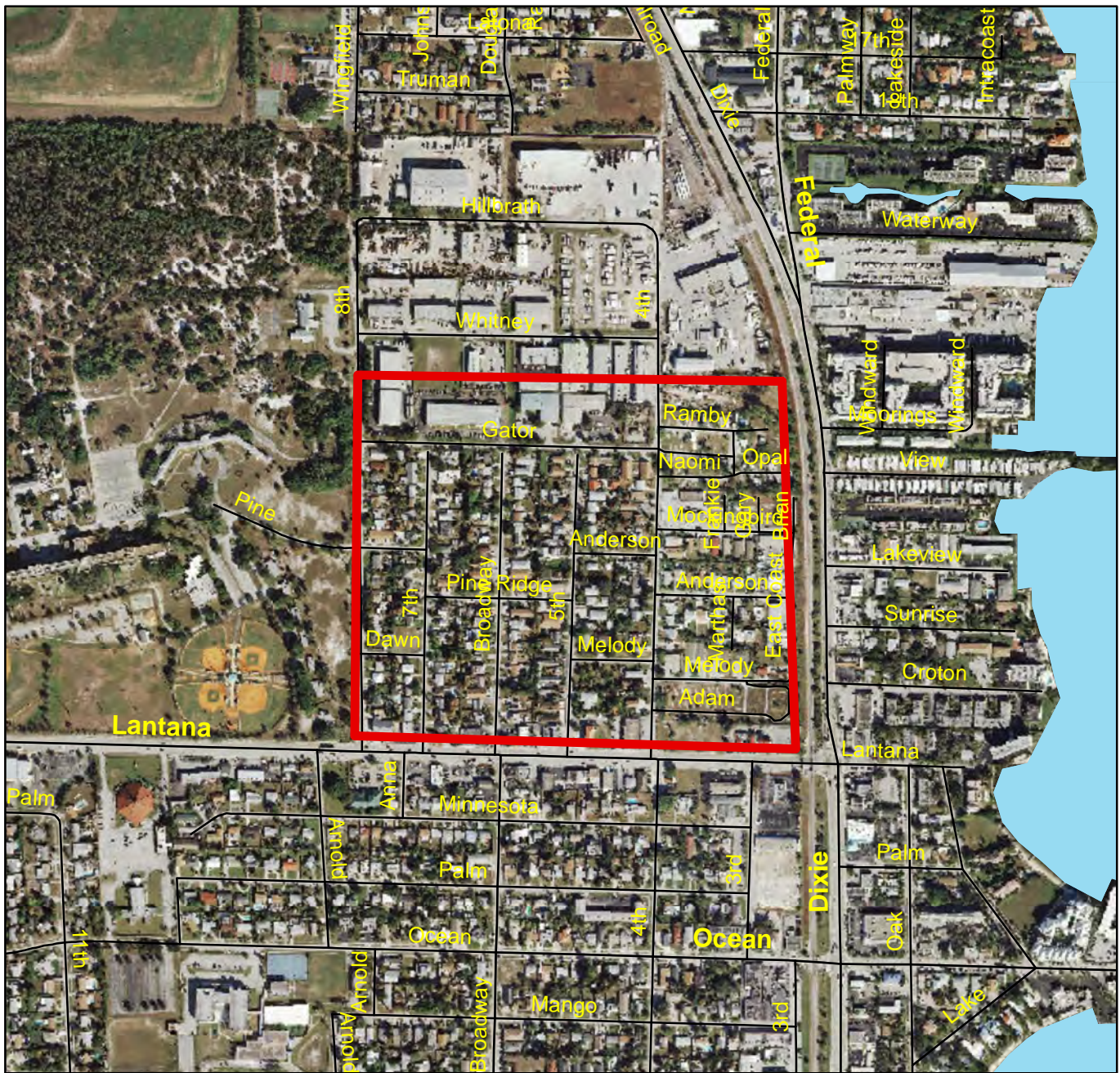
 Target Area Boundaries



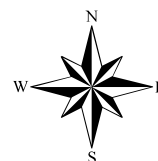
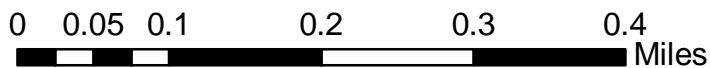
PBC Dept. of Economic Sustainability - April 2015



TOWN OF LANTANA TARGET AREA



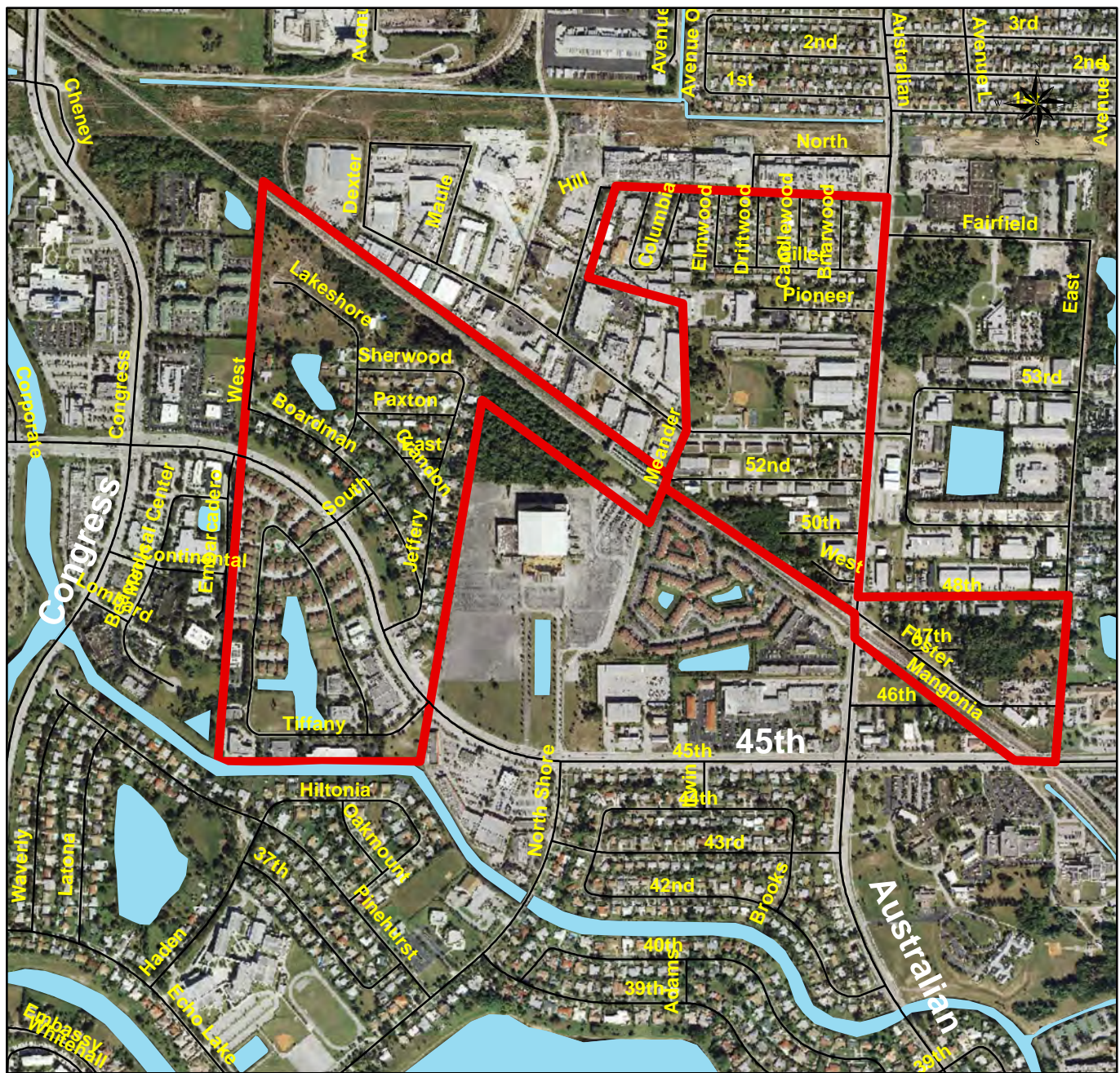
 Target Area Boundaries



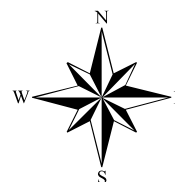
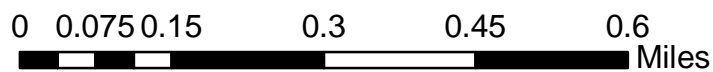
PBC Dept. of Economic Sustainability - April 2015



TOWN OF MANGONIA PARK TARGET AREA



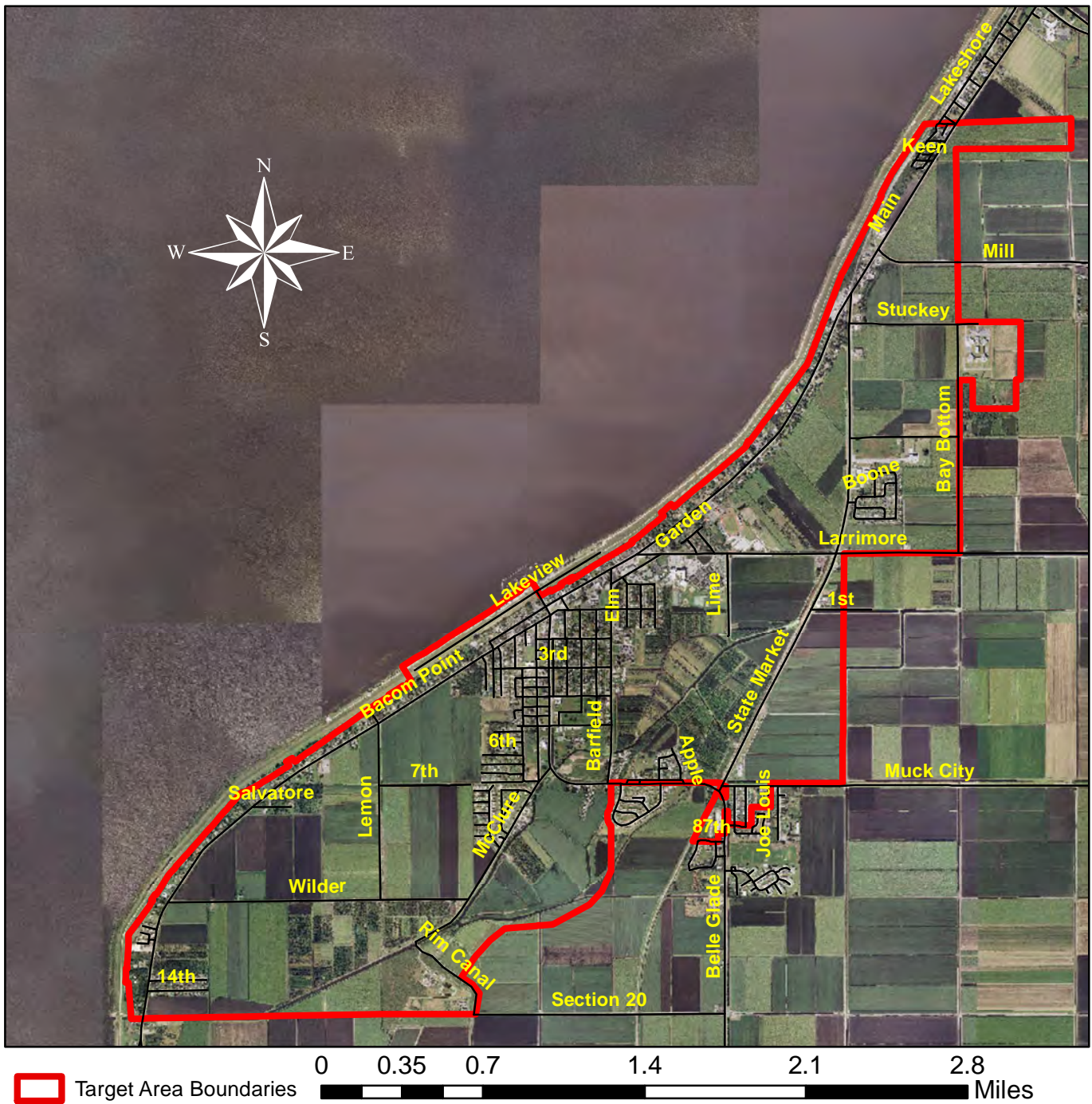
 Target Area Boundaries



PBC Dept. of Economic Sustainability - April 2015



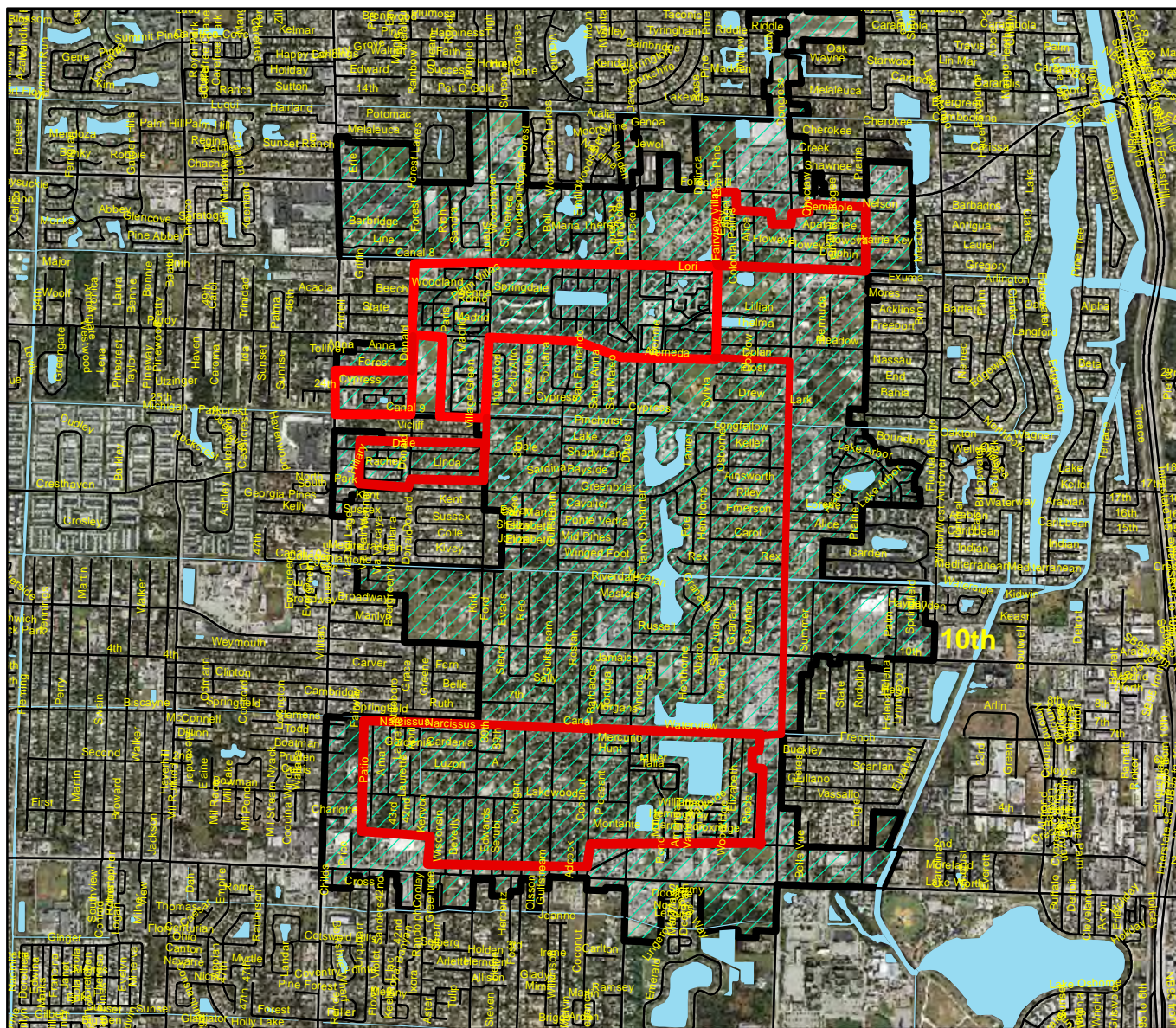
CITY OF PAHOKEE TARGET AREA



PBC Dept. of Economic Sustainability - July 2016

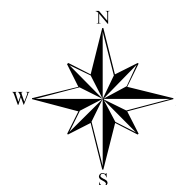
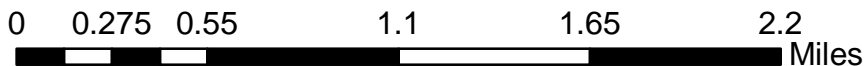


VILLAGE OF PALM SPRINGS TARGET AREA



 Target Area Boundaries

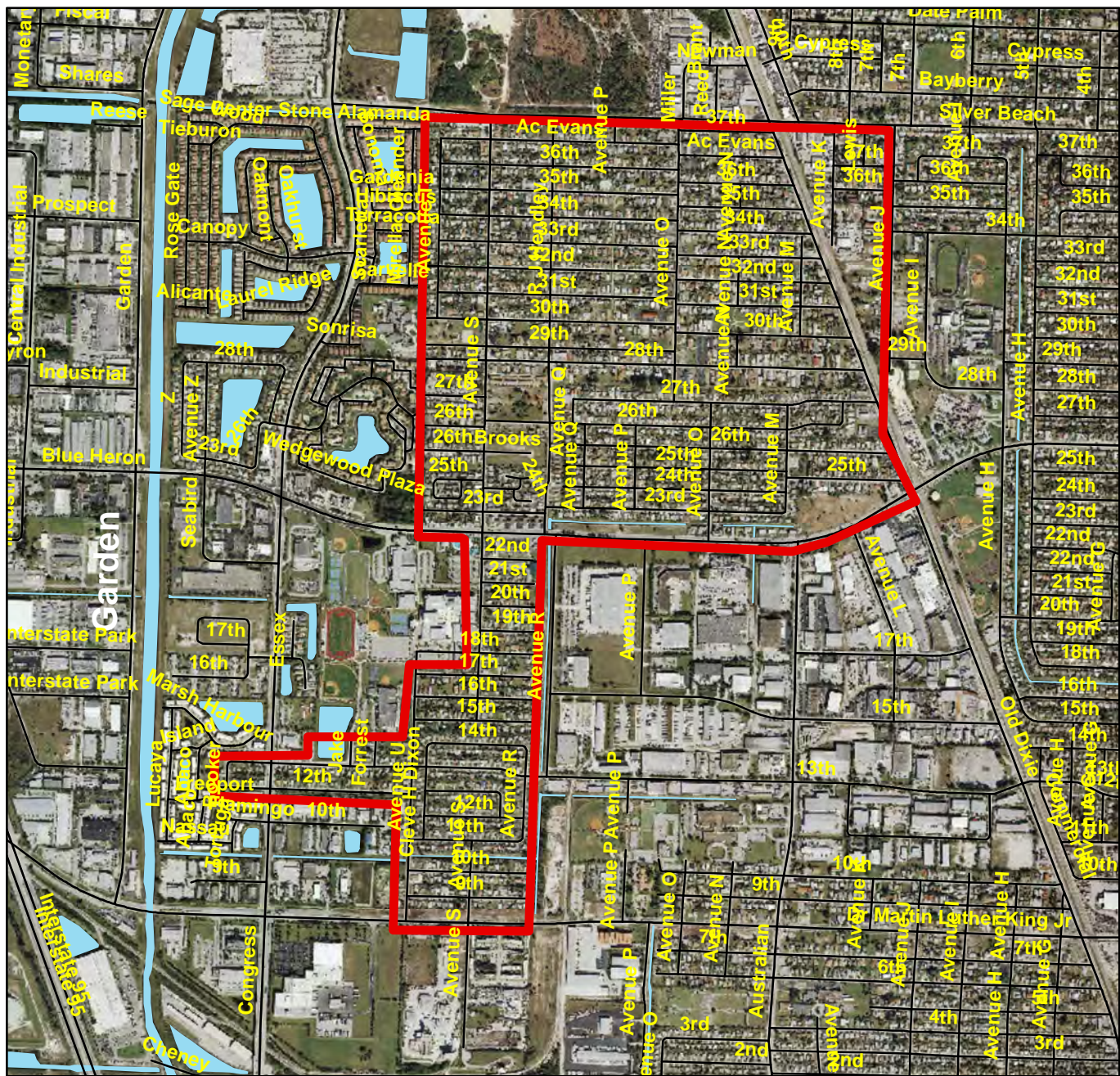
 Municipal Boundaries



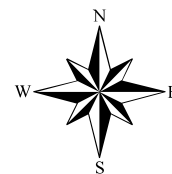
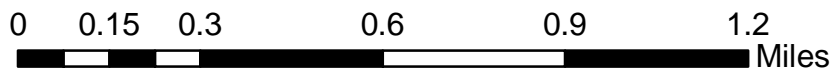
PBC Dept. of Economic Sustainability - April 2015



CITY OF RIVIERA BEACH TARGET AREA



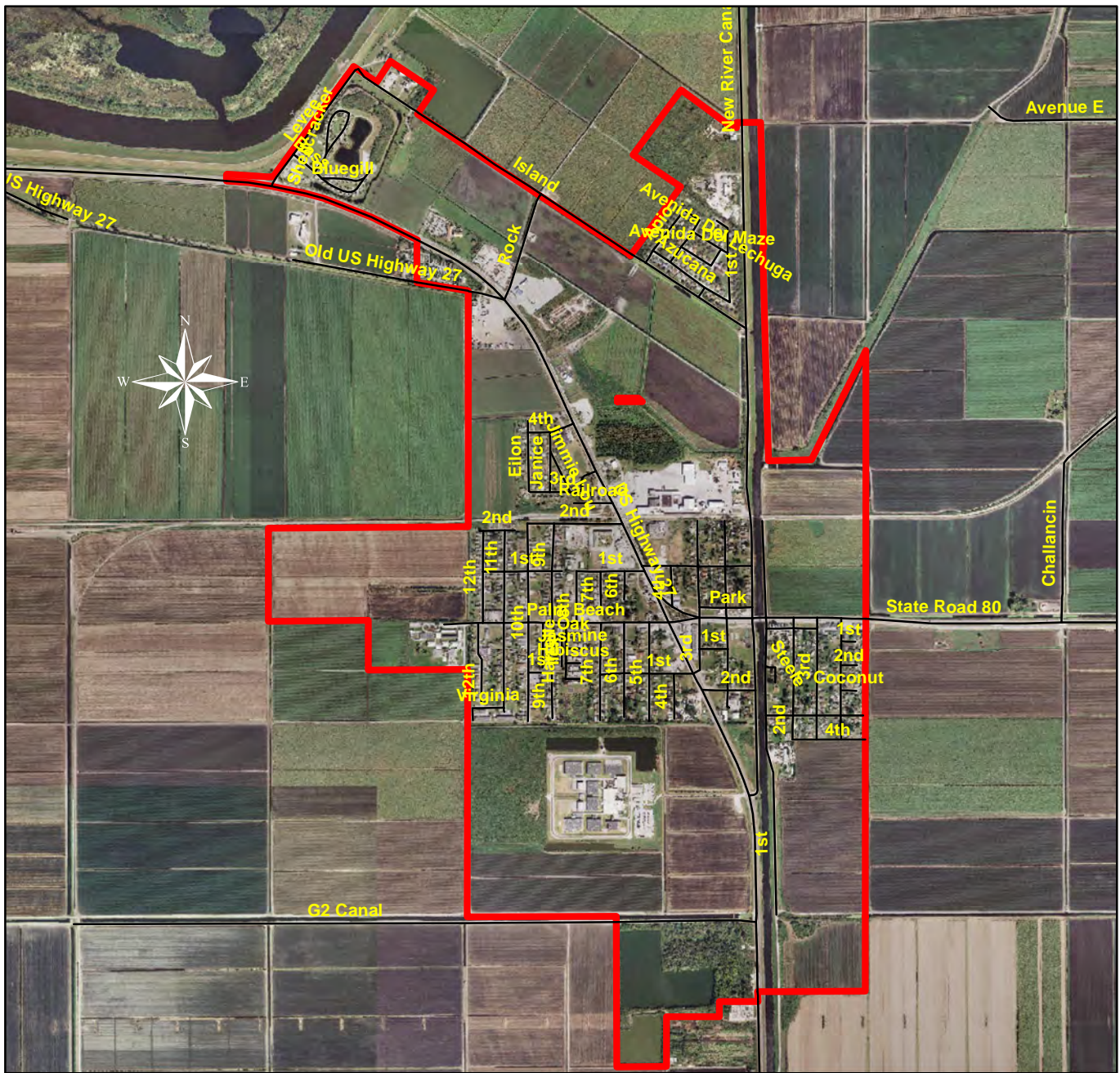
Target Area Boundaries



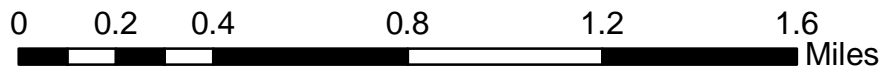
PBC Dept. of Economic Sustainability - April 2015



CITY OF SOUTH BAY TARGET AREA



Target Area Boundaries



PBC Dept. of Economic Sustainability -July 2016

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In accordance with Palm Beach County’s Consolidated Plan, the assignment of housing priorities is based on the County’s housing needs assessment and market analysis, census data and CHAS data. These priorities include increasing the supply of affordable housing, expanding rental and homeownership opportunities, rehabilitating existing housing stock, and homelessness prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	143
Non-Homeless	1,258
Special-Needs	11
Total	1,412

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	168
The Production of New Units	486
Rehab of Existing Units	715
Acquisition of Existing Units	43
Total	1,412

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

It is anticipated that a total of 1,412 eligible households will be provided with affordable housing assistance during FY 2017-2018. One hundred forty-nine (149) owner households are expected to receive assistance via acquisition of new or existing units, rehabilitation/replacement of owner housing units, and homeowner foreclosure prevention assistance. It is estimated that 1,263 renter households will receive assistance through the creation of new rental units, rehabilitation of existing rental units, rental housing entry assistance, or rental assistance programs targeting homeless prevention/intervention. Homeless persons/households will be provided assistance through two (2) housing programs: the HOME Tenant Based Rental Assistance (TBRA) Program; and the ESG Rapid Re-Housing Program. The Veterans Homeownership Preservation Purchase Assistance and Rehabilitation Program sets aside funding for Veterans, a County designated special needs population. A summary of each program is shown below.

Project-Federal	Activity-Owner	Projected Funding	# Assisted
CHDO Set-Aside Program 15% (HOME) 2017-2018	Affordable Owner- Acquisition	\$325,557	2
CHDO Set-Aside Program 15% (HOME) 2014-2016	Affordable Owner- Acquisition	\$1,186,954	13
Owner Federal Total:		\$1,512,511	15
Project-State	Activity-Owner	Projected Funding	# Assisted
Purchase Assistance (SHIP)	Affordable Owner- Acquisition	\$2,000,000	29
Housing Rehabilitation (SHIP)	Affordable Owner- Rehabilitation	\$1,397,106	23
Emergency Repairs (SHIP)	Affordable Owner- Rehabilitation	\$362,106	10
Replacement Housing (SHIP)	Affordable Owner- Rehabilitation	\$220,000	1
Foreclosure Prevention (SHIP)	Affordable Owner- Acquisition	\$150,000	10
Special Needs - Veterans Homeownership Preservation (SHIP)- Purchase Assistance	Affordable Owner-Acquisition; Special Needs	\$200,000	2
Special Needs - Veterans Homeownership Preservation (SHIP)- Rehabilitation	Affordable Owner- Rehabilitation; Special Needs	\$800,000	9
Owner State Total:		\$5,129,212	84
Project-Local	Activity-Owner	Projected Funding	# Assisted
Housing Finance Authority (Bond Program)	Affordable Owner – Acquisition	\$74,500	50
Owner Local Total:		\$74,500	50
Overall Owner Total:		\$6,716,223	149
Project-Federal	Activity-Rental	Projected Funding	# Assisted
Tenant Based Rental Assistance (HOME) FY 2016-2017	Rapid Re-housing Homeless - Rental Assistance	\$640,243	29
NSP 3	Affordable Rental- Rental Rehabilitation	\$1,033,996	131
Adopt-A-Family (ESG)	Rapid Re-housing Homeless - Rental Assistance	\$163,796	114
Renter Federal Total:		\$1,838,035	274
Project-State	Activity-Rental	Projected Funding	# Assisted
Developer Rental Housing Assistance (SHIP)	Affordable Rental- Rental Rehabilitation	\$964,000	608
Rental Housing Entry Assistance (SHIP)	Affordable Rental- Non-homeless Rental Assistance	\$500,000	25
Tax Credit Match (SHIP)	Affordable Rental – New Construction	\$345,000	356
Renter State Total:		\$1,809,000	989
Overall Renter Total:		\$3,647,035	1,263

Table 12 – Affordable Housing Funding

AP-60 Public Housing – 91.220(h)

Introduction

Palm Beach County has seven (7) housing authorities operating within its boundaries. Four (4) of these are headquartered within the Palm Beach County Urban County jurisdiction but one of these, Riviera Beach Housing Authority, has no HUD assisted units and administers no Section 8 Vouchers. This section of the plan will therefore focus on Belle Glade Housing Authority (BGHA), Palm Beach County Housing Authority (PBCHA), and Pahokee Housing Authority (PHA). The Housing Authorities desire to expand the supply and improve the quality of assisted housing, increase assisted housing available choices, provide an improved living environment and promote self-sufficiency of families and individuals, reduce financial dependency on federal public housing subsidy, decrease energy consumption and promote youth programs for public housing residents. Each of the authorities provides affordable housing to extremely-low, low-, and moderate-income families through the operation of rental units and administration of tenant-based and project-based vouchers. Together these three entities operate a total 1,564 Housing Units and manage 2,237 vouchers including 216 vouchers for HOPWA clients.

Actions planned during the next year to address the needs to public housing

In order to address the needs of public housing residents, each housing authority plans to implement the strategies listed below in FY 2017-2018:

Belle Glade Housing Authority (BGHA): BGHA works with the US Department of Agriculture (USDA), Rural Development farm labor housing program and provides housing exclusively to farmworkers and their families. In order to address the needs of public housing, BGHA:

- Continues to provide standard maintenance on dwelling units, and equipment and vehicles necessary for maintenance upkeep; and plans to begin a roof replacement program in this fiscal year to replace approximately 45 roofs per year within a 10-year period through the use of operating funds.
- Has increased their budget from operating funds for repairs and maintenance to update/replace cabinets, countertops and flooring in units on a 'most needed' basis; this interior work will be accomplished with in-house maintenance staff.
- Continues to house and support the Redlands Christian Migrant Association which operates a Day Care Center for up to 100 children at the Okeechobee Center for its tenants.
- Will continue its work with the Police Athletic League which sponsors football and basketball teams for all age groups for children of tenants. This successful program promotes the establishment of local partnerships necessary to provide supportive services and empowerment activities for low income families.

Palm Beach County Housing Authority (PBCHA): PBCHA describes its plans to advance the needs of the public housing residents as follows:

Palm Beach County Housing Authority continues to source and search for any available funding and assistance to properly maintain and keep the dwelling units and common areas of all public housing sites in a well maintained shape.

- The Authority identified an urgent need for additional Senior/Disabled ADA compliant units and continues to pursue the following: add a total of six new ADA compliant one and two bedroom units at the Schall Landings site; and redevelop its Drexel House senior complex by adding additional units.
- The PBCHA will continue with Phase 2 of the New South Bay Villas (NSBV) revitalization project. Phase 2 includes the completed rehabilitation of 16 units; renovation of 49 units, and demolition and reconstruction of 66 units at the existing Marshall Heights community proximate to South Bay Villas. The NSBV community will include a gym/exercise room, large laundry facility, and an outdoor play area, a splash park and walking trails. Also, NSBV will offer supportive services tailored to the working family and an adjacent Community Center will serve the residents and South Bay residents. This project is expected to be completed in the last quarter of 2018.
- PBCHA in conjunction with their development partner, is currently completing the extensive renovation of the 131-unit Covenant Villas apartment complex in Belle Glade. The renovations are anticipated to be completed in the last quarter of 2017.
- PBCHA will utilize staffing resources of an independent organization to provide financial, administrative and operational support services in response to growing housing needs of the community while striving to sustain a high level of performance and excellence.

Pahokee Housing Authority (PHA): PHA will undertake the following actions in order to address the needs of its residents:

Pahokee Housing Authority vigorously pursues funding and other resources to:

- Rehabilitate abandoned single family homes and rehabilitate its public housing stock; develop vacant property, and assist residents with homeownership initiatives.
- PHA has partnered with a co-developer to develop affordable housing and rehabilitate existing housing stock. The award of a Florida Housing Finance Corporation grant will allow substantial rehabilitation of its housing stock by making marketable improvements on up to 129 units at two locations; this action will increase the supply of affordable housing for elderly and disabled families. 80% of the units will be for elderly and disabled, and the remaining 20% will be for non-elderly families.
- PHA will fund a renovation project at Fremd Village to include exterior painting, roof replacements, and construction of new facades making homes more attractive and enhancing market appeal. The Housing Authority will continue to encourage Section 3 participation among contractors who receive federally funded contracts.
- PHA administers voucher programs for rental assistance, Section 8 housing, and veterans with disabilities, and will implement measures to improve the quality of assisted housing for low-income families by improving management through policy strengthening, training, and quality of service.

- Improve customer satisfaction by continuing to engage residents in its operational management, Board meetings, empowerment trainings and policy development.
- Continue to identify funding sources to renovate and modernize its housing stock, develop additional properties and position staff for long term management of these properties.
- PHA desires to increase assisted housing choices by providing mobility counseling and programmatic guidance to participants of Section 8 and Veterans Affairs Supportive Housing (VASH) programs to help participants reside in housing of their choice.
- Conduct landlord workshops to increase landlord participation and understanding of Housing Choice Voucher (HCV) program requirements, and coordinate homeownership workshops for families participating in Section 8 HCV programs.
- PHA has also implemented measures to mix poverty and income by bringing higher income public households into lower income developments.

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

The public housing authorities plan to undertake the following actions:

Belle Glade Housing Authority (BGHA):

BGHA is funded and operates under the guidelines of the USDA. There are no requirements to undertake a specific action to encourage residents to become more involved in management. However, BGHA continues to employ 14 residents in their Maintenance and Administration Departments.

Palm Beach County Housing Authority (PBCHA):

- The FSS Program is a five (5) year program available to all Public Housing and Section 8 residents/families and will enable residents to develop an individual training plan to establish self-sufficiency goals. The case management of clients is accomplished through the in-house FSS Program Manager and Coordinators.
- As part of the PBCHA's annual budget, there is a set-aside of \$25.00 per household to help establish and fund Resident Councils at five of the authority's locations. There are presently two active Resident Council Organizations chartered at Drexel House and New South Bay Villas, and the authority is working diligently to revitalize Resident Councils at PBCHA's other communities.
- The PBCHA reports that a Resident Participant has been appointed as a fifth member of its Board of Commissioners, as required by Florida Statutes.
- The PBCHA Resident Advisory Board (RAB) comprises the Resident Council President from each Community, or a Resident from each Community and a representative from Section 8 participants.
- PBCHA continues to implement measures which deconcentrate poverty by increasing the mix of higher income households into lower income properties.
- PBCHA works in collaboration with PBC Sheriff's Office (PBSO) to help combat crime in public housing and maintain a contractual agreement with PBSO to sponsor many programs and events.

PBCHA provides office space in its housing developments for PBSO's Community Policing Unit which also assists with fraud investigations and recovery.

- The Housing Authority has successfully installed and promotes the continued use of computer learning centers at Drexel Apartments, Schall Landings, Dyson Circle and Seminole Manor.

Pahokee Housing Authority:

- PHA under HUD's Residents Opportunities and Self-sufficiency (ROSS) program will allow for the continued funding of a full-time Resident Services Coordinator to operate its Residents Self-Sufficiency program. This program offers comprehensive services through various partners to provide education, transportation, child care, health and budgeting services. The program also maintains alliances with various local and external partners which results in creating jobs and providing resources to improve the social structure in public housing.
- PHA continues to educate employees and residential program participants about their right to Fair Housing and Equal Opportunity (FHEO) rights. PHA will continue to pursue partnerships and collaborate with fair housing agencies for homeownership assistance training for staff and landlords, and the Prosperity Center for its residents.
- The Housing Authority plans to educate residents on energy conservation to reduce not only consumption of water and electricity but to improve energy efficiency through the continued replacement of appliances with energy efficient models and provide education tips to reduce household energy consumption.

PHA will utilize its newly renovated Community Center and Computer Lab to host training activities for residents and their children to promote health, economic independence, adult and youth educational opportunities through enhanced learning websites, mentoring and other services to attain self-sufficiency. The on-going partnership with CareerSource of PBC offers skill building, on-the-job training, job readiness and employment opportunities.

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

Both the Palm Beach County Housing Authority and the Pahokee Housing Authority were designated a High Performer agency by the U.S. Department of Housing and Urban Development. The Belle Glade Housing Authority operates under the auspices of the USDA and is therefore not subject to this type of assessment.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Palm Beach County is dedicated to improving housing opportunities of all its residents including the homeless population and those threatened with homelessness. Governments and non-profit agencies will continue to provide facilities and support services to meet the immediate needs of homeless individuals and families and help prevent individuals and families from becoming homeless. In its Five Year Consolidated Plan, Palm Beach County stated that the funds that are reasonably expected to be made available to the County for homeless programs will be utilized to assist the homeless population and to assist in the implementation of the County's Ten Year Plan to End Homelessness in Palm Beach County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Palm Beach County and its partners will utilize various avenues to provide outreach to the homeless population, including those persons that are classified as unsheltered. The County's outreach efforts include initially assessing the homeless individual/family needs in order to provide the appropriate housing and supportive services referrals. The Service Prioritization Decision Assistance Tool (SPDAT) is the assessment tool used during outreach activities. The tool prioritizes who to serve next and identifies what support services should be provided to the individuals/families in order for them to avoid housing instability. The County plans to assist approximately 3,000 unsheltered persons during FY 2017-2018 through the following actions:

- Palm Beach County's Homeless Outreach Team (HOT), which leads the County's homeless outreach program, will continue to utilize the SPDAT to conduct initial assessments in the field. The individual's SPDAT scores will be used to determine what programs and services are most needed by the homeless individual. The HOT Team will continue to travel to various locations throughout Palm Beach County where homeless persons are known to congregate to conduct these on-site screening.
- The Homeless Coalition will coordinate several Homeless Project Connect events throughout the County during FY 2017-2018. These events allow the homeless population to receive free haircuts, toiletries, clothing and other related items. Homeless persons will also be provided with the opportunity to obtain identification cards at some of these events. It is estimated that over 900 homeless persons will attend the various Homeless Connect Projects during the fiscal year.
- The Senator Phillip D. Lewis Center will remain to be the point of access for the homeless to obtain housing and services in Palm Beach County. Community Development Block Grant (CDBG) funds will be utilized to partially offset its operating costs. Homeless individuals and families will continue to be referred to the Lewis Center from the County's Homeless Outreach Team as well as law enforcement. Homeless individuals will continue to be able to receive initial screenings for referrals to the Lewis Center via telephone.

- During the upcoming fiscal year, the Homeless Coalition will provide Warm Welcome Kits to everyone who comes through the doors of the Lewis Center. This program provides a warm welcome in the form of a simple and sturdy cloth tote bag or backpack stuffed with various necessities and comforts to make the transition from homeless to home less stressful. These item include, among others, t-shirt, socks, wipes, soap, shampoo, toothbrush and toothpaste.
- The County will observe National Hunger and Homeless Awareness 2017 (November 11-19, 2017). The County will sponsor multiple events during this week to include several outreach and educational activities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County will continue to provide funding (both federal and non-federal) for the operation and maintenance of local emergency shelters and transitional housing facilities and for the implementation of supportive services provided by these facilities. During the upcoming fiscal year, the County will provide shelter and supportive services to the homeless population through the following:

- \$161,000 of Financially Assisted Agencies (FAA) funding will be allocated to an emergency shelter that will support 195 homeless families with children.
- The County will provide \$111,259 ESG funding and \$70,676 FAA funding to provide shelter and support to 36 single homeless men.
- Palm Beach County will allocate \$105,789 ESG funding, \$20,441 of CDBG funding as well as \$443,478 of FAA funding to support housing facilities that provide shelter and services to domestic violence victims as well as abused, neglected and abandoned children. It is anticipated that approximately 900 persons will be served in these facilities.
- A transitional housing facility that serves parenting and pregnant teens will receive be allocated \$19,122 CDBG funding, \$30,000 of ESG funding and \$36,374 of FAA funding and will serve 14 families.
- The County will allocate \$654,934 of CDBG dollars to support the operation of two (2) emergency shelters. The Lewis Center will provide shelter and support services to homeless individuals and Program REACH facility will serve homeless families with children. It is anticipated that during the upcoming fiscal year, 3,500 homeless individuals and 240 homeless families will receive services form these two shelter facilities.

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Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Palm Beach County will continue to assist homeless individuals and families to transition into permanent supportive and independent housing. The following actions will be undertaken by the County and its partners to help the homeless population transition into a permanent form of housing:

- Palm Beach County will allocate \$592,049 of Continuum of Care (CoC) dollars and \$163,796 of ESG funds to support three (3) Rapid Re-housing projects. These programs will provide financial assistance to homeless individuals/families to regain stability in permanent housing. The financial assistance will include security deposits, rental assistance, utility deposits, and utility assistance. These households will also be provided with case management and other supportive services. 150 households will receive assistance under these Rapid Re-Housing Programs.
- State Housing Initiative Partnership (SHIP) funds will be used by Palm Beach County to operate a Housing Reentry Assistance (REAP) Program. This homeless prevention program will provide rental security and utility deposits to 100 eligible households whose income is up to 50% AMI.
- Palm Beach County will award \$4,207,346 of CoC funding to maintain the operation of permanent supportive housing programs. These programs will provide housing to 600 persons.
- The County will allocate \$370,991 of FAA funding to assist with the operation of permanent housing programs which will assist 265 individuals.
- During the upcoming fiscal year, the County will utilize \$569,725 of HOME funds to operate a Tenant Based Rental Assistance (TBRA) Program. The program will provide direct financial assistance to households for rental deposits and monthly rental subsidies. This assistance will allow 29 eligible homeless households to be immediately re-housed and to gain housing stability.

Palm Beach County is committed to providing support towards HUD's goal of eliminating chronic homelessness. The County actions during Fiscal Year 2017-2018 will include:

- The County's Homeless and Housing Alliance (HHA) has established the goal to fund permanent supportive housing projects that dedicate 100% of their beds for chronically homeless participants. This priority will be achieved by awarding maximum points during the grant review process for those projects that meet this goal.
- Palm Beach County will allocate \$111,259 ESG and \$69,632 FAA) to support one (1) agency that will provide shelter and services to 36 chronic homeless individuals.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster

care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Palm Beach County will continue to use local, state and federal funding to support Homeless Prevention activities that are designed to assist low-income persons and families that find themselves threatened with homelessness. The following actions will be undertaken by the County to assist individuals and families that are at risk of becoming homeless:

- Palm Beach County will continue to provide direct financial assistance in the form of emergency rent and/or utility payments to households in order to prevent the household from becoming homeless. Homeless prevention funds will target those individuals and families who would become homeless without the assistance. The County will utilize funding made available through the Department of Children and Families (DCF) as well as Emergency Food and Shelter Program (EFSP) for homeless prevention activities.
- During FY 2017-2018 the County will provide \$49,985 of FAA funding to maintain the operation of a Travelers' Aid Program. This program provides relocation assistance to homeless families/individuals who find themselves stranded in Palm Beach County. The assistance will be in the form of a one-way bus ticket that will allow the homeless individual to return to a support system outside of Palm Beach County.
- The County's HES will continue to support applications to Federal/State and other programs that are seeking funding to provide services to address the needs of households who find themselves threatened with homelessness. This support will be reflected by providing Certifications of Consistencies with the County's through participation on appropriate governing boards. Consolidated Plan and
- The County will continue to coordinate with the Department of Children and Families (CDF), Child-Net and other agencies that provide housing and support services for unaccompanied youth (ages 18 to 25) that have that aged out of the foster care system. HES will provide \$11,023 of CDBG funds to one public service agency that will provide shelter and services to 16 individuals within this population.
- The County provided \$245,809 of CoC funding for a new youth project, "Connecting Youth to Opportunities". This project provides rapid re-housing and support services to unaccompanied youth ages 18 to 25 who have aged out of the foster care system.
- The Palm Beach County Sherriff's Office will continue to work with the County's Division of Homan Services to ensure persons who were homeless prior to being incarcerated are given the opportunity to access County's homeless services. Assessments and sheltering arrangements will continue to be conducted by the County's outreach team prior to the individual's release from the County's correctional facilities.
- The Lewis Center will continue to coordinate with area hospitals and mental health facilities to enter into Memorandum of Agreements that establish policies and procedures for hospitals and mental health institutions to make referrals for their patients to the Lewis Center. The referrals will allow for the discharged persons to access the County's homeless services.

- Palm Beach County’s Reentry Task Force will maintain its efforts to implement comprehensive re-entry services to ex-offenders throughout the County. These services will include, among others, case management and housing assistance. The Task Force will be seeking funding and support applications during the upcoming fiscal year for this initiative. The Reentry Task Force partners include Palm Beach County, Criminal Justice Commission and Gulfstream Goodwill Industries.

Discussion

Palm Beach County does address the needs of persons who are not homeless but do require supportive services to maintain a functional life. Many supportive services for special needs population are currently addressed through various County sponsored programs. The elderly population and senior citizen activities are assisted through the County’s social service programs while many senior activities are facilitated by the Area Agency on Aging of Palm Beach and the Treasure Coast. Special needs services that are not directly provided by the County such as housing for persons with HIV/AIDS, foster care programs, youth aging out of State foster care, mental health disorders and assistance abuse are addressed by the County through coordination with a network of social service providers and through funding via CDBG, ESG, and General Revenue to non-profit agencies to assist in the provision of those services.

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AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Palm Beach County will continue to implement strategies to remove barriers to affordable housing, whether such barriers are posed by public policies, the economic climate, or conditions in the local housing market. The County's strategies are designed to close the affordability gap, increase the supply of affordable housing, and ensure opportunity for access to affordable housing.

Actions it planned 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.

Public policies of Palm Beach County are not intended to be barriers to affordable housing. The County, in its quest to promote affordable housing and to remove identifiable barriers to affordable housing, will continue to implement the following strategies:

- The PBC Planning, Zoning, and Building (PZB) Department in coordination with the Department of Housing and Economic Sustainability (HES) will complete revisions to affordable housing policies set forth in the Future Land Use Element and the Housing Element of the Comprehensive Plan.
- County land development regulations will allow for Zero Lot Line Developments which utilize less land to develop housing and thereby reduces its cost.
- Accessory Affordable Housing in the "Institutional and Public Facilities" Land Use Category provides non-profits and other community based organizations a means to develop very-low and/or low-income housing on land that has been set aside for public and/or governmental use but ordinarily has no specific residential density. This provision is important to special needs housing production since most often non-profits or community based groups with institutional land look to include special needs housing in conjunction with non-residential facilities (i.e., church site with elderly housing).
- PZB will implement a mandatory Workforce Housing Program (WHP). The WHP requires the provision of workforce (60 – 140% AMI) units in all new housing developments of 10 or more units located in the unincorporated county. Development of the required workforce units is facilitated by certain incentives including density bonuses up to 100% and flexibility to traffic standards to allow for up to 30% greater volume on affected roadway segments. This program is currently being revised by the County with the intent of affecting a greater level of workforce housing production.
- PZB will implement a voluntary Affordable Housing Program (AHP), a voluntary program, which stimulates the development of affordable units (<60% AMI) in all new developments of 10 or more units located in the unincorporated county. The AHP requires 65% of total project units to be affordable in exchange for density bonuses incentives.
- PZB's One-Stop Permit Process lessens the time required for developers to acquire necessary building permits, reducing interest costs to developers of affordable housing.

- The County’s Impact Fee Ordinance will minimize impact fees for new development of smaller, more affordable homes, by calculating impact fees on the total square footage of the home.
- The Department of Housing and Economic Sustainability will implement the Impact Fee Assistance Program, which utilizes investment earnings from impact fees collected on roads, parks, and public buildings to offset impact fees on the development of affordable housing projects for households at or below 120% of Area Median Income (AMI).
- The County Engineer’s Municipal Services Taxing Unit Program provides paving and drainage improvements throughout the unincorporated county. The program will help maintain housing affordability by allowing assessments for such infrastructure improvements to be paid over a period of 20 years to reduce the financial impact on property owners.
- The PBC Water Utilities Department’s Deferred Payment Program will reduce the financial impact on property owners of assessments levied for installation of public water and sewer systems within its service area. This program will allow assessments to be paid back over a period of 20 years with an annual interest rate of 5.5%.
- The Palm Beach County Property Appraiser’s Office will administer property tax exemptions which contribute to housing affordability, including:
 - Homestead Exemption
 - Active Military Service Exemption
 - Civilian Disability Exemptions
 - Disabled Veterans Exemption
 - Senior Exemption
 - Quadriplegic Exemption
 - Granny Flats Exemption
 - Legally Blind Exemption
 - Widow/Widower Exemption
 - Institutional Exemption

All of the listed exemptions contribute to affordability of housing by lowering the annual property tax burden. Additionally, the Portability Exemption allows homeowners which are relocating to transfer their existing homestead exemption to their new primary residence. This enhances fluidity in the housing market and increases the supply of existing for-sale housing thereby mitigating supply side price pressures.

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AP-85 Other Actions – 91.220(k)

Introduction

Palm Beach County is active in devising strategies to address the needs of low and moderate income persons, homeless families, and underserved populations. The majority of the plans and strategies mentioned in the section below are direct County actions which are implemented in collaboration with the non-profit community, municipalities and interested partner agencies. A large underserved population resides in the Glades Area of the County and this area is given priority in County efforts. The County implements a wide range of programs aimed at fostering and maintaining affordable housing. Actions to reduce and eliminate lead-based paint hazards are coordinated with the Florida Department of Health, but the County, through its housing programs, strictly enforces lead-based paint abatement requirements on units constructed prior to 1978, and those units and public buildings which accommodate or house children. The following sections outline the specific actions that the County will take to address underserved needs, affordable housing, reduce lead paint hazards, reduce the number of poverty level families in the County, and develop an institutional structure to ensure the success of activities aimed at low and moderate income level persons.

Actions planned to address obstacles to meeting underserved needs

Palm Beach County has identified the following factors as obstacles to meeting the needs of its underserved population:

- Insufficient funding resources;
- Lack of jobs
- Lack of affordable housing stock
- Inability of low income families to afford home ownership;
- Need for a more cohesive service delivery system which promotes partnership between service providers;
- The geographic separation between the eastern and western portion of the county precludes efficient provision of job opportunities to low- and moderate-income households residing in the western Glades communities which are predominantly low- and moderate-income.

During FY 2017-2018, the County plans to undertake the following actions to address the obstacles noted above.

- The County shall continue to apply for new funding from Federal and/or State sources to better focus on the underserved needs of the County, and will support funding applications from other entities within its jurisdiction;
- Provide access to affordable housing to extremely-low, low, and moderate-income families through the new construction or rehabilitation of rental units for these income groups and by providing mortgages at affordable rates to enable homeownership. This strategy will continue to be pursued under the HOME and SHIP Programs;

- Provide support to homeless individuals and families, and other members of underserved populations, by allocating funds to non-profit agencies that provide services to those populations, and to the Philip D. Lewis Center from general County revenues, CDBG, and ESG Program; and
- Provide for a new homeless center located in the central portion of the County with funds acquired through the approved additional 1% sales tax;
- Promote cooperation between agencies by participating in different coordinating bodies in the County, such as the Homeless Coalition, Homeless and Housing Alliance, Countywide Community Revitalization Team, Affordable Housing Collaboration, Housing Leadership Council, Special Needs Advisory Coalition, Glades Technical Advisory Committee and the Homeless Advisory Board;
- Address infrastructure deficiencies in low- and moderate income areas (including identified CDBG Target Areas) through funding under the CDBG Program and the 1% sales tax increase;
- Provide financial assistance to businesses under the Section 108 and other County Loan Programs in exchange for creating or retaining jobs to be held by low and moderate income individuals, with a special focus in the Glades area; and
- Lead economic development efforts in the Glades Region (where the highest incidence of poverty exists) in order to improve economic and housing conditions for local residents.
- Continue to promote tax incentive opportunities for businesses creating jobs in the County's high crime areas under the state designated Urban (high crime) Job Tax Credit Program.
- Support countywide agencies such as the Black Business Investment Corporation, community development financial institutions and business incubators to assist in the development of small businesses for low and moderate income persons.

Actions planned to foster and maintain affordable housing

For FY 2017-2018, Palm Beach County will preserve and enhance the supply of decent and affordable housing for very-low, low-, moderate-, and middle-income (0 – 120% AMI) residents of the County by:

- Financing the purchase of single-family homes for owner occupancy through first and second mortgages, and down payment or closing cost assistance under the SHIP Program;
- Providing HOME Program funds to certified Community Housing Development Organizations (CHDOs) for the acquisition, rehabilitation, and new construction of single-family housing for ownership and single-family or multi-family housing for rental;
- Providing HOME Tenant-Based Rental Assistance funds for the housing of very-low income homeless families and individuals and those at risk of homelessness;
- Utilizing HOME funding to leverage non-federal and private housing investments to develop rental housing in the local community;
- Assisting very-low income households to obtain rental housing by providing SHIP funding for first/last months' rent and security deposits;
- Utilizing SHIP funding to acquire, rehabilitate, and improve housing for veterans and other special needs households;
- Utilizing SHIP funding to re-roof and make other emergency repairs to owner-occupied single-family homes;

- Ensuring, through deed restrictions and monitoring, that housing assisted with Federal and State funds administered by DES remains affordable for a prescribed period;
- Evaluating policies and programs that impede affordable and workforce housing pursuant to FL §420.9076;
- Implementing the Planning, Zoning, and Building Department's Workforce Housing Program, which mandates that housing units in new residential development be provided for households with incomes between 60% and 140% of AMI. The program also provides a density bonus incentive to developers to increase the number of total units in a new development based on the percentage of workforce housing units;
- Implementing the PZB Affordable Housing Program, whereby developers of new residential developments may receive certain incentives in order to provide affordable housing units to <60% AMI households; and
- Implementing the Impact Fee Assistance Program to support the new development of affordable housing.
- Conduct a Housing Summit to bring private and public stakeholders together to discuss ways to foster the new development of affordable housing.

Actions planned to reduce lead-based paint hazards

HUD regulation 24 CFR Part 35, entitled "Lead-Based Paint Poisoning Prevention in Certain Residential Structures" requires that lead-based paint (LBP) hazards be controlled before the rehabilitation of a housing unit that is financially assisted by the federal government or being sold by the government, particularly if young children (ages 6 and under) will be occupying the unit. In Florida, Medicaid eligible children, particularly under the age of 72 months, are required to be tested for lead poisoning. All blood lead test results are reportable and results greater than or equal to 10 µg/dL will be reported to Florida Health PBC for inclusion in the Children's Lead Poisoning Database. The Center for Disease Control (CDC) currently recommends a child's blood level equal to 5 µg/dL be reported to parents. No safe blood level in children has been identified and prevention of lead exposure before it occurs is recommended. The Florida Health Palm Beach County will continue to apply for grant funding in order to implement lead-based paint reduction programs. The Florida Health Bureau of Environmental Toxicology and the Florida Health PBC are the two agencies responsible for monitoring lead hazard exposures within Palm Beach County.

Some of the actions to be undertaken by the Florida Health PBC to address and/or reduce lead-based paint hazards include:

- Promote lead hazard remediation efforts by providing families, communities, and professionals with knowledge and technical assistance regarding lead-based paint testing and abatement programs.
- Promote awareness about the Florida Department of Health Lead Alert Network and Consumer Product Safety Commission which disseminate information about lead hazards, folk medicine, imported candies, recalled toys and other children's products.

- Coordinate lead source identification with appropriate departments and organizations in the County to ensure the guidelines for lead reductions are consistent with the rehabilitation programs and codes.
- Ensure at-risk children are screened for lead poisoning and establish working relationships with stakeholders in the community who can help implement a county-wide elimination plan.

In implementation of its federally funded single family housing rehabilitation programs for homeowners, HES follows the policies outlined in its residential housing rehabilitation program guidelines. All residential units constructed prior to 1978 and slated for rehabilitation, must undergo an inspection for lead-based paint prior to the initiation of the rehabilitation. If lead-based paint is identified it will be assessed and abated, and the tenant/homeowner may be provided with relocation expenses for the period of the abatement. Up to \$10,000 in grant funds may be awarded to cover the costs for lead-based paint testing, abatement, and homeowner relocation. HES will keep on file all results of lead-based paint inspections and abatements in order to comply with applicable regulations. HES also operates a first mortgage program and under this program all homebuyers purchasing residential units which were built prior to 1978, are advised of the potential of lead-based paints hazards which may affect the housing unit. HES will require lead-based paint inspections of commercial buildings built prior to 1978, if the buildings will be used by children.

Actions planned to reduce the number of poverty-level families

The County and its partners will continue efforts to reduce the number of poverty-level families through family stabilization programs, employment related supportive services, creating economic opportunities, and the provision of affordable housing.

The County's planned actions to reduce the number of poverty-level families are as follows:

- Advocate for clients underserved, the services and funding to address self-sufficiency and economic stability.
- Collect and analyze data from information systems and other qualitative means in order to assess the economic needs of persons living below the poverty level.
- Assist migrant and seasonal workers to learn new employment skills by providing basic job skills training, job readiness, high school equivalency preparation, counseling and support.
- Coordinate and share data with other organizations that plan and develop economic growth and job training.
- Provide local matching funds for Title 20 subsidized child care, providing support to low-income, working parents.
- Assist eligible citizens in need including seniors, veterans and current members of the armed forces to attain optimal independence.
- Implement farm worker programs to provide classroom education, on-the-job training, and job search assistance to farm workers and their families to be able to attain full-time, year round employment.

- Continue to provide support for the Lutheran Services Florida (LSF), a non-profit, to administer the Head Start and children services program for low income preschool children from birth to 5 years. LSF receives federal funds for operations.
- Implement a Family Self-Sufficiency Program to assist at-risk families and family members with various educational, health care and other services including economic stability and self-sufficiency services to enable individuals/families to be self-supporting.
- Continue to fund the Financially Assisted Agency Program which provides funding to non-profit agencies to administer health and human service programs.
- Continue to provide job creation and retention opportunities, particularly in areas with high concentrations of poverty.
- Support CareerSource Palm Beach County which operates two full service career centers to provide employer/employment opportunities and an office for employment & training and related services for individuals receiving Supplemental Nutrition Assistance Program and Employment and Training Program benefits.
- Support the operations of the Senator Philip D. Lewis Center (homeless resource center) and the construction of a new homeless center to be located in the central portion of the County provided through the approved additional 1% sales tax.
- Use HOME funds to fund a tenant based rental assistance program to serve homeless and impoverished families.
- Use ESG funds to fund a homeless prevention program.

Actions planned to develop institutional structure

Palm Beach County has a relatively strong institutional structure which manages the delivery of benefits from the various community development programs which are undertaken each year. Entities involved in this endeavor include departments of Palm Beach County government, private organizations, other local governments and public agencies. Also, various special purpose committees and bodies which include representation from the aforementioned agencies participate in the distribution of these benefits. Palm Beach County continues to evaluate the operation of each of its community development programs in order to: ensure their operation within regulatory requirements, maximize the number of persons to benefit, and ensure easy access to these benefits by eligible persons. The following are some of the activities which are now underway or will be undertaken during the year:

- Actively coordinate with municipal partners in the preparation of the annual action plan.
- Establish and facilitate the actions of various committees to manage the Continuum of Care and the Emergency Solutions Grant requirements.
- Pursue closer relationships between the County and non-profit and for-profit housing providers of affordable housing.
- Provide funding and other incentives for affordable housing development.
- Continue to support workshops and forums which advance affordable housing, economic development, homeless and other special needs issues.

- Provide direct home ownership assistance to L/M income families to enable them to qualify for conventional first mortgages.

The system's strengths include the high number and variety of public and private organizations within the County that are involved throughout the year in providing housing, public services, economic development services, homeless services and other community development activities such as capital improvements, infrastructure improvements, and public facilities. Coordination and communication between provider agencies is promulgated to ensure that each has a comprehensive knowledge of the full range of services that are available to their clients. This is necessary since many agencies offer only specific services to specific populations. There is inadequate funding to address the County's identified community development needs and PBC and its partners will continue to actively seek other funding sources in order to expand the pool of resources.

The County's service delivery system for the special needs and homeless populations is made up of a large number of service providers. The Homeless and Housing Alliance (HHA), also known as the County's Continuum of Care, has as its mission the effective management of all available homeless assistance resources. The HHA oversees the broad implementation of programs such as housing, homeless prevention, advocacy, street outreach and case management. The programs are countywide and are open to both homeless and special needs persons. The lack of affordable housing for the homeless and very low income populations has also been identified by the HHA. Palm Beach County will consider utilizing a portion of the sales surtax initiative monies to acquire and rehabilitate older motel sites throughout the County, and convert the space to affordable housing rental units. One major obstacle which has to be overcome to ensure effective service delivery is the expansive land area which comprises Palm Beach County. Most of the services available to the homeless and special needs population are offered in the eastern portion of the County, and underserved populations in the north, south and especially the western portion of the County does not have easy access to these services.

The County will continue to explore various options that would allow for western community residents to better access services and benefits. HES is responsible for certifying consistency with the Action Plan for any housing-related activity that receives HUD funding and will continue to partner with a variety of entities to provide housing and non-housing activities for the development of viable urban communities within the Palm Beach County.

Actions planned to enhance coordination between public and private housing and social service agencies

The following summarizes the actions planned to be undertaken between Palm Beach County; public and assisted housing providers; private and governmental health, mental health, and service agencies; and the state and units of general local government to enhance coordination in the formulation and implementation of the Action Plan.

Coordination with Continuum of Care

Formulation, implementation, and monitoring the overall effectiveness of strategies aimed at addressing homelessness are primarily done by the Homeless and Housing Alliance (HHA) which serves as the local Continuum of Care (CoC), a body comprising homeless service providers from all areas of the homeless arena. The lead agency is the County's Community Services Department, Division of Human Services. The HHA establishes the homeless priorities to be addressed by the County, and recommends funding under the ESG and HUD's Continuum of Care Grant Programs. Since its representation is so widespread, the HHA plans to address homeless are usually included in the Consolidated Plan.

Coordination with Public and Assisted Housing Providers

The County plans to continue to coordinate with the four (4) housing authorities located within its jurisdiction, the eight (8) HOME designated CHDOs, Housing Leadership Council of Palm Beach County, the Palm Beach County Affordable Housing Collaborative, the Treasure Coast Regional Planning Council, and for-profit and not-for-profit affordable housing providers, among other, to ensure the availability of affordable rental and homeownership housing. The cooperation will include collaboration on housing types and housing strategies to be adopted, financial assistance to projects which provide housing opportunities to low- and moderate-income persons. Financing is to be provided primarily under the HOME Program, SHIP Program and the NSP Program. The county will also continue co-fund, along with the Florida Housing Finance Corporation and the Palm Beach County Housing Finance Authority development of housing for low- and moderate-income households and special needs populations. Projects are selected for funding via a competitive RFP process and funding.

Coordination with Health, Mental Health, and Service Agencies

Coordination will continue to take place with the following agencies: Palm Beach County Health Department, especially as it relates to lead-based paint identification and abatement; Jerome Golden Center for Behavioral Health, Seagull Industries and the ARC, specifically to address mental health issues; the Legal Aid Society of Palm Beach County and the Urban League of Palm Beach County to address legal and fair housing problems experienced by low- and moderate-income persons; Redlands Christians Migrant Association, Children's Home Society of Florida, Place of Hope, Children's Place at Home Safe, Vita Nova and the County's Youth Services Department to address issues related to youth and child care. These interactions will continue throughout the year.

Coordination with Units of Local Governments

Palm Beach County CDBG entitlement comprises of 29 municipalities and the unincorporated areas of the county. All of these municipalities are canvassed during the development of the Consolidated Plan to identify the housing, public facilities and infrastructure needs of their communities and to identify a geographic area within its borders, meeting strictly defined criteria, to be designated as a CDBG target area. Each municipality with an approved CDBG target area is invited annually to submit a project for CDBG funding. This project should be located within the identified target area and address one of the needs identified.

Economic Development- Actions to Enhance Coordination with Private Industry, Businesses, Developers, and Social Services Agencies.

Palm Beach County provides incentives and funding to businesses under a wide range of programs. These programs are aimed at creating jobs for all income groups but predominantly for low- and moderate-income households and for the revitalization of depressed areas, primarily the Glades Region of the County and other areas designated as Enterprise Zones. The County will continue to use CDBG entitlement funds to fund two business incubators and one CDFI. The Section 108 Loan Program will continue to provide funding to businesses as well as funding obtained from the USDA and allocations from general revenues. Palm Beach County HES will also continue to work closely with the Business Development Board to attract new businesses to the County.

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Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

For Fiscal Year 2017-2018, the County expects to receive funding under the following CPD programs: CDBG (\$5,821,645); ESG (\$519,046); and HOME (\$1,627,785). In addition, the County expects to generate approximately \$160,000 in un-programmed program income under CDBG (\$10,000) and HOME (\$150,000). CDBG funds are expected to fund program activities to be implemented by County departments, municipalities and non-profit agencies. The HOME Program will fund CHDO activities, the development of affordable rental housing and a tenant-based rental assistance program. The ESG Program will fund emergency shelters, rapid re-housing and HMIS.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	\$10,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan (FY 2017).	82.2%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Palm Beach County will not utilize HOME funds in any other form except those stated in Section 92.205(b)(1).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Palm Beach County may use HOME funds during FY 2017-2018 for the following homeownership activities: provision of mortgages for acquisition (purchase) of units; provision of second mortgages to assist with the purchase of a home; and provision of assistance for rehabilitation of an owner occupied home. Where full funding is provided for acquisition, the assistance will be in the form of a repayable loan and the price of the unit cannot exceed \$270,750 (95% of the median sale price for a housing unit in Palm Beach County (*HUD FHA 2017 Mortgage Limits List*)). All other assistance may be provided in the form of a repayable loan, deferred loan that will be forgiven at the end of the affordability period, or grant. In order to qualify for any of the assistance stated above, a household must have an income that does not exceed 80% of the median income for Palm Beach County.

Recapture Provision

The following Recapture Provision will be implemented to ensure the continued affordability of homebuyer units:

Principal Residence: Any home constructed, acquired or rehabilitated under the HOME Program must be used as the principal residence of the homebuyer. Upon the sale, transfer, lease, conveyance or alienation of any part or all of the property before the expiration of the affordability period, the County’s HOME repayment provisions are triggered and the full amount of the HOME subsidy will be recaptured. This policy will be applicable to all HOME funded homeownership activities which are administered by HES, CHDOs, Developers, or Subrecipients. The following chart depicts the required affordability period based on the types and form of the HOME assistance:

Funded Activity	Forms of Assistance	Affordability Period
<ul style="list-style-type: none"> • Acquisition • New Construction • Purchase assistance 	<ul style="list-style-type: none"> • Repayable Loan • Deferred Loan • 	<ul style="list-style-type: none"> • 30 Years
<ul style="list-style-type: none"> • Rehabilitation 	<ul style="list-style-type: none"> • Repayable Loan • Deferred Loan • Grant 	<ul style="list-style-type: none"> • 15 Years

Refinance: Mortgage subordinations will only be granted at the discretion of Palm Beach County. Mortgage subordinations will only be granted in cases where the homeowner is seeking new financing to: lower the term of the first mortgage; lower the interest rate of the first mortgage; or make improvements to the HOME assisted property. Should the homeowner refinance for any reason other

than those stated above, the full amount of the subsidy provided shall become due and payable in full.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

Palm Beach County’s Department of Housing and Economic Sustainability (HES) utilizes the recapture provision for all of its HOME funded housing assistance programs. Recapture provisions encumber the property via a mortgage and promissory note and/or Declaration of Restrictions. If the owner does not maintain compliance with residency and other provisions of the encumbrance, the requirement to repay the County is triggered. If the recapture provision is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. Net proceeds are defined as the sales price minus repayment of superior loans and any closing costs. The recaptured funding will be HOME program income. The following chart depicts the amount of the repayment due to the County in the event of a violation of the deed restrictions:

Forms of Assistance	Affordability Period	Repayment Calculation
Repayable Loan	15 - 30 years	All unpaid principal and accrued interest due in full
Deferred Loan / Grant	15 Years	Full amount of HOME subsidy

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

During FY 2017-2018 Palm Beach County does not plan to use HOME funds to refinance existing debt secured by multi-family housing that is being rehabilitated with HOME and/or other federal funding. However, this activity may be implemented in subsequent years during the Consolidated Plan period. Pursuant to 24 CFR part 91, refinance guidelines will include cost reasonableness per unit, management capacity and best practices, market analysis and feasibility, long-term viability, effect on project debt/equity, purpose of refinance, affordability for 15 years (or longer at the discretion of the County), and other compensating factors consistent with the County’s affordable housing policies.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The County’s Division of Human and Veteran Services (DHS) administers the Emergency Solutions Grants (ESG) Program and coordinates all ESG-funded activities to enhance the quality of the homeless facilities and services offered to the County’s homeless population. Although ESG funds can be used for a variety of activities, Palm Beach County has selected to fund projects under the emergency shelter, rapid re-housing and the homeless Management Information System (HMIS)

component. The County has taken full advantage of ESG's flexibility to fund a wide range of services which address critical gaps that exist within the County's Continuum of Care.

Palm Beach County Homeless and Housing Alliance (HHA) has the following written program standards that govern ESG-funded activities: Emergency Shelter Standards, Rapid Re-Housing Standards, Coordinated Intake and Assessment Standards, Housing First Standards, and HMIS Policies and Procedures. These standards were written and adopted by the HHA during the past fiscal year. Palm Beach County traditionally provides funding for the first three activities mentioned above. The program standards to implement these activities are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Continuum of Care (CoC) utilizes the Service Prioritization Decision Assistance Tool (SPDAT) to prioritize the service needs of the homeless population. The CoC adopted the SPDAT as its centralized and coordinated assessment tool in November 2013. Training on the utilization of the tool began in January 2014 with full implementation by July 2014. The SPDAT is used as part of the intake process and found to be effective in determining appropriate placement and service prioritization.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The ESG Program is administered by the County's Division of Human and Veteran Services (DHS). In order to allocate the ESG Program funds, DHS request that the CoC prioritize the eligible ESG components and provide directions as to how the ESG award should be allocated for the upcoming year. Once the priorities and distribution method are established, DHS utilizes the Request for Proposals (RFP) process to allocate the ESG funds to subrecipients. The process is as follows:

- A Request for Proposals (RFP) and a scoring tool is developed and an appeal process is established.
- The RFP is issued and posted on the County's website.
- RFP is announced at the CoC monthly meeting.
- A Technical Assistance Meeting is conducted for all interested applicants.
- A Non-Conflict Grant Review Committee with one member being either homeless or formerly homeless is established by DHS.
- Proposals are initially reviewed by DHS to insure regulation compliance, and then forwarded for review and scoring by the Grant Review Committee.
- The Grant Review Committee scores and ranks the proposals based on the following criteria: demonstration of need for the activity; evidence of site control and ability to develop and implement activity; reasonableness of total project costs and the ESG program amount requested; evidence of activity financial feasibility and that matching funds are committed and available for obligation; applicants ability to expend grant funds in timely manner and past

performance and the appropriateness of qualifications and backgrounds of personnel assigned to activity.

- The ESG funding recommendations are forwarded to the Board of County Commission (BCC) for final approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Formerly homeless individuals serve on both the HHA Executive Committee and on the Non-Conflict Grant Review Committee (funding recommendation committee).

5. Describe performance standards for evaluating ESG.

All ESG-funded subrecipients enter into a one-year agreement with Palm Beach County to provide the ESG homeless activity. The agreement's scope of work outlines how request for reimbursements should be submitted and the reporting process for each sub-recipient. All ESG agreements entered into by the County are subject to on-going monitoring and evaluation throughout the term of the agreement. The methods of monitoring include: on-site monitoring visits, desk audits of monthly reports, review of final reports, review of randomly selected case files, and on-going contact with agency's program staff.

The contractual agreement requires all subrecipients to submit monthly reports along with their request for reimbursement. The monthly narrative reports describe activity progress during the month through a detailed narrative describing contract activities and the results achieved. To meet HUD's reporting requirements, statistic data is also reported to track the type of activity carried out and the number of individuals/families assisted, including data on racial/ethnic characteristics of the program participants. Subrecipients are advised that unless all reporting requirements are satisfactorily met, requests for reimbursements will not be processed.

All sub-recipients must ensure that financial records and documents pertaining to costs and expenses under the ESG grant are maintained to reflect all costs of materials, supplies, services and any other costs and expenses for which reimbursement is claimed or payment is made. All records pertaining to the grant are retained for a period of at least five (5) years following submission of the final expenditure report. In the event that any claim, audit, litigation, or state/federal investigation is started before the expiration of the record retention period, the records are retained by the sub recipient until all claims or findings are resolved. The County has direct access to any records relevant to the ESG-funded activity.

The HHA has adopted performance measures that are used to evaluate ESG-funded programs within the Continuum. To date fourteen (14) performance measures have been developed and approved by

the HHA. In collaboration with the HMIS, the HHA is now using the performance measures to generate reports on the operational aspect of ESG-funded programs.

6. Emergency Solutions Funding Recommendations

The following table shows the funding recommendations made by the Homeless and Housing Alliance Executive Committee, which was tasked by the PBC Department of Community Services, Division of Human Services to recommend the distribution of FY 2017-2018 ESG funds to non-profit entities. Additionally, \$75,000 was set-aside for funding of HMIS, and \$33,202 was allocated for program administration.

FY 2017-2018 EMERGENCY SOLUTIONS GRANT FUNDING RECOMMENDATIONS

Agency	Beneficiaries (Individuals)				
	Emergency Shelter (ES)	Rapid Re-housing (RRH)	ES	RRH	TOTAL
Aid to Victims of Domestic Abuse	\$60,000.00		67		67
Children’s Home Society	\$30,000.00		16		16
Salvation Army	\$111,259.00		24		24
YWCA	\$45,789.00		531		531
Adopt A Family		\$163,796.00		114	114
TOTAL	\$247,048.00	\$163,796.00	638	114	752

Table 13 – Emergency Solutions Grant (ESG) Program FY 2017-2018 Funding Recommendations

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APPENDIX I –CERTIFICATIONS



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R201740944

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

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

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

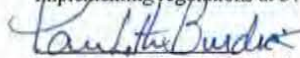
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

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


Signature/Authorized Official

JUL 11 2017
Date

Paulette Buridck, Mayor
Title

Sharon F. Bock, Clerk & Comptroller
Palm Beach County

By 
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

Specific CDBG Certifications

The Entitlement Community certifies that:

JUL 1 1 2017

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

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

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) FY 2017-2018, FY 2018-2019, & FY 2019-2020, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

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- jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

Paulette Burdick JUL 1 1 2017
 Signature/Authorized Official Date

Paulette Burdick, Mayor
 Title

Sharon R. Bock, Clerk & Comptroller
 Palm Beach County

By [Signature]
 Deputy Clerk



APPROVED AS TO FORM
 AND LEGAL SUFFICIENCY

[Signature]
 COUNTY ATTORNEY

R201700946

OPTIONAL CERTIFICATION
CDBG

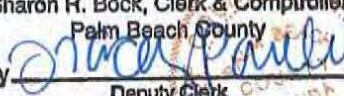
Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official

JUL 11 2017
Date

Paulette Burdick, Mayor
Title

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



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY


COUNTY ATTORNEY

R2017W0947

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Paulette Burdick JUL 1 1 2017
Signature/Authorized Official Date

Paulette Burdick, Mayor
Title

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By Sharon R. Bock
Deputy Clerk



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
COUNTY ATTORNEY

R201740748

JUL 11 2017

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

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

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Paulette Burdick
Signature/Authorized Official

JUL 1 1 2017
Date

Paulette Burdick, Mayor
Title

R20170948

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
COUNTY ATTORNEY

Sharon R. Bock, Clerk & Comptroller
Palm Beach County

By [Signature]
Deputy Clerk



R2017409-49

HOPWA Certifications

The HOPWA grantee certifies that:

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


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

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

Paulette Burdick
Signature/Authorized Official Date

Paulette Burdick, Mayor
Title

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



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

[Signature]
COUNTY ATTORNEY

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

APPENDIX II - CITIZEN PARTICPATION COMMENTS

Following is a summary of meetings held by the Departments of Housing and Economic Sustainability (HES), Community Services, and the Palm Beach County Board of County Commissioners as they relate to the FY 2017-2018 Action Plan.

Eastern and Western County Regional Meetings

a) Eastern County Meeting

Date: Tuesday, March 7, 2017
Time: 10:00 A.M.
Location: 100 Australian Avenue, West Palm Beach, FL 33406

b) Western County Meeting

Date: Thursday, March 9, 2017
Time: 10:30 A.M.
Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

Carlos Serrano, Director of Strategic Planning & Operations for the Department of Housing and Economic Sustainability (HES) addressed the audience and stated the meetings are being held to present information and to receive public input on the Community Development Block Grant (CDBG), HOME Investments Partnerships (HOME), and Emergency Solutions Grant Programs (ESG) for the fiscal year that runs from October 1, 2017 through September 30, 2018. The County receives federal grant funds each year and as part of the planning process to determine the use of these funds. The County undertakes a Public Participation process, which includes a series of public meetings culminating with the proposed plan to be presented before the Board of County Commissioners at a public hearing in July 2017.

The Action Plan is required to be submitted each year to HUD. The Plan outlines how the grant funds for the three (3) programs (CDBG, HOME and ESG) will be utilized. Mr. Serrano presented a review of these programs and also summarized the County's accomplishments over the last completed fiscal year 2015-2016. After the presentation Mr. Serrano urged the public for their input on community needs in regards to housing, community and economic development.

The attendees were presented with a copy of the slide presentation from which the presenter spoke.

Public Questions/Comments/Recommendations and Responses (Eastern Meeting):

Question: Terrance N. Bailey, City of Riviera Beach

Can you explain the code enforcement activity undertaken out West?

Response: Carlos Serrano

CDBG funds can be used to provide code enforcement within areas that meet certain criteria; such as having a large amount of structurally defective buildings, overgrown lots and accumulation of garbage. South Bay, Belle Glade and Pahokee have chosen to use the annual CDBG amounts to support their code enforcement activities. The dollars are used to pay for salaries for a code officer or code inspector. Belle

Glade also use some of its funding to cover the cost of leasing vehicles and equipment such as hand held Ipad devices that the inspectors use when they are out in the field doing citations.

Question: Terrance N. Bailey

Can a municipality undertake a program that gives out grants to its residents to rectify code violations? Would this be an allowable use of CDBG funds?

Response: Carlos Serrano

This is not eligible. CDBG funds cannot be used to remediate the violation.

Question: Elliott Johnson, ManorHouse Construction

Are these code violations mostly found on renter property or found on owner property?

Response: Carlos Serrano

It is all over the place. Not just residential but on commercial properties as well. Depending on what the predominant land use is within whatever the area is where you are conducting the code enforcement activities you are going to see more violations. It really depends on the locality.

Comment: Elliott Johnson

This could force bad landlords to spend far more money than this small amount going into code enforcement in order to get more done.

Response: Carlos Serrano

Code enforcement is a priority in those three Glades municipalities. For those municipalities it is something that can have a big impact and cause property owners to take action.

Question: Denise Mvtamba, Legal Aid Society of the Palm Beaches

Do the housing related activities for this current year and the year coming up include fair housing and advocacy to try and eliminate and reduce housing discrimination?

Response: Carlos Serrano

Fair housing activities accomplishments are recorded under the public services row on that table. Legal Aid Society of the Palm Beaches currently does and is expected to continue its partnership with the County to undertake a fair housing program.

Question: David Brandt, Housing Finance Authority

What is the timeframe for expenditure on the rental development program?

Response: Carlos Serrano

HOME funds that come to the County have certain deadlines imposed by HUD: Commitment of funds via legally binding agreement or loan agreement must be within 24 months of the date from when the County receives the funds; (FY 2016-2017 dollars will need to be committed by September 30, 2018). There is a five-year expenditure deadline from HUD, therefore from October 1, 2016 when HUD said the funds were available to the County, these dollars must be expended by 2021.

Question: Charlotte Burnett, West Palm Beach Housing Authority

Are you only contemplating County certified CHDOs for the CHDO set aside funds and what is the process for becoming a County certified CHDO?

Response: Carlos Serrano

HUD requires that whatever entity or grantee the County is providing the CHDO funds to, that entity must be certified as a CHDO, meeting the CHDO requirements. This certification must be done by the County and certifications performed by other entities (e.g. City of WPB) are not valid. The CHDO certification process is an ongoing process. Contact our department to get the application.

Question: Charlotte Burnett, West Palm Beach Housing Authority

Do you anticipate an RFP process or something similar for the CHDO monies?

Response: Carlos Serrano

CHDO funds will be available via an RFP.

Question: Cindee LaCourse Blum, CLT of PBC

Will other entities be allowed to apply for funding (on a competitive basis) to undertake eligible capital projects?

Response: Carlos Serrano

It will depend on the direction we receive from the Board of County Commissioners. The Board may direct us to continue capital projects with County departments or they could potentially direct us to put all or a portion of that money out on a competitive basis.

Recommendation: Cindee LaCourse Blum

If capital project funding will remain with the County, there should be some kind of process where the affordable housing developers or CRA's wish list consists of projects needed in areas are considered.

Question: Cindee LaCourse Blum

Is the HOME Rental Development Program funding only for projects located in unincorporated PBC or can it be for entitlement communities as well?

Response: Carlos Serrano

The County's HOME program jurisdiction excludes the Cities of West Palm Beach, Boynton, Boca and Delray which get HOME dollars directly from HUD. That doesn't prevent us from undertaking a project within one of those municipalities but there are certain conditions imposed by HUD when we do. If the County uses a portion of its HOME funds within any of those cities (the project has to have a significant financial contribution from that municipality) and, the project has to serve beneficiaries from the municipality where it is located and from our HOME program jurisdiction as well. Whether this next RFP will be limited to the County program jurisdictions or will allow for cooperation with these jurisdictions cannot be determined at this time.

Question: Cindee LaCourse Blum

Will the funds be disbursed as a loan or equity or is that to be determined?

Response: Carlos Serrano

It would be provided as a loan as we have done so with recent multi-family RFP.

Question: Ezra Kreig, Gulfstream Goodwill

Will we get notification of the workshop?

Response: Carlos Serrano

Yes.

Question: Ezra Kreig

Do you anticipate any re-prioritization of the HOME funds for the coming year?

Response: Carlos Serrano

It depends on both the voices we hear and ultimately the direction we get from the board. In years past HOME dollars went exclusively towards development of affordable housing. A portion of those funds are budgeted for Tenant Based Rental Assistance to help re-house homeless families. It depends on the input we receive and the direction we get from the board.

Recommendation: Pam O'Brien, AVDA

Survivors of domestic violence should be given priority because nationally and locally that is the primary reason for homelessness. Out of all 67 Counties reporting, Palm Beach County have the 11th highest number of murders due to domestic violence, 4th highest number of aggravated assaults and 1st place for stalking. Hope the County focuses on providing funds to adequately house victims of domestic violence, including singles.

Response: Carlos Serrano

Thank you.

Recommendation: Laurel Robinson, West Palm Beach Housing Authority

Urged attendees to call their Representatives, even if they are not of your party. Let them know that this isn't the type of thing we have to leave in the dust as we (West Palm Beach Housing Authority) cut 15% out of our discretionary spending budget.

Response: Carlos Serrano

Thank you.

Recommendation: Tangela Price, Department of Safe Schools

A specific population of clientele that is unrecognized is unaccompanied homeless youth. A group of youth 18 and above who are still in school. 12th graders that have been removed from their homes, kicked out or left for various reasons. Many of the home opportunities are for the extended foster care kids who have state funding coming every month. They qualify for these low income home developments such as Villages of Hope and Pond Place. These facilities only take extended state foster care kids. The unaccompanied homeless youths are kids who will come without any funding. There is a need and it is so great it is not going away, it is increasing and we don't have answers for these kids.

Response: Carlos Serrano

Thank you.

Comment: Sarah Chafin, Place of Hope

Villages of Hope is our affiliate organization serving about 50% of the foster youth whether it's extended families or if they have been emancipated and 50% homeless. Call us because we will provide supportive housing and education opportunities.

Response: Carlos Serrano

Thank you.

Question: Keith Ahronheim, REACH

Where in the process will you permit the public to bring comments on the proposal of the draft action plan?

Response: Carlos Serrano

You can direct written comments to Deputy Director Ms. Sherry Howard or you can mail those into our office or email descomments@pbcgov.org. Your written comments impact the funding decisions and are shared with policymakers and play a role and influence the decisions of those policymakers. Comments are discussed internally then shared with County Administration and ultimately the Board of County Commissioners.

Question: Denise Mvtamba

What is the deadline for written comments?

Response: Carlos Serrano

Before the Board of County Commissioners workshop on April 25th or preferably by the end of this month because we provide a summary of comments as part of the Board workshops.

Question: Gillian Moxey, Child Net

Do you have a list of all of the actual recipients of all of these grants?

Response: Carlos Serrano

Recipients for the current fiscal year will be in the action plan. They are on our website for fiscal year FY 2016-2017.

Question: Gillian Moxey

Including the HOME and the developers, everybody?

Response: Carlos Serrano

The FY 2016-2017 HOME funding of \$576,00 for rental development hasn't been advertised. That will be a forthcoming RFP. Information on recent recipients of HOME for the past couple of years can also be found on the website in a document referred to as the CAPER, it's another acronym from HUD, the Consolidated Annual Performance and Evaluation Report. The most recent completed fiscal year is 2015-2016. That will show you specific recipients for the past year.

Public Questions/Comments /Recommendations and Responses (Western Meeting):

Question/Recommendation: Ralph Butts, City of Belle Glade

Are we ever going to be able to do replacement housing in Belle Glade like we use to do?

Response: Carlos Serrano

It is possible. The County used to operate a replacement housing program with CDBG dollars where we would demolish a dilapidated owner occupied home that was not possible or feasible to rehabilitate. We would demolish the home and build a new home for that same homeowner. It's costly with the limited amount of CDBG funds. You tend to see CDBG funds for activities that spread the dollars around a little more and have a greater level of impact. If that is something that the City feels is needed, then maybe it is a suggestion you would like to make or a comment you would like to submit.

Question: Phillip Rincon, City of Belle Glade

What category would you see code enforcement under?

Response: Carlos Serrano

The cities doing code enforcement are South Bay, Pahokee and Belle Glade. Those three municipalities are among the 10 that have target areas that get an annual local entitlement. Municipalities have flexibility on how they choose to use the funds, for a couple of years the Glades Municipalities have chosen to utilize those funds for code enforcement activities.

Question: James Houston, Houston Realty

Is the tenant based rental assistance for one year or is it termed out?

Response: Carlos Serrano

The Department of Community Services is the lead county department on all homeless related initiatives. They are implementing the program working with local non-profit service providers like Adopt-A-Family specifically to do the case management portion. You have case managers who conduct client intake to determine what the client needs are. The case manager develops a 3-month plan in coordination with the family. It is 3 months of assistance at a time but not to exceed the maximum allowable term of 18-months.

Question: Phillip Rincon, City of Belle Glade

How are the Emergency Solution Grant funds requested?

Response: Carlos Serrano

The Department of Community Services (DCS) implements and administers the ESG program. Funds are made available each year through a competitive RFP process. The RFP for FY 2017-2018 was published March 3rd and is available on DCS website. Sonia McNair is the lead contact person. Funds go to non-profit homeless service providers. HUD requires each jurisdiction to have a Continuum of Care which is a coordinating body of homeless service providers. Palm Beach County local coordinating body is the Homeless and Housing Alliance. The priority they have established for the upcoming year is emergency shelter for families. HUD over recent years have shifted the focus of its homeless efforts towards their Housing First model focusing on long term permanent housing or supportive housing. Funding recommendations are made by a non-conflict grant review committee and those recommendations go into the action plan and to the Board of County Commissioners for approval.

DESComments Received (Email)

Recommendation: Karen Clark

There is a need for housing for young functioning adults with disability.

Non Conflict Grant Review Committee Meeting (ESG):

Date: April 24, 2017

Time: 1:00pm

Location: 810 Datura Street, West Palm Beach, FL 33401

Purpose:

The Non Conflict Grant Review Committee consists of five (5) individuals whose sole purpose is to review the applications for ESG funding which were submitted in response to a NOFA published on March 3, 2017. A technical assistance meeting was held on March 16th for all applicants. On April 7th applications were due. All members are non-conflict in that neither they nor the organizations which they represent have applied for ESG funding. On April 24, 2017, the Committee met in a public meeting to review and rank the five (5) applications received and to make funding recommendations. Prior to initiating discussions amongst the committee members to arrive at funding recommendations, Sonya McNair, Grants Manager, PBC Human Services Division, solicited comments from the agencies that attended the meeting.

Public Input Received:

None received.

Actions Taken:

The Committee deliberated amongst themselves, discussing each application individually and subsequently arrived at the following funding recommendations: Aid to Victims of Domestic Abuse - \$60,000; Children’s Home Society - \$30,000; Adopt-A-Family - \$163,796; The Salvation Army - \$111,259; and The Young Women’s Christian Association - \$45,789.

Palm Beach County Board of County Commissioners Meeting

Date: April 25, 2017
Time: 2:00 p.m.
Location: PBC Government Center, 301 N. Olive Avenue, West Palm Beach, FL 33401

Presenters: Faye W. Johnson, Assistant County Administrator, Sherry Howard, Deputy Director, HES, Carlos Serrano, Director, SPO, HES

The purpose of this public meeting was to review the County's accomplishments under the CDBG, ESG and HOME Programs, discuss strategies for the FY 2017-2018 Action Plan and to receive BCC direction on these strategies.

Staff showed a slide presentation to convey information to the BCC and to the public about the Action Plan. The slides presented an overview of the HUD federal programs, the County's accomplishments under the ESG, HOME, and CDBG Programs and the recommended uses for the funds under the three programs covered in the Action Plan. Ms. Johnson stated that the Action Plan is the County's application to HUD for funding under the CDBG, ESG and HOME programs and that the Action Plan lays out Palm Beach County's proposed use of these grant dollars and are available for public comments prior to being presented to the Board at a public hearing on July 11, 2017. The action plan must be submitted to HUD no later than August 16, 2017.

Staff made the Board aware of the potential impact of the President's proposed budget cuts that could eliminate the CDBG and HOME programs and potential impact of another Federal program, the Neighborhood Stabilization Program (NSP).

Board Discussion

Mayor Burdick wanted to know why Palm Beach County did not request more funding from HUD; inquired if economic development services bring businesses to PBC; and want to see more dollars assigned to the western communities. Other Commissioners expressed concerns regarding the funding proposed for the Lewis Center; how the municipality receiving the Special Area of Hope funds is determined; and what is the definition for special needs. Commissioner Bernard wanted to know how staff determined the percentage of funds for public service. He also commented that the amount reserved under the HOME Program to create multi-family housing is too low. He inquired if an RFP would be issued for the HOME funds, and how many projects have been approved to date. Commissioner Berger, Abrams and County Administrator Baker had a discussion about economic development, workforce housing, and the proposed South Central County Resource Center. Commissioner Abrams wanted to know if HES cooperates with other cities when it comes to the CDBG funds. There was also discussion on the conflict of interest resolution process regarding County employees receiving homeownership assistance. Staff was directed to advertise these homeownership programs directly to employees of the PBC School District. Vice-Mayor McKinlay asked about the availability of NSP funds and can any of the CDBG funds be used for substance abuse shelters such as a

recovery detox center.

Public Comments - BCC Workshop April 25, 2017:

- Christine Schwartz, citizen stated that the needs are greater than the available funding and PBC should provide an estimate based on allocation and where the greatest financial need is.
- Barbara Nurenberg of Seagull Industries stated that there was inadequate funding for the level of services needed for youth aging out of schools and developmental disability and encouraged partnership between the County and service providers to seek funding to cover those needs.
- Bernie Godek with Habitat for Humanity (Habitat Housing Solutions) made mention of 173 affordable and workforce housing units Habitat has created in collaboration with Palm Beach County, and encourage partnership with organizations that have a great track record on affordable housing.

Board Direction

The Board directed staff to: expeditiously allocate previous years HOME dollars; provide a definition for special needs; meet with the school board on programs that may help their staff and funding availability for these programs; provide clarification on the Lewis Center additional funding (usage) especially the navigation service; determine a location for the homeless center in South Central County; and options on NSP program income and potential projects.

Board discussion resulted in the BCC's unanimous support of HES's proposed strategies outlined in the presentation. These included providing CDBG funding for six strategies: 1) Economic Development - \$972,273; 2) Local Entitlement Municipalities - \$1,337,350; 3) Special Area of Hope - \$395,465; 4) County-Initiated Capital Projects - \$2,025,000; 5) Lewis Center - \$818,668 and 6) public services - \$272,890 and providing HOME funding for three strategies: Community Housing Development Organization (CHDO) activities - \$361,730; 2) Developer Rental Assistance - \$633,028 and 3) Tenant Based Rental Assistance -\$633,028. All proposed strategies included administrative costs.

Action Plan Public Meetings (Eastern and Western)

a) Eastern Meeting

Date: June 19, 2017
Time: 10:00 am
Location: 100 Australian Avenue, Room 1-470, West Palm Beach, FL 33406

b) Western Meeting

Date: June 21, 2017
Time: 10:30 am
Location: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

Carlos Serrano, Director of Strategic Planning and Operations for the Department of Housing and Economic Sustainability stated that the meeting was intended to meet two objectives. First, it will provide an overview of the strategy for the FY 2017-2018 Action Plan which was approved by the Board of County Commissioners (BCC) on April 25, 2017 (the plan also outlines the proposed recipients of funding); and second it provides an opportunity to obtain public input on the draft FY 2017-2018 Action Plan.

Mr. Serrano informed the attendees that HUD released the funding FY 2017 – 2018 allocations for the CDBG, HOME and ESG programs on June 19, 2017. He informed the attendees that the Action Plan will be presented to the BCC at a public hearing on July 11, 2017 for final approval. The final document is due to HUD no later than August 16, 2017. A draft of the Action Plan is posted on the Department's website and was available for review prior to this meeting.

The attendees were presented with a copy of the slide presentation from which the presenter spoke.

Public Questions/Comments /Recommendations and Responses (Eastern Meeting):

Question/Comment: Patrick Franklin, Urban League

Where is the Lewis Center located?

Response: Carlos Serrano

It is located on 45th street in West Palm Beach, east of 95 before you get to St. Mary's Hospital.

Question: David Thatcher, Town of Lantana

Are they creating a brand new South Bay RV Park?

Response: Carlos Serrano

No, the funding we are providing is for the construction of a playground to improve the existing amenities at the building used by local residents.

Question: Keith Ahronheim, REACH

What projects contributes to the \$250,000 budgeted for project implementation?

Response: Carlos Serrano

It is divided between five or six capital projects slated to be funded in FY 2017-2018 and the other twenty CDBG capital projects on the books funded previous fiscal years. Capital projects are different as you do not fund them and get them built the same year. There are design phases and various approvals to get through before construction. There are about twenty (20) CDBG projects that are ongoing in any fiscal year and there are cost associated with the implementation and management for the duration of the implementation period.

Question/Comment: Keith Ahronheim

Explain the \$316,00 in CDBG funds designated for The Special Area of Hope.

Response: Carlos Serrano

The Special Area of Hope is going to the Town of Mangonia Park this year. It is rotated between ten (10) municipalities that have established CDBG target areas and is rotated alphabetically.

Question/Comment: Patrick Franklin

The Urban League would like to see an increase in funding and would be greatly appreciated.

Public Questions/Comments /Recommendations and Responses (Western Meeting):

Question/Comment: Kathleen Roehm, RCMA

Is area median income different for each County?

Response: Carlos Serrano

Yes, the area median income for Palm Beach County is \$64,000.

Question/Comment: Kathleen Roehm

How many CHDO's are in the Glades?

Response: Carlos Serrano

Habitat Housing Solutions is one CHDO which operates in the Glades. It was discussing doing some infill single family projects in the Glades. There are about 6 CHDO organizations certified with the County. The CHDO certification process is ongoing.

Comment: Chandler Williamson, City of Pahokee

Habitat did not get the funding to undertake this project. The City of Pahokee was going to donate four (4) properties but was informed that Habitat did not get the funding.

Question/Comment: Kathleen Roehm

Are there other activities with a cap like public services which is capped at 15%?

Response: Carlos Serrano

There is an admin cap and a public service cap. Those are the only two (2) under CDBG.

Comment/Recommendation: Chandler Williamson

When assessing the formula for distributing CDBG funds, and replicating HUD, has it occurred to the County to consider infrastructure needs versus affordability? Have you considered looking at a better formula? The formula in place is broken and does not work for the Glades. Other variables should be looked at to make the formula work for the Glades. A real assessment should be done in the Glades because they have not gotten their fair share.

Response: Carlos Serrano

We welcome any input/comments on this matter. I would note that the County has made large-scale investments on infrastructure in the Glades with both CDBG and non-CDBG resources.

Comment/Recommendation: Annette Parchment, City of Belle Glade

Our City Manager has the same concerns and issues on this.

Response: Carlos Serrano

We hear the same concerns every year and meeting infrastructure needs will be an even bigger challenge in the next two (2) years when the additional Homestead exemption kicks in.

Question/Comment: Kathleen Roehm

For Pahokee's sake how would you change the formula?

Response: Carlos Serrano

You can change it a number of ways such as exclude population from the calculations and enhancing the contributions of poverty, overcrowding and, unemployment. Ultimately it is up to the Board of County Commissioners (BCC) to direct that change.

Question: Chandler Williamson

Do you anticipate any additional revisions to the plan or is it the final?

Response: Carlos Serrano

No, not before the BCC Workshop on July 11, 2017. The board may make revisions to the plan then.

Comment/Recommendation: Annette Parchment

Will you all reconsider the Special Area of Hope dollars?

Response: Carlos Serrano

That was brought up to the Board at the April 25th workshop, but they have decided to keep rotating in the current format.

DESComments Received (Email)

Comment/Recommendation: Karen Clark

There is an extreme need for high functioning young adults to have a place to live that does not categorize or make them feel that they are mentally retarded.

Comment/Recommendation: Annette Parchment, City of Belle Glade

The City of Belle Glade is respectfully requesting that the County consider designating the “Special Area of Hope” funding or a portion thereof, to be directed to rotate between the three (3) Western Tri-Cities: Belle Glade, South Bay and Pahokee. Having to wait 8-10 years for the SAOH funding to come back to the City is a very long time to have to wait in some cases to possibly complete a project.

Palm Beach County Board of County Commissioners Public Hearing

Date: Tuesday July 11, 2017

Time: No Time Certain BCC Meetings start at 9:30 A.M.

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

Public Questions/Comments

No comments

Board Direction

None



Tequesta resident and Seaport Yachts captain Chris Leyden uses his DJI Phantom 4 drone to take photos and videos of boats. CONTRIBUTED BY CHRIS LEYDEN

Drones

continued from A1

flight restrictions associated with a presidential visit, as Trump has spent the previous three weekends at Mar-a-Lago.

In Leyden's case, he said he uses his DJI Phantom 4 drone, which costs about \$1,200, to take photos and videos of boats.

He was out at Jupiter Inlet a couple of weekends ago on clear day – "It was beautiful out," he noted – when he found that his drone wouldn't lift off the ground. "I was a bit surprised because I knew about the 10-mile restriction for aircraft, but I was surprised by the 30-mile radius," Leyden said.

Shawn Holmgren, owner of Palm Beach Drone, said that he's seen drone sales grow by about 600 percent a year for the past few years, composed of a mix of commercial users and hobbyists.

"I've talked to hobbyists that were unable to fly and had some reactions to that," Holmgren said of the restrictions around Trump's visits. "Most of the professional pilots are watching the notice to airmen and are anticipating that."

The system that keeps drones on the ground within a restricted area is called "geofencing."

And while commercial drone pilots – who must register, obtain insurance and receive certification to fly – know to check for flight restrictions before each take-off, Holmgren said geofencing is designed for those drone users who may not know to check with the FAA.

"People think that they've bought a drone and they are somehow immune to the airspace regulations, and the FAA has gently applied pressure to make sure people do register their aircraft, do comply with the (flight restrictions), and then they realize there's a lot of consumers who just don't get it," Holmgren said.



When Tequesta resident Chris Leyden tried to get his DJI Phantom 4 drone to take off recently at the Jupiter Inlet, he couldn't. He snapped this screen shot of the alert he received from the software with the message, "Cannot take off" in the upper left corner. CONTRIBUTED

A good example of one of those consumers: a 13-year-old who's just received a drone for Christmas, who can use a joystick "but hasn't been put in the know," Holmgren said. "So they will inadvertently break the law."

DJI, one of the largest drone brands in the world, rolled out its Geospatial Environment Online system in 2015.

"For the first time, drone operators will have, at the time of flight, access to live information on temporary flight restrictions due to forest fires, major stadium events, VIP travel, and other changing circumstances," the company said in a news release.

The DJI Phantom is one of the most popular high-end drones on the market. And the company is one of several – including Yuneec and Parrot – that worked with the FAA "to forcibly apply the patches that would preclude people from flying," Holmgren said.

But users shouldn't assume that means DJI is in the enforcement business.

"We want everyone who uses our products to be very much aware of how to use them safely and responsibly, and be aware of anything that may affect their operation," said Adam Lis-

berg, U.S. spokesman for DJI. With DJI drones, a GPS receiver in the device "talks" with the controller, which can be attached to either a tablet or smartphone running the DJI app.

"Whenever that connects to the internet through the app, it picks up updated information on no-fly zones, TFRs and other airspace warnings," Lisberg said.

If a drone pilot is attempting to enter an area where a flight restriction is in place, the drone will halt midair when it hits "that invisible line in the sky," Lisberg noted.

The software does allow for "authorized users" to overwrite the restrictions and enter the airspace: "In situations like that," Lisberg said, "you enter something that can be identified to you, whether it's a credit card number or mobile phone number. You say, this is who I am and I am verifying that I have an authorized reason to be here."

Education and planning is key for drone users, whether commercial or hobbyist, Holmgren said. He pointed to a free app from the FAA called B4UFLY, which lets users know about flight restrictions nearby.

"When they pull it up on their phone, it will tell

them, 'Oh boy, you're in Palm Beach County? Guess what you can't do right now,'" Holmgren said, laughing.

Leyden said he thinks the software is "absolutely fantastic," and he's glad it prevented him from violating restricted airspace.

"I was disappointed more in myself," he said. "I could have fired up my drone at home and I would have seen the no-fly zone there."

kwebb@pbpost.com

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PALM BEACH COUNTY

DEPARTMENT OF ECONOMIC SUSTAINABILITY

NOTICE OF PUBLIC MEETINGS

Palm Beach County Department of Economic Sustainability (DES) will host two public meetings to gather stakeholder input on the FY 2017-2018 Annual Action Plan inclusive of the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs. The meetings will be held as follows:

Eastern County Meeting	
Date:	March 7, 2017
Time:	10:00am
Location:	Airport Center I 100 Australian Avenue, Suite 1-470 West Palm Beach, FL 33406
Western County Meeting	
Date:	March 9, 2017
Time:	10:30am
Location:	Belle Glade Library/Civic Center 725 NW 4 th Street Belle Glade, FL 33430

Please visit discover.pbccgov.org/des for notification of any possible changes of meeting dates/times. Public comments can be made at the meetings or may be submitted in writing to DES, Strategic Planning Section, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406, or descomments@pbccgov.org. **IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT DES AT (561) 233-3623.**
PUBLISH: February 26, 2017

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TRUMP IN PALM BEACH

Avossa asks first lady for favor during her visit to Bak

Schools chief lobbies for U.S. education secretary to stop by.

By Andrew Marra
Palm Beach Post Staff Writer

Less than 48 hours after publicly criticizing President Donald Trump's proposed education budget, Palm Beach County Schools Superintendent Dr. Robert Avossa found himself face-to-face Friday with Trump's wife, Melania.

Avossa was escorting Melania Trump and China's first lady, Peng Liyuan, on a tour of Bak Middle School, meaning some time up close with the first lady.

Avossa didn't bring up Trump's education budget or his concerns about the effects of the president's proposed cuts to federal grant programs for public schools.

But he had a different request — help convincing the new U.S. education secretary to visit the county's schools.

"I asked if she would support a visit to a school by Sec-



First lady Melania Trump and her Chinese counterpart, Peng Liyuan, visit Bak Middle School of the Arts on Friday. "She told me, 'I would love to have (Betsy DeVos) visit schools here,'" Avossa said. JOSH RITCHEY / THE NEW YORK TIMES

retary of Education (Betsy DeVos)," Avossa said. "I asked her flat-out."

Avossa said he is worried about DeVos' familiarity with public schools and said he wanted an opportunity to show her some of the innovative things that the county's public schools are doing. President Trump's nomination of DeVos was controversial because she has never



Palm Beach Schools chief Robert Avossa

worked as a professional educator.

"Her experiences are limited," he said, "and she might take the time to listen to folks

who are out in the field."

The first lady gamely agreed, Avossa recalled, saying that she and the president have seen the county's public school students give musical performances at Mar-a-Lago and Trump's golf courses and had always been impressed. "She told me, 'I would love to have her visit schools here,'" Avossa said.

It's not the first time Avossa has pushed for DeVos to visit. In March, he posted an invitation on Twitter to her and President Trump to visit "next time you're in town," and he said he told the first lady Friday that he would follow up with an official letter of invitation.

His goal, he said, is to help DeVos "understand a little bit more about the work."

Avossa said he was far from convinced that his lobbying efforts would be successful with DeVos, who this past week toured public schools in Miami. But he said he thought it was worth a try.

amarra@pbpost.com
Twitter: @AMarraPBPost

FRANCE

Le Pen assailed for denying nation's blame in roundup

By Sylvie Corbet
Associated Press

PARIS — France's far-right presidential contender has prompted a major outcry by denying that the French government was responsible for the roundup of Jews in World War II.

Marine Le Pen, a leading candidate, said Sunday on RTL radio, "I don't think France is responsible for the Vel d'Hiv" — a reference to the Paris stadium where thousands of Jews were rounded up before being sent to Nazi death camps.

Some 13,000 Jews were deported by French police on July 16-17, 1942, many of whom first were detained under harsh conditions at the indoor cycling stadium. In all, about 75,000 Jews were sent to Nazi concentration camps from France during World War II. Only 2,500 survived.

Other French presidential candidates and Israel's Foreign Ministry were quick to condemn Le Pen's remark.

"If one doubted whether Marine Le Pen is far-right, there is no doubt anymore,"

Socialist candidate Benoit Hamon told RTL radio.

Le Pen's main rival in the race, independent centrist Emmanuel Macron, said at a news conference Monday that Le Pen made a "serious mistake."

Macron is the front-runner in the two-round presidential election that will be held on April 23 and May 7.

"On the one side, it's an historical and political mistake. And on the other side, it's the sign that Marine Le Pen is the daughter of Jean-Marie Le Pen," Macron said, referring to Le Pen's father, co-founder of the anti-Islam party she now leads.

The elder Le Pen repeatedly has been convicted of crimes related to anti-Semitism and racism. Marine Le Pen pushed him out of the National Front party as part of an effort to appeal to more mainstream voters.

Le Pen later specified in a written statement that she "considers that France and the Republic were in London" during the war and that the Vichy regime that collaborated with the Nazis "wasn't France."

Trump

continued from A1

That visit was slightly longer than most of the weekends he has spent at Mar-a-Lago, which with one exception have run from Friday evening through Sunday afternoon. With the extra day came more violations of the restricted airspace put in place each time Trump travels to Mar-a-Lago, and which covers much of the county.

Nine planes breached the temporary flight restrictions this past weekend, the FAA said Monday.

The security zone went into effect Thursday afternoon ahead of Xi's arrival, and were lifted Sunday afternoon after Air Force One took off from Palm Beach International Airport.

Though the number is up from Trump's fifth trip to the area, when there were seven violations, it marks a drop in the number of violations from a trip in comparable length: When the president visited from Feb. 17-20, there were 14 airspace violations.

While the number of violations rose, the number of planes that required fighter-jet escorts from the airspace dropped from one to none, the North American Aerospace Defense Command, or NORAD, said Monday. There was one interception on Trump's previous visit, and none the week-end before.

South Florida made inter-

TRUMP AIRSPACE VIOLATIONS REACH ALMOST 50

A look at airspace violations over Palm Beach for each of President Donald Trump's visits since he took office:
■ Feb. 3-5: 10 violations
■ Feb. 10-12: three violations
■ Feb. 17-20: 14 violations
■ March 3-5: four violations
■ March 17-19: seven violations
■ April 6-9: nine violations

through the county. Gridlock ensued, with traffic on I-95 backing up into Delray Beach.

Trump and his family have spent Easter at Mar-a-Lago in the past. This past year, he attended the Easter service at the Episcopal Church of Bethesda-by-the-Sea with Melania and their son, Barron.

It's possible Trump could attend Easter service at the same church this year. The president and first lady were married at Bethesda-by-the-Sea in 2005, and Barron was christened there. The church declined to confirm or deny if Trump would attend an Easter service.

"Out of respect for each person's faith, we will not comment on any individual and their participation in the life of this parish — even public figures," the Rev. James Harlan told the Palm Beach Daily News via email.

"Should we be asked to do so, we will work with the Secret Service to accommodate their needs for security, but we will not discuss those arrangements or plans. ... We are confident that any possible security arrangements will not make attending our beautiful Easter worship services any more challenging for those attending."

The church typically hosts a popular egg hunt on Easter morning but recently changed the event to 10 a.m. Saturday. Spokeswoman Renée Boger-Cheifet said the switch was to allow more time for a longer and bigger

national news when a pilot breached the security area soon after the president's arrival at Mar-a-Lago on Feb. 17. NORAD sent two F-15 fighter jets to intercept the plane and direct it out of the restricted area. The pair of planes hit supersonic speeds on their way to Palm Beach airspace, causing a sonic boom that rattled windows and prompted calls to law enforcement in Palm Beach and Broward counties.

Air traffic isn't the only transportation concern in Palm Beach County with Trump's visits. On Friday, northbound Interstate 95 was closed from Lantana Road to 45th Street as the motorcades for Xi, his wife, Peng Liyuan, and first lady Melania Trump moved

'Should we be asked to do so, we will work with the Secret Service.'

The Rev. James Harlan
Bethesda-by-the-Sea

event, not because of a possible presidential visit.

"We decided to back it up a day instead of trying to rush it Sunday morning," said Greg Knight, director of Children and Youth Ministries for Bethesda-by-the-Sea.

Palm Beach Daily News staff writers Aleese Kopf and Betty Nelander contributed to this report.
kwebb@pbpost.com

PALM BEACH COUNTY
DEPARTMENT OF ECONOMIC SUSTAINABILITY
NOTICE OF PUBLIC WORKSHOP

Palm Beach County Board of County Commissioners (BCC) will hold a workshop on the FY 2017-2018 Annual Action Plan inclusive of the Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Programs. The workshop will be held as follows:

Date: April 25, 2017
Time: BCC workshops begin at 9:30am
Location: BCC Chambers, 301 North Olive Avenue, 6th Floor West Palm Beach, FL 33401

Please visit discover.pbccgov.org/des for notification of any possible changes of dates/times. Public comments can be made at the workshop or may be submitted in writing to DES, Strategic Planning Section, 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406, or descomments@pbccgov.org.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST WITH AT LEAST THREE DAYS NOTICE. PLEASE CONTACT DES AT (561) 233-3623.

PUBLISH: April 11, 2017

DESIGN PUBLIC INFORMATION MEETING
Widening Florida's Turnpike (SR 91)
from North of Boynton Beach Boulevard to North of Lake Worth Road
Financial Project ID Number: 406144-1
Palm Beach County, Florida

The Florida Department of Transportation (FDOT), Florida's Turnpike Enterprise will hold a Design Public Information Meeting for the Turnpike Widening from North of Boynton Beach Boulevard to North of Lake Worth Road in Palm Beach County. The meeting will be held on Tuesday, May 2, 2017 at the West Boynton Recreation Center, 6000 Northtree Boulevard, Lake Worth, Florida 33463. The Design Public Information Meeting will be conducted as an informal open house from 5:30 P.M. to 7:30 P.M. at which time the public may view maps, drawings, design plans and pertinent information developed by FDOT. In the event that the Public Information Meeting cannot be held on May 2, 2017 due to severe weather or other unforeseen conditions, it will be held on the alternate date of Tuesday, May 16, 2017 at the same time and place.

This Design Public Information Meeting is being conducted to give interested persons an opportunity to express their views concerning the design of the proposed improvements.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability or family status. Persons who require special accommodation under the Americans with Disabilities Act or persons who require translation services (free of charge) should contact Craig Bostic, Project Manager, at least seven (7) days prior to the Public Information Meeting. If you are hearing or speech impaired, please contact the agency using the Florida Relay Service 1(800) 955-8771 (TDD) or 1(800) 955-8770 (voice).

LOCATION MAP

CONTACT INFORMATION
Craig Bostic, P.E., Project Manager
Florida's Turnpike Enterprise (Atkins)
P.O. Box 613069, Ocoee, Florida 34761-3069
Email: craig.bostic@dot.state.fl.us
Phone: (407) 264-3480

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*In a clinical research study, the participants may receive investigational study product or may receive an inactive substance, or placebo, depending on the study design. Participants receive study-related care from a doctor/research team for the duration of the study. Reasonable payments will be made for participation and the length of the study may vary.

DESIGN PUBLIC INFORMATION MEETING
May 2, 2017
5:30 P.M. to 7:30 P.M.

MEETING LOCATION
West Boynton Recreation Center
6000 Northtree Boulevard
Lake Worth, Florida 33463
(561) 355-1125

POST ON HEALTH: SCREEN TIME



Two children play video games on their devices in Ruesselsheim, Germany. Child behaviorists warn of the addictiveness of the technology. SEAN GALLUP / GETTY IMAGES 2012

Screen

continued from A1

ing consequences than ever believed.

Alonso suggests — except for work or school — that time in front of any LCD screen be limited to two hours a day. Studies show 8- to 10-year-olds spend eight hours a day with some form of electronic device. Teenagers averaged 11 hours. Even children under 1 are using tablets or smartphones about an hour a day. “Get those kids away from those computers,” Alonso said. “Get them outside playing baseball or something. So instead of sticking the kids in front of the TV or having them in their room playing their Xbox, get them out and to go the park, look around. Walk along the beach. It’s absolutely gorgeous and it’s free.”

It’s all part of the Health Department’s Healthiest Weight Florida program, a 5-2-1-0 daily prescription to incorporate five fruits and/or vegetables a day, one hour of exercise and zero sugary drinks.

Psychologists, child behaviorists, and technology experts warn these devices are much like a drug, playing on the same pleasure-seeking receptors in the brain as those street drugs. As a result, the smartphone can be a tough thing to put down.

There is a good reason the geniuses who invented and innovated this technology were equally wary of it. The late Steve Jobs limited the time his kids could spend on his own devices, fearing the iPad’s addictive qualities. Silicon Valley executives and engineers often seek no-tech schools to enroll their kids.

Overconnecting

There are even gurus now giving tips on how to kick your smartphone obsession, like turning the screen to black-and-white so it’s not that bright shiny object. On Reddit, the Internet discussion website, there is a topic

HOW TO CURB YOUR FAMILY’S SCREEN TIME

Talk to your family:

Explain to your kids that it’s important to sit less and move more in order to stay at a healthy weight and about the benefits they will reap by biking, running and playing.

Set a good example: Rise above, “Do as I say, not as I do.” Limit your screen time to no more than two hours per day, as well. Don’t text while driving. Read a book — or a newspaper.

Log screen time vs. active time: Track how much time the family spends in front of a screen, including the TV, video games and using the computer other than school or work. Then track how much physical activity the family gets. Ironically, there are computer apps to help you do this.

Set screen time limits: Now, the hard part: enforce a rule limiting screen time to two hours a day. Don’t use taking away screen time as an award/punishment, experts suggest.

Screen-free bedrooms: No TVs, computers or video game consoles in the bedrooms.

Meal time: Turn off the TV during meals and make everyone put their other electronic devices away. Eventually, that awkward silence will be filled with family chit-chat.

SOURCE: NATIONAL HEART, LUNG & BLOOD INSTITUTE

dedicated to screen addiction, where one user posted “Help, I can’t stop,” complaining about mind-numbing boredom without the screen.

Another Reddit user counsels: “That feeling of ‘having nothing to do’ is a large part of the healing process. You are taking away a large, unhealthy part of your life, and it is going to take time and patience to truly heal.”

But the ubiquitous LCD screen is so interwoven into our lives, it invades even our healthiest activities. Many

people now read books not on paper but on some type of device, like a Kindle. At the gym, televisions are mounted on exercise bikes, elliptical machines and treadmills.

The masses who must use a computer screen at work or school could find themselves in front of some screen for all but a few of their waking minutes.

Any afternoon visit to City-Place in West Palm Beach, for instance, will find shoppers and shopkeepers alike with eyes glued to their smartphones.

Yet, this obsession also costs lives.

Car crashes from drivers texting on their cellphones claimed 3,477 lives and additional 391,000 injuries in 2015 when statistics were last compiled by the National Highway Traffic Safety Administration.

And smartphones can be used as weapons as suicides driven by cyberbullying are well-documented, with criminal charges brought against individuals in several states.

“We are getting an increase in narcissistic behavior and part of narcissistic behavior is to make other people feel inadequate. You are seeing that on social networks,” said William H. Davidow, a Silicon Valley executive and former venture capitalist who has written about the screen phenomena in his book “Overconnected.”

The human brain through millions of years evolution is designed to live in the physical, not the virtual space. “Today we are trying to do things with our mind that they weren’t designed for,” he said. “We are suddenly transporting them to these virtual environments, and they haven’t evolved enough to work effectively.”

Social networks, video games, browsers all have been commercialized to keep the viewer’s attention. They are designed to work on the human brain similar to a casino’s slot machine, releasing

Continued on next page



PALM BEACH COUNTY DEPARTMENT OF ECONOMIC SUSTAINABILITY NOTICE OF ACTION PLAN FOR FY 2017-2018 AND NOTICE OF PUBLIC HEARING

Palm Beach County Department of Economic Sustainability (DES) has completed the Draft Palm Beach County Action Plan for FY 2017-2018 and will present the Action Plan to the Board of County Commissioners for approval at a Public Hearing. This plan is required by the U.S. Department of Housing and Urban Development (HUD) in order for the County to receive Federal Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) Program funds. Since HUD has not yet advised the County of its FY 2017-2018 grant allocations under the CDBG, ESG and HOME Programs, the funding amounts indicated below assume the same level as FY 2016-2017.

CDBG Program: This program provides grant funds to Palm Beach County to support the provision of decent housing, a suitable living environment, and to expand economic opportunities for low- and moderate-income persons. Funded activities must serve one of the three CDBG National Objectives: 1) to benefit low- and moderate-income persons; 2) to aid in the prevention or elimination of slum or blight; and 3) to meet a community development need of particular urgency. The County’s estimated CDBG entitlement for FY 2017-2018 is \$5,765,423. It is estimated that CDBG program income in the amount of \$10,000 will be available for use during the program year. Estimated CDBG allocations are as follows: 1) Code Enforcement - \$221,360; 2) Public Facilities - \$1,584,886; 3) Public Infrastructure - \$913,461; 4) Economic Development - \$778,818; 5) Public Services - \$864,813; 6) Program Administration - \$1,153,085; and 7) Contingency Reserve - \$10,000.

ESG Program: This program provides grant funds to Palm Beach County for direct intervention and support services for homeless persons/families and persons/families who are at risk of becoming homeless. The County’s estimated ESG entitlement for FY 2017-2018 of \$517,694 is proposed to fund the following eligible categories: 1) Rapid Re-housing - \$171,547; 2) Emergency Shelter - \$257,320; Client Management Information System - \$50,000; and Program Administration - \$38,827. Estimated funding allocations by agency are as follows: 1) Adopt-A-Family of the Palm Beaches - \$171,547; 2) Aid to Victims of Domestic Abuse - \$41,183; 3) Center for Family Services - \$90,514; 4) The Salvation Army - \$84,178; and 5) Young Women’s Christian Association (YWCA) - \$41,445.

HOME Program: This program provides grant funds to Palm Beach County to provide affordable housing for households at 80% or below the area median income. The County’s estimated HOME entitlement for FY 2017-2018 is \$1,637,604. HOME funds will be made available through loans, grants, and other forms of HUD approved investments in the following estimated amounts: 1) Community Housing Development Organization (CHDO) Administered Program - \$245,641; 2) CHDO Operating Expenses - \$81,880; 3) Developer Rental Program - \$573,162; 4) Tenant Based Rental Assistance - \$573,161; and 6) Program Administration - \$163,760.

The Draft FY 2017-2018 Action Plan is now available for review on DES’s website at discover.pbcgov.org/des and at the Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, Florida 33406 (for additional information and business hours, please call (561) 233-3600). After HUD’s issuance of the FY 2017-2018 CDBG, ESG, and HOME Program allocations, all funding amounts will be adjusted proportionately and a subsequent public notice will be published with the revised funding allocations.

All interested parties are invited to submit written comments to DES’s Strategic Planning Section at either descomments@pbcgov.org or 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 no later than Monday, July 10, 2017.

Public Meeting (Eastern County)

Purpose: To obtain public input on the Draft Action Plan
Date: June 19, 2017
Time: 10:00 a.m.
Place: Risk Management Training Room, Room 1-470, 100 Australian Avenue, West Palm Beach, FL 33406

Public Meeting (Western County)

Purpose: To obtain public input on the Draft Action Plan
Date: June 21, 2017
Time: 10:30 a.m.
Place: Belle Glade Civic Center, 725 NW 4th Street, Belle Glade, FL 33430

BCC PUBLIC HEARING

Purpose: To approve the Action Plan
Date: Tuesday, July 11, 2017 - No time certain (BCC meetings begin at 9:30 a.m.)
Place: PBC Governmental Center, 6th Floor Commission Chambers, 301 North Olive Avenue, West Palm Beach, FL 33401

Please visit our website at discover.pbcgov.org/des for notification of any possible changes of meeting dates/times.

If a person decides to appeal any decision made by the BCC with respect to any matter considered at the hearing, he/she will need a record of the proceedings, and that for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Following final approval by the BCC, the FY 2017-2018 Action Plan will be available on DES’s website at discover.pbcgov.org/des.

SI TIENE PREGUNTAS O COMENTARIOS, POR FAVOR LLAME A DES AL (561)233-3628.

SI OU GIN KESYON AK KOMANTÉ, TANPRI DES NAN (561) 233-3646.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD AND DOCUMENTS LISTED ABOVE MAY BE REQUESTED IN AN ALTERNATE FORMAT. AUXILIARY AIDS OR SERVICES WILL BE PROVIDED UPON REQUEST FOR MEETINGS WITH AT LEAST THREE (3) DAYS ADVANCE NOTICE. PLEASE CONTACT DES AT (561) 233-3623.

PUBLISH: June 11, 2017

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FLORIDA LEGISLATURE

Governor signs medical marijuana measure

The ability to smoke cannabis still remains an issue.

By Jim Saunders and Jim Turner
News Service of Florida

TALLAHASSEE — More than seven months after Floridians overwhelmingly backed the broad legalization of medical marijuana, Gov. Rick Scott on Friday signed a bill aimed at carrying out the voters' wishes. Lawmakers passed the bill

(SB 8-A) during a special session this month after struggling to reach agreement on an implementation plan for the medical-marijuana constitutional amendment, which 71 percent of voters approved in November.

Scott's office sent out a news release after 5:30 p.m. Friday that said he had signed the marijuana bill, along with 37 others, but did not comment. He had indicated earlier he would approve the bill.

The constitutional amendment gave doctors the

authority to order marijuana for potentially hundreds of thousands of patients who suffer from debilitating conditions, including cancer, epilepsy, glaucoma, HIV, AIDS, post-traumatic stress disorder, amyotrophic lateral sclerosis (ALS), Crohn's disease, Parkinson's disease and multiple sclerosis.

But as is commonly the case, a plan still needed to be put in place to carry out the amendment. The bill resolves issues such as how many companies will receive marijuana licenses and how

many retail outlets they can operate.

It appears likely, however, that Orlando lawyer John Morgan, who largely bankrolled the constitutional amendment, will challenge part of the bill that bars people from smoking medical marijuana. The bill would allow vaping and other methods of marijuana use.

Lawmakers who supported the smoking ban pointed to concerns about issues such as the health effects of smoking marijuana on people's lungs. But Mor-

gan has vowed to file a lawsuit to try to overturn the ban, saying voters envisioned that patients would be able to smoke cannabis.

"(Smoking) clearly was called for in the amendment, and so what they've done for me is allowed me to step back up on my soapbox and go get what the people of Florida wanted when they passed this bill with 71 percent," Morgan said this month.

The marijuana measure was the highest-profile bill signed Friday by Scott.

Among the others was a bill that would help wireless telecommunications companies in dealing with local government regulations.

The measure (HB 687) would limit the ability of local governments to regulate types of equipment known as "small wireless facilities" in public rights of ways. The equipment is for emerging 5G technology. The bill, which became law Saturday, drew objections from local governments, at least in part, because it would take away their authority.

COURTS

Judge dismisses suit vs. AIDS foundation

Financial incentives for patient referrals ruled not unethical.

Associated Press

FORT LAUDERDALE — A federal judge ruled in favor of one of the nation's largest suppliers of HIV and AIDS medical care, clearing it of wrongdoing in an alleged \$20 million scam to bilk the federal government.

Three former managers of the AIDS Healthcare Foundation filed a federal lawsuit in South Florida in 2014 alleging the company paid employees and patients kickbacks for patient referrals to boost funding from federal health programs. Employ-

ees were paid \$100 for referring patients with positive test results to its clinics and pharmacies.

U.S. District Judge Kathleen M. Williams ruled in a decision unsealed this week that bonus payments were not subject to a 1972 law aimed at stopping unethical referrals because they fall under the statute's employee safe harbor provision.

The lawsuit claimed the kickbacks started in 2010 at the company's California headquarters and spread to programs in Florida and several other locations.

An attorney for the plaintiffs, Theodore Leopold, said in an email Friday that "we respect the ruling by the court but look forward to

the appeal."

The organization's president, Michael Weinstein, has vigorously denied any wrongdoing, saying when the lawsuit was filed that the small financial incentives for linking people to services and keeping them there are "mainstays of public health interventions."

He said the proactive approach is critical to stopping HIV in the U.S. and to providing lifesaving care.

The Los Angeles-based company cares for more than 400,000 patients in 36 countries and is leading a mass testing initiative to identify and treat an estimated 25 million people who don't know they are infected, according to its website.

FLORIDA NEWS AT A GLANCE

VERO BEACH

Teen gets 50 years in fatal drug robbery

A teenager has been sentenced to 50 years in prison for fatally shooting and robbing a drug dealer.

Treasure Coast Newspapers reports that the 17-year-old boy was sentenced Friday. He was convicted in April of first-degree murder and robbery.

Authorities say the teen and an accomplice bought a small amount of marijuana from 22-year-old Reginald Davis Jr. in Indian River County in May 2015. During the exchange in Davis' car, the accomplice asked to see the man's revolver. The teen then took the gun and shot Davis in the head.

The teen and his accomplice fled through a nearby apartment complex but were later identified by residents.

MIAMI

1 hurt when firetruck crashes into car

One person was injured when a fire rescue truck with its lights and sirens activated crashed into a car.

The crash occurred Thursday evening, and police were

still investigating.

Miami Fire Rescue Capt. Ignatius Carroll says rescue workers were responding to an emergency when the car turned into their path. The impact of the crash forced both vehicles into the side of a building before they came to rest on the street.

BARTOW

Small plane crashes in church parking lot

Authorities say a small plane has crashed in a church parking lot in Central Florida injuring the pilot.

Polk County Fire Rescue said on its Facebook page the plane went down last week and crashed into a vehicle in the parking lot of Good Hope Missionary Baptist Church.

The agency says the pilot, a male, was injured and taken to the hospital.

ORLANDO

Feds seek records from SeaWorld

A newspaper is reporting that two federal agencies are demanding records from SeaWorld.

The Orlando Sentinel reported that new SEC filing disclosures released Fri-

day show that agencies are asking for comments that executives and the company made in August 2014 about the critical "Blackfish" documentary and the movie's impact on trading in SeaWorld's securities.

Both the U.S. Department of Justice and the U.S. Securities and Exchange Commission have asked for information.

The 2013 documentary chronicled the life of Tilikum, an orca that killed a SeaWorld trainer during a performance in Orlando in 2010.

PENSACOLA

Man in burglary string pleads guilty

A Destin man is pleading guilty to charges stemming from a rash of burglaries where he stole jewelry, cash and Mexican gold coins.

U.S. Attorney Christopher Canova announced on Thursday that Mark Joshua Mitchell pleaded guilty to seven counts of interstate transportation of stolen goods.

Mitchell, 39, will be sentenced later this year. He faces up to 10 years in prison for each one of the seven counts.

From wire services

FLORIDA LOTTERY www.flalottery.com

	Fantasy 5		Pick 5		Pick 4		Pick 3		Pick 2	
	Afternoon	Evening	Afternoon	Evening	Afternoon	Evening	Afternoon	Evening	Afternoon	Evening
Saturday, 06/24	Not available*		0-6-4-1-2	3-9-8-0-3	4-5-5-4	3-5-5-0	6-3-5	7-4-0	0-6	5-2
Friday, 06/23	8-17-18-24-27		9-4-6-1-4	7-6-3-2-6	5-2-6-9	5-3-4-8	8-3-5	1-0-0	6-4	0-9
Thursday, 06/22	2-18-22-25-33		2-1-3-4-3	1-9-0-0-4	6-3-5-5	7-2-1-7	0-9-4	3-0-3	6-9	2-6
Wednesday, 06/21	4-15-19-33-35		5-6-2-6-3	8-2-1-2-8	4-1-5-5	9-8-3-5	5-8-8	2-7-2	9-5	8-3
Tuesday, 06/20	13-15-16-24-31		9-0-9-3-9	6-1-1-9-5	5-2-1-8	0-3-0-5	6-6-2	9-6-1	3-3	9-6
Monday, 06/19	13-17-26-27-30		8-7-8-8-6	5-4-8-1-9	5-3-6-0	6-4-8-1	5-9-8	9-4-6	0-3	0-3
Sunday, 06/18	4-5-19-25-34		4-9-1-1-3	1-2-0-9-7	8-0-2-3	5-3-9-2	3-0-3	3-0-6	3-1	0-4

SATURDAY	
Powerball	
10-22-32-36-58	Powerball 10
Lotto	
Not available*	
FRIDAY	
Mega Millions	
12-20-53-66-74	Megaball 11
MB plus all 5	\$134 million
Winners	0
All 5	\$1 million
MB plus 4 of 5	\$5,000
4 of 5	\$500
Lucky Money	
5-19-29-41	Lucky Ball 10
LB plus all 4	\$550,000
Winners	0
All 4	\$1,663.50
LB plus 3 of 4	\$364.50
3 of 4	\$49

Fantasy 5	
8-17-18-24-27	
All 5	\$103,605.72
Winners	2
4 of 5	\$113
3 of 5	\$9.50
THURSDAY	
Cash4Life	
31-40-45-54-57	Cash Ball 3
CB plus all 5	\$1,000 day for life
Winners	0
All 5	\$1,000 week for life
CB plus 4 of 5	\$2,500
4 of 5	\$500
CB plus 3 of 5	\$100
3 of 5	\$25
CB plus 2 of 5	\$10

WEDNESDAY	
Powerball	
14-46-61-65-68	Powerball 13
Lotto	
5-8-14-31-44-51	
TUESDAY	
Lucky Money	
18-34-44-45	Lucky Ball 3
Mega Millions	
2-15-41-49-63	Megaball 3
MONDAY	
Cash4Life	
2-10-15-33-58	Cash Ball 4
CB plus all 5	\$1,000 day for life
Winners	0
All 5	\$1,000 week for life
CB plus 4 of 5	\$2,500
4 of 5	\$500
CB plus 3 of 5	\$100
3 of 5	\$25
CB plus 2 of 5	\$10

*Drawing held after The Post went to press

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PERSONAL INJURY
Ted Babbitt

Punitive damages

Punitive or exemplary damages are awarded when conduct is so bad that a jury believes that the person or company committing that conduct should be punished as an example to others.

Before a plaintiff can even plead punitive damages, there has to be a showing before the Court that there is evidence in the case which forms a reasonable basis for awarding punitive damages. Therefore, a plaintiff cannot ordinarily put in a complaint a claim for punitive damages. There has to be sufficient evidence established in the record before a court will even allow punitive damages to be pled.

A judge or a jury cannot award punitive damages unless there is clear and convincing evidence that the defendant is personally guilty of intentional misconduct or gross negligence. Intentional misconduct means that the defendant had actual knowledge of the wrongfulness of their conduct and that there was a high probability that that conduct would result in injury or damage to the claimant.

Gross negligence means that the defendant's conduct was so reckless or wanting in care that it constituted a conscious disregard of indifference to the life, safety or rights of the persons exposed to that conduct.

An employer/corporation cannot be held responsible for its employee or agent unless

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it knowingly participated in the wrongful conduct or knowingly condoned, ratified or consented to the conduct. The corporation has to have either condoned the conduct of an employee or been guilty itself of gross negligence.

Proving punitive damages is difficult and anything but automatic. Even if punitive damages can be proven, the award of those damages cannot be more than three times the amount of the actual compensatory damages awarded to the plaintiff or the sum of \$500,000, whichever is greater, unless the Judge or jury determines that the wrongful conduct was motivated by unreasonable financial gain and the bad conduct was actually known by the managing agents or directors or officers of the corporation in which case there is still a limitation of four times the amount of actual compensatory damages or \$2,000,000, whichever is greater.

Theodore Babbitt is senior partner in the law firm of Babbitt & Johnson, P.A., and is a member of the Inner Circle of Advocates, which is limited to the top 100 personal injury lawyers in the United States.

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PALM BEACH COUNTY DEPARTMENT OF ECONOMIC SUSTAINABILITY CORRECTION TO PUBLIC NOTICE

Palm Beach County's Department of Economic Sustainability (DES) published a notice on June 11, 2017 advising the public of the Draft Palm Beach County Action Plan for FY 2017-2018 and that DES will present the Action Plan to the Board of County Commissioners for approval at a Public Hearing scheduled for July 11, 2017. At that time, HUD had not yet advised the County of its FY 2017-2018 grant allocations under the Community Development Block Grant, (CDBG), Emergency Solutions Grant (ESG) and Home Investment Partnership (HOME) Programs. On June 19, 2017, HUD released the funding allocations for the three programs. This notice amends the public notice on June 11, 2017 to include the actual FY 2017-2018 grant allocations under the CDBG, ESG, and HOME programs. All other information pertaining to the notice remains the same.

CDBG Program: The County's CDBG entitlement for FY 2017-2018 is \$5,821,645. It is estimated that CDBG program income in the amount of \$10,000 will be available for use during the program year. CDBG allocations are as follows: 1) Code Enforcement - \$229,189; 2) Public Facilities - \$1,592,487; 3) Public Infrastructure - \$1,184,576; 4) Economic Development - \$777,818; 5) Public Services - \$873,246; 6) Program Administration - \$1,164,329; and 7) Contingency Reserve - \$10,000.

ESG Program: The County's ESG entitlement for FY 2017-2018 is \$519,046. It is proposed to fund the following eligible categories: 1) Rapid Re-housing - \$163,796; 2) Emergency Shelter - \$247,048; Client Management Information System - \$75,000; and Program Administration - \$33,202. Funding allocations by agency are as follows: 1) Adopt-A-Family of the Palm Beaches - \$163,796; 2) Aid to Victims of Domestic Abuse - \$60,000; 3) Children's Home Society - \$30,000; 4) The Salvation Army - \$111,259; and 5) Young Women's Christian Association (YWCA) - \$45,789.

HOME Program: The County's HOME entitlement for FY 2017-2018 is \$1,627,785. HOME funds will be made available through loans, grants, and other forms of HUD approved investments in the following estimated amounts: 1) Community Housing Development Organization (CHDO) Administered Program - \$244,168; 2) CHDO Operating Expenses - \$81,389; 3) Developer Rental Program - \$569,725; 4) Tenant Based Rental Assistance - \$569,725; and 6) Program Administration - \$162,778.

The Draft FY 2017-2018 Action Plan is now available for review on DES's website at discover.pbccgov.org/des and at the Department of Economic Sustainability, 100 Australian Avenue, Suite 500, West Palm Beach, Florida 33406 (for additional information and business hours, please call (561) 233-3600).

All interested parties are invited to submit written comments to DES's Strategic Planning Section at either descomments@pbccgov.org or 100 Australian Avenue, Suite 500, West Palm Beach, FL 33406 no later than Monday, July 10, 2017.

Please visit our website at discover.pbccgov.org/des for notification of any possible changes of meeting dates/times.

If a person decides to appeal any decision made by the BCC with respect to any matter considered at the hearing, he/she will need a record of the proceedings, and that for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. Following final approval by the BCC, the FY 2017-2018 Action Plan will be available on DES's website at discover.pbccgov.org/des.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS AD AND DOCUMENTS LISTED ABOVE MAY BE REQUESTED IN AN ALTERNATE FORMAT. PLEASE CONTACT DES AT (561) 233-3623.

PUBLISH: June 25, 2017

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Appendix III: HOME Program Description

The HOME Program was created by the 1990 Cranston-Gonzalez National Affordable Housing Act in order to make funds available to participating jurisdiction (PJs) for the provision of decent, safe, affordable housing and expansion of the long-term supply of affordable housing. The HOME program encourages and promotes partnerships between public and private entities for the creation of affordable housing opportunities to low and very low income households.

The County’s FY 2017-2018 HOME allocation is expected to be \$1,627,785. Federal regulations governing the HOME Program allow for a maximum of 10% of HOME Program allocation to be spent on program administration and planning activities; at least 15% of the funds must be spent on CHDO administered activities; and 5% of the funds may be awarded to CHDOs to cover their administrative costs. The HOME Program regulations require each participating jurisdiction to provide, as a matching contribution, not less than 25% of the funds drawn from its HOME Investment Trust Fund Treasury account for certain activities. During FY 2017-2018, the required match of \$345,904.50 will be provided from State Housing Initiatives Partnership (SHIP) Program funding. The specific amounts which Palm Beach County will set aside to fund eligible costs under the HOME Program are outlined below:

- *HES Program Administration and Planning*: \$162,778 representing 10% of the total allocation;
- *Community Housing Development Organization (CHDO) Set-Aside Program*: \$244,168 representing 15% of the overall HOME Program allocation. Funding will be used for the development, acquisition and/or rehabilitation of existing single family housing for lease or resale to eligible households;
- *CHDO Set-Aside Program Operating Expenses*: \$81,389 representing 5% of the overall HOME Program allocation;
- *Developer Rental Program*: \$569,725 for loan assistance to create permanent rental housing through the construction of new housing on vacant property, demolition of existing vacant buildings, construction of new rental housing, rehabilitation of existing residential property, and acquisition of the aforementioned properties;
- *Tenant Based Rental Assistance*: \$569,725 in HOME Program funding will be allocated for homeless prevention/intervention and will be carried out by Palm Beach County’s Community Services Department.

The Table below shows that an estimated 37 households will benefit from the programs to be implemented under the HOME Program for FY 2017-18. Of this total, eight (8) affordable rental/homeownership housing units will be created and 29 renter households will be provided with rental assistance.

Activity	Funding	# of Units /Households Assisted
Program Administration and Planning	\$162,778	n/a
CHDO Set-Aside Program	\$244,168	2 units
CHDO Set-Aside Program Operating Expenses	\$81,389	n/a
Developer Rental Program	\$569,725	6 units

Tenant Based Rental Assistance	\$569,725	29 households
Total	\$1,627,785	37

Matching Contributions

The minimum 25% match contribution is required only for certain HOME activities. Based on the County’s HOME allocation for FY 2017-2018, the match requirement totals \$345,904.50 (\$1,627,785 HOME Program allocation minus \$162,778 program administration minus \$81,389 CHDO Operating Expenses times 25%). Palm Beach County provides its match requirement from the SHIP program and currently has \$32,944 in surplus commitment remaining on hand. The match requirement for FY 2017-2018 will be met from this source.

Proposed HOME Projects

For FY 2017-2018, HES will undertake the following: Tenant-Based Rental Assistance (TBRA), Developer Rental Program, and CHDO Activities. The County will utilize one of the following processes to select the agency(s) to implement each of these programs: designation by Board of County Commissioners; competitive Request for Proposal (RFP); and application process. Solicitations for funding are made available via public notices in the newspaper, posting on the HES website, and email distribution to interested parties.

HOME Priority Needs and Objectives

Programs to be supported with HOME funding are intended to address specific priority needs which are identified in the County’s Five Year Plan for FY 2015-2020. The table below lists HOME activities that will be implemented during the upcoming fiscal year and correlates these activities with the priorities identified in the Plan.

HOME Program	Activity Type	Priorities Addressed
CHDO Set-Aside Activities	Acquisition/rehabilitation of existing single family housing for sale or lease to eligible beneficiaries.	Affordable Rental Housing; Affordable Homeownership: High
Developer Rental Program	Loan assistance program to create permanent rental housing.	Affordable Rental Housing: High
Tenant Based Rental Assistance	Funding allocated for homeless prevention/intervention; to be administered and overseen by PBC Community Services.	Homeless Prevention; Affordable Rental Housing: High

Affirmative Marketing Policy and Procedure

To advance the County's efforts in achieving non-discrimination and equal opportunity in housing, and to fulfill the HOME requirements of outreach targeted at low and very-low income persons, particularly residents of public housing and manufactured housing, the County has established policies and procedures to affirmatively market housing units produced under these programs. The objectives of these affirmative marketing policies and procedures are in accordance with 24 CFR 92.351 of the HOME regulations and Section 3 of the Housing Development Act of 1968, as amended (12 U.S.C. 1701 U), and is applicable to other Federal, State and local regulations.

In order to carry out policies and procedures of HES's Affirmative Marketing Program, all non-profits, for-profits, municipalities and individual owner/investor subrecipients of the aforementioned programs must comply with the following:

- The Equal Opportunity logo or slogan must be used by owners in advertising vacant units, and be present on solicitations for Owner Proposal Notices.
- Lenders, non-profit housing developers, and program subrecipients are requested to solicit applications from persons in the housing market area who are not likely to apply to housing without special outreach. Owners and agencies can satisfy this requirement by posting a notice of vacancies or housing opportunities in locations, including, but not limited to, the following:
 - Mobile home communities
 - Churches and other related organizations;
 - Community organizations;
 - Fair housing groups;
 - Housing counseling agencies;
 - Agencies for the disabled;
 - Employment centers;
 - Social media;
 - Local public housing authorities (PHAs) or other similar agencies.
- Program participants must also utilize, to the extent feasible, commercial media informing potentially eligible homebuyers in the market. The use of community, minority, and other special interest publications likely to be read by persons needing special outreach is recommended.
- All program participants are required to adequately inform and train their staff on the objectives of affirmative marketing and ensure that their staff takes every step to ensure compliance.
- Lenders, non-profit housing developers, and other program subrecipients will be required to keep records describing actions taken to affirmatively market units in the rehabilitation program. Palm Beach County HES will keep records of their efforts to affirmatively market units and will require rental owners to maintain records of such efforts. Investors/owners must also maintain copies of advertisements, minutes of meetings, income documentation, and census tract information, as applicable.
- Affirmative marketing records of the subrecipients/developers in the program will be monitored periodically. These records will include, but not be limited to: copies of brochures, news clippings, press releases, sign-in logs from community meetings, and any written letters of inquiry to, or from,

prospective clients. The participants will be informed of their responsibility to adhere to the said requirements.

Meetings will be held, as needed, with selected subrecipients to ensure the smooth implementation of these and other program requirements.

Minority Outreach Program

Regarding the procurement of supplies, equipment, construction, or services funded with HOME funds, the County requires that subrecipients/contractors make a positive effort to utilize the supplies and services of small business and minority/women-owned business enterprises, and to provide these sources with the maximum feasible opportunity to compete for contracts pursuant to this Agreement. To the greatest extent feasible these small business and minority/women-owned business enterprises shall be located in or owned by residents of the CDBG target areas as designated in the County’s current Consolidated Plan.

To comply with Executive Order 11246, Palm Beach County deliberately notifies the Offerors or Bidders of the “Equal Opportunity Clause” and the “Standard Federal Equal Employment Specification,” and the goals and timetables for minority and female participation, expressed in percentage terms for the Contractor’s aggregate workforce in each trade on all construction work in the covered area. The goals referenced are shown on the table below.

Timetable	Goal for Minority Participation in each Trade	Goals for Female Participation in each Trade
	22.4%	6.9%
Area Covered	Palm Beach County	All trades for the life of the project

The goals are applicable to all the Contractor’s construction work (whether or not it is Federal or federally assisted) performed in the covered area. If the contractor performs construction work in a geographical area located outside of the covered area, it shall apply the goals established for such geographic area where the work is actually performed. With regard to this second area, the contractor also is subject to the goals for both its federally involved and non-federally involved construction.

The Contractor’s compliance with the Executive Order and the regulations in 41 CFR Part 60-4 shall be based on its implementation of the Equal Opportunity Clause, specific affirmative action obligations required by the specifications set forth in 41 CFR-60-4.3(a), and its efforts to meet the goals. The hours of minority and female employment and training must be substantially uniform throughout the length of the contract, and in each trade, and the contractor shall make a good faith effort to employ minorities and women evenly on each of its projects. The transfer of minority or female employees or trainees from Contractor to Contractor or from project to project for the sole purpose of meeting the Contractor’s goals shall be a violation of the contract, the Executive Order and the regulations in 41 CFR Part 60-4. Compliance with the goals will be measured against the total work hours performed.

The Contractor shall provide written notification to the Director of the Office of Federal Contract Compliance Programs within 10 working days of award of any construction subcontract in excess of \$10,000 at any tier for construction work under the contract resulting from this solicitation. The notification shall list the name, address and telephone number of the subcontractor; the employer identification number of the subcontractor; the estimated dollar amount of the subcontract; and the estimated subcontract start and completion dates.

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

Summary of Fair Housing Complaints in Palm Beach County

Fair Housing Complaint by Basis

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

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

Fair Housing Complaints

Basis	Total FY 2004-05 to FY 2008-09	% of Total	Total FY 2009-10 to FY 2013-14	% of Total
Race or Color	159	21.5%	106	14.7%
Gender	26	3.5%	21	2.9%
Familial Status	78	10.6%	73	10.1%
National Origin	119	16.1%	88	12.2%
Religion	9	1.3%	9	1.3%
Disability	292	49.4%	368	50.9%
Age	31	4.2%	27	3.8%
Marital Status	5	0.7%	6	0.9%
Sexual Orientation	11	1.5%	6	0.9%
Gender Identity or Expression	0	0	0	0
Other	11	1.5%	17	2.4%
Total	741		723	

Compiled from information provided by OEO and LAS

Fair Housing Complaints by Issues

The data for the five year periods FY 2004-2005 to FY 2008-2009 and FY 2009-2010 and 2013-2014 showed that refusal to rent or sell; discrimination in the conditions or terms of sale or rental occupancy;

intimidation, interference or coercion; and denial of reasonable accommodation continue to be the most prevalent issues.

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

Compiled from information provided by OEO and LAS

Fair Housing Complaints by Race

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

Race	FY 2004-05 to FY 2008-09	% of Total	FY 2009-10 to FY 2013-14	% of Total
Asian, Native Hawaiian, Other Pacific Islanders	6	1.7	4	1.1
Black or African American	107	29.3	81	21.1
Hispanic or Latino Only	48	13.2	93	24.2
Hispanic/Latino and Black/African American	25	6.9	0	0
Hispanic/Latino and White	0	0	0	0

Race	FY 2004-05 to FY 2008-09	% of Total	FY 2009-10 to FY 2013-14	% of Total
American Indians or Native Alaskan	0	0	0	0
White	164	44.8	198	51.5
Other Individual Race	5	1.4	5	1.3
Other Multiple Combinations	8	2.2	1	0.3
Unknown at time of Report	3	0.9	3	0.8
Total	366		385	

Compiled from information provided by LAS

Fair Housing Complaints by Income Group

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

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

Compiled from information provided by LAS

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

Identified Impediments To Fair Housing	Recommendations to Address Impediments
Disability, National Origin, Race and Familial Status	
<p>Disability</p> <ul style="list-style-type: none"> The right to protection under the law may be overlooked for disabled persons who exhibit unusual or eccentric behavior since the behavior may mask their disability resulting in reasonable accommodations not being sought. Complaints that certain behaviors violate rules or are disruptive, such as noise emanating from an individual's unit, may be caused by a hearing or other disability. Some housing providers send letters threatening to evict in such cases, rather than exploring reasonable accommodations. Accessibility of some units is inadequate to accommodate needs of the occupant person 	<ul style="list-style-type: none"> OEO, FHC, and the Legal Aid Society should be alert to the possibility of mental illness when receiving and investigating complaints of housing refusals based on behavior or personality that is "odd" or "difficult to deal with." When an impending refusal of housing can be linked to mental illness, agencies such as OEO, FHC and Legal Aid Society should treat the case as a claim of disability-based discrimination, and look for reasonable accommodations that could be requested. Expand the undertaking of education and outreach to protected classes on rights under the Fair Housing Act. This is more specifically required in Palm Beach County's western communities.

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>with a disability. Similarly, some units occupied by persons without a disability are inadequate to accommodate visitors with a disability.</p> <ul style="list-style-type: none"> • Architectural barriers limit accessibility of common needs and amenities within housing communities e.g., routes to recreation facilities sometimes have steps or other obstacles, or planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager, condominium associations and HOAs. • Refusal to rent/sell to persons with disabilities, especially those supporting themselves with SSI and SSDI, even when the income is more than adequate to cover cost of the chosen housing. • Persons with disabilities are refused the use of a service or emotional support animal as a reasonable accommodation by property owners or condominium and homeowners associations with “no pet” rules. • Some developments lack sufficient parking spaces for persons who have disability parking placards. Some disability parking spots are reserved for visitors only and cannot be used by residents even if the spot is closer to their unit. Parking for scooters or large power wheelchairs which cannot fit into the apartment is sometimes an issue. • Persons requiring 24 hour Personal Care Attendants encounter problems of housing providers considering the Attendant to be a “visitor” or “occupant” and then demanding an application fee and a completed application for every Personal Care Attendant who visits the home. Some providers also want to count the Attendant(s) as “occupant(s)” and, if the additional person(s) takes the number of residents over the lease or community rule limitation, the person with the disability who leases/owns the apartment is then cited for violation of the lease agreement or the community rule. 	<ul style="list-style-type: none"> • Concentrate fair housing education efforts directors of condominium associations, homeowners associations and apartment managers/owners; and make annual participation in this training a mandatory requirement for condominium association boards and for landlords when applying for rental licenses. • Through the OEO, FHC and Legal Aid Society of Palm Beach County, continue to undertake extensive testing to identify instances of housing discrimination on all protected bases, to test for non-compliance with the accessibility building standards mandated under FHA and other governing regulations; and to identify the education and outreach efforts needed to strengthen fair housing efforts. • Referral of fair housing related complaints to LAS and FHC for investigation. • HES should continue to provide funding under its CDBG program to non-profit entities to carry out Fair Housing activities. Individuals defending against housing discrimination often lack the financial resources to pursue their legal rights on their own. • OEO, LAS and FHC to provide information and public education to HOA, Condo Associations and operators or rental apartments on communication problems of some groups of disabled persons and the need to take proactive steps to alleviate this problem. • Imposition of mandatory training for housing providers and landlords found in violation of city/county codes. • Palm Beach County should enact local protections for victims of domestic violence similar to Violence Against Women Act

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>Race and Color</p> <ul style="list-style-type: none"> Some housing providers, usually owners of mobile park homes, threaten, intimidate and harass residents especially those perceived as not having legal residency status in the United States. <p>Familial Status</p> <ul style="list-style-type: none"> Overbearing and improper occupancy restrictions or rules are imposed 	
Availability of Accessible and Affordable Housing	
<ul style="list-style-type: none"> There is a shortage of units affordable to lower income households within Palm Beach County this is particularly true for rental units where only 7% are affordable to households with incomes at 30% or below AMI and less than 30% are affordable to households with incomes which is at 50% or below AMI. Accessibility of some units is inadequate to accommodate needs of the occupant person with a disability. Also, architectural barriers may limit accessibility of common needs and amenities within housing communities for example, routes to recreation facilities sometimes have steps or other obstacles; planned paved pathways in construction plans were not built; insufficient access width and other general access issues; ramps not being permitted by property owner/manager or condominium/homeowners associations. There may also be insufficient parking spaces for persons who have disability parking placards. 	<ul style="list-style-type: none"> Palm Beach County Planning Zoning and Building Department should seek to increase the supply of affordable housing to low and moderate-income households by continuing to implement its Affordable Housing Program and its Workforce Housing Program. The Department should also continue to provide incentives to builders of affordable housing unit. The Department of Housing and Economic Sustainability should continue to use Federal, State and Local funds to provide affordable loans, and grants to affordable housing providers and to construct/rehabilitate affordable housing units. HES should actively market its SHIP funded Housing Rehabilitation/Barrier Free program to members of the disabled community, housing providers and Condominium Associations. HES should also seek to explore how the program guidelines may be amended to encourage owners of rental units which are occupied by disabled households to benefit from the program. Currently those eligible to receive assistance under this program are homeowners and condo associations. The program offers funding to undertake substantial repairs and to correct code violations and may be used for installation of elevators and lifts; widening of doorways, and hallways; installation of accessible doors; undertaking of improvements to kitchen, bathroom and bedroom to accommodate mobility; installation of grab bars, entry ramps, railings, walkways, non-slip floor surfaces, delayed closing mechanisms on egress and garage doors. The requirements of the Florida's Accessibility Code for Building Construction and the requirements of the Americans with Disabilities

Identified Impediments To Fair Housing	Recommendations to Address Impediments
	<p>Act (ADA) and the Fair Housing Act need to be reinforced through regular trainings and seminars hosted by agencies such as the LAS and OEO and by County/Municipalities. This training should be targeted at planners, building design and construction professionals. Building officials attendance of these training sessions should be mandatory.</p>
Mortgage and Credit and Property Insurance	
<ul style="list-style-type: none"> • Data from HMDA for 2013 showed that over 80% of all loan applications were from Whites. The data also shows that over 69.0% of all loan applications were approved with the approval rate by racial categories being 70.8% for whites, 60.1% for Blacks, 69.0% for Asians and 64.1% for Hispanics. The low rate of mortgage applications from other racial/ethnic groups compared to Whites needs to be addressed. • The LAS has identified that the market for reverse mortgages in minority communities in the Cities of Riviera Beach and West Palm Beach has seen systematic exploitation. 	<ul style="list-style-type: none"> • Palm Beach County should to continue to offer mortgages and mortgage assistance under its various federal and state funded programs to low and moderate-income households to improve their access to homeownership. • Palm Beach County should continue to offer funding to agencies who offers first-time homebuyers programs including the analysis of credit reports and provision of assistance on how to improve the scores on the reports. • Additional protections are needed for clients with Limited English Proficiency. Including mandatory provision of closing documents in resident’s native language; mandatory and heightened pre-closing counseling in the resident’s native language, for seniors seeking reverse mortgages; • Additional protections are needed to protect surviving spouses (who were not age 62 when reverse mortgage was obtained) who are in danger of losing their primary residence after spouse dies. • In homeowner association foreclosures cases, claim of lien and pre-foreclosure notices should be sent in resident’s native language. • Palm Beach County should enact local ordinance protections for tenants in foreclosure in light of the Protecting Tenants in Foreclosure Act that ended under federal law in 2014 • There should be a requirement for mandatory disclosure by homeowner/ and condominium associations if property the entity is renting to the public is involved in pending mortgage foreclosure procedures. • OEO, LAS and FHC should investigate how financial institutions are operating their housing financing programs in order to detect incidences of predatory lending, reverse mortgage and foreclosure prevention mal-practices.

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

Identified Impediments To Fair Housing	Recommendations to Address Impediments
<p>and places a stress on parents to keep their families safe. Due to the type of tenure, rent and utility assistance, if needed, is not available to these households circumstances.</p> <ul style="list-style-type: none"> • Properties are sold by the owners without provision of notice to the renters, consequently, families are not provided with sufficient time find new housing. • Renters do not have signed leases, or leases are not renewed after expiration. Therefore, they are not protected from impromptu and unexpected evictions. • Properties and appliances are not maintained and led to some family members being hospitalized because respiratory and other issues caused by mold and other unattended deficiencies to the properties which the owner refuses to correct. 	<p>their fair housing rights and obligations and penalty to be imposed if those rights are being violated.</p> <ul style="list-style-type: none"> • The Department of Community Services, which will implement the SHIP funded Rental Re-entry Program should advertise this program to these residents and target them as beneficiaries, if they are eligible

APPENDIX V – PBC HOMELESS AND HOUSING ALLIANCE ESG STANDARDS

- **EMERGENCY SHELTER STANDARDS**
- **RAPID REHOUSING STANDARDS**
- **COORDINATED INTAKE AND ASSESSMENT STANDARDS**



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Palm Beach County Continuum of Care

Emergency Shelter Standards of Care



I. INTRODUCTION

Emergency Shelter Standards maintain that homeless individuals and families living in emergency housing are ensured:

- a safe environment
- housing focused case management
- rapid access to Permanent Housing
- treatment with dignity and respect
- placement of all family members together
- service delivery regardless of presenting barriers
- provision of housing and related services without regard to race, color, religion, disability, sex, age, national origin, ancestry, marital status, familial status, sexual orientation, gender identity and expression, or genetic information.
- the right to dress in accordance with the gender with which they self-identify
- receive services/support consistent with their self-identified gender

Gender minorities may include individuals whose gender identity and/or gender expression may be different from their assigned gender at birth irrespective of physical appearance, surgical status, or documentation of identity.

II. GUIDING PRINCIPLES

Housing Focused Service Delivery Components Provided in Emergency Shelter

Homelessness is first and foremost a housing problem and should be treated as such. As such, the guiding principle of emergency shelter services is permanent housing. The principal components of Housing Focused Service Delivery in Emergency Shelter are:

- ***Housing, Resource, and Support Services Assessment*** which focuses on housing needs, preferences, and barriers; resource acquisition (e.g., entitlements); and identification of services needed to sustain housing
- ***Housing placement assistance*** including housing location and placement; financial assistance with housing costs (e.g., security deposit, first month's rent, move-in and utilities connection, short- or long-term housing subsidies); advocacy and assistance in addressing housing barriers (e.g., poor credit history or debt, prior eviction, criminal conviction)
- ***Case management services*** (frequently time-limited) specifically focused on obtaining and sustaining permanent housing

Other Guiding Principals

The health and safety of clients, volunteers and staff is of the highest importance in each Emergency Housing facility. Training, policies, procedures and regular maintenance are intended to encourage, improve and maintain the health and safety of all people residing, volunteering and working in the emergency housing.

In order to provide effective emergency housing programs and services, emergency housing clients should be afforded the opportunity to have a voice in service provision, program planning, and policy development.

Emergency housing programs are part of a larger network of homeless services and agencies. Collaboration within this network is important to ensure effective and co-coordinated services.

People who are homeless should be stabilized in permanent housing as quickly as possible and connected to resources necessary to sustain that housing.

Case Managers will meet at least weekly with their clients as well as maintain phone contact as they progress towards obtaining permanent housing.

Clients shall be moved into housing as rapidly as possible.

Compliance with the Emergency Housing Standards will be a contract requirement and apply to all contracted emergency housing providers/facilities.

III. CLIENT RIGHTS AND RESPONSIBILITIES

Emergency Shelter Staff must review with all Clients, the “Rights and Responsibilities and Grievance Procedures” during the initial intake and housing orientation. Staff must also review specific house rules which may include the following:

1. Smoking (where, when)
2. Curfew hours/overnight absences
3. Safety Issues
4. Authorized household members
5. Unauthorized visitors
6. Responsibility for personal belongings
7. Program/treatment related issues
8. Medication- storage and dispensing
9. Expectations of participation in treatment
10. Meals
11. House meetings
12. Other rules: curfew, phone use, lights out, and television/radio use (for Family emergency housings) parental responsibility for children at all times, etc.

After the Client has read (or been provided assistance to read) the “Clients Rights and Responsibilities and Grievance Procedures”, consumers must sign the document. One copy must be given to the Client and the second must be kept on file.

IV. BASIC STANDARDS FOR EMERGENCY HOMELESS SHELTERS

ADMINISTRATION

1. The shelter operated by a non-profit organization, must be recognized under section 501(c)(3) of the Internal Revenue Code.
2. The shelter shall not require clients to participate in religious services or other forms of religious expression.
3. The Agency's Board of Directors shall meet at least on a regular basis.
4. The shelter shall have a secure storage space for confidential documents relating to clients and personnel.
5. The shelter shall develop -and implement procedures to ensure the confidentiality of records pertaining to any individuals provided family violence prevention or treatment services.
6. The shelter shall have a policy manual which includes the shelter's purpose, population served, program description, non-discrimination policy and confidentiality statement.
7. The shelter shall provide for an evaluation of the effectiveness of the services offered, at least annually.

PERSONNEL

1. The shelter shall have a Organizational Chart of all paid staff working in the shelter. There shall be written position descriptions for each position type, which includes job responsibilities and qualifications.
2. The shelter shall have trained, on-site staff coverage during all hours the shelter is open to residents, unless individual secured units are provided.
3. All shelter staff shall receive training in at least the following:
 - a. emergency evacuation procedures
 - b. agency operating procedures
 - c. first aid procedures
 - d. CPR
 - e. AED
 - f. SPDAT Certification
4. All direct service staff shall receive additional training in at least the following:
 - a. de-escalation training;
 - b. referral procedures to relevant community resources
 - c. Cultural Competency
5. Emergency Shelter Providers must have written Policies and Procedures that include:
 - A. **DRUG-FREE WORKPLACE**
Written drug and alcohol policies for its employees that include the following:
 - a. Drug and alcohol free workplace
 - b. Remediation for the use and/or distribution of illegal substances

B. CRIMINAL RECORD CHECKS AND CHILD ABUSE CLEARANCES

Single Adult Providers: All program staff and volunteers must obtain Level 2 criminal record checks *prior to hire and at five (5) year intervals thereafter.*

Family Providers: All program staff and volunteers in emergency housing programs serving children must obtain Level 2 criminal record checks *prior to hire and at five (5) year intervals thereafter.*

FACILITY

1. The shelter shall comply with applicable local fire, environmental, health, and safety standards and regulations.
2. The shelter shall be clean and in good repair.
3. The shelter shall have reasonable access to transportation services.
4. The shelter will accommodate family members together without separating them
5. The shelter shall provide a bed or crib for each guest. The shelter shall make provision for clean linens for each client. There shall be procedures to provide for the sanitizing of all linens and sleeping surfaces.
6. The shelter shall provide sufficient showers/baths, wash basins and toilets which are in proper operating condition for personal hygiene. These should be adequate for the number of people served. Clean towels, soap and toilet tissue shall be available to each client.
7. The shelter shall have private space to meet with clients.
8. The shelter shall have laundry facilities available to clients or a system available for like services.
9. The shelter shall have a fire safety plan which includes at least the following:
 - a. posted evacuation plan
 - b. fire drills, conducted at least quarterly
 - c. fire detection systems which conform to local building and fire codes
 - d. adequate fire exits
 - e. adequate emergency lighting
10. The shelter shall have adequate provision of the following services:
 - a. pest control services
 - b. removal of garbage
 - c. proper ventilation and heating/cooling systems
 - d. to ensure that entrances, exits, steps and walkways are kept clear of garbage and other debris, or hazards
11. The facility is in compliance with applicable provisions of the Americans with Disabilities Act. There is a written plan for reasonable accommodation of persons with disabilities.
12. The shelter shall make every effort to accommodate clients based on the gender in which they identify as it relates to accessing the bathing, toileting and dressing.
13. The shelter shall take into account, client's safety when placing and assigning them to a bed or a room.

FISCAL MANAGEMENT

1. There shall be an accounting system which is maintained in accordance with Generally Accepted Accounting Principles (GAAP).

2. The shelter shall have a record of accountability for client's funds or valuables the shelter is holding.
3. The shelter shall receive an annual independent audit or audit review.
4. The shelter shall have internal fiscal control procedures which are reviewed and approved by the Operating Agency Board of Directors.
5. The Operating Agency has the following insurance provisions, notices and certificates and upon request shall furnish certificates evidencing the existence of the following:
 - Worker's Compensation Certificate
 - Wage and Hour Notice
 - Unemployment Liability (if applicable)
 - Professional Liability
 - Director and Officers Liability is encouraged. Board members are informed of liability.
 - Property/Casualty for agency-owned property

FOOD SERVICE

1. Shelters providing food service shall make adequate provisions for the sanitary storage and preparation of foods.
2. Shelters providing food for infants, young children and pregnant mothers shall make provisions to meet their nutritional needs.
3. Shelters shall provide, or arrange food services to clients or make known the available services nearby.
4. Shelters preparing food and serving food shall have staff complete Food Handling Certification

HEALTH

1. The shelter shall have available at all times first aid equipment and supplies in case of a medical emergency.
2. All staff on duty shall have access to a telephone. Emergency telephone numbers shall be posted conspicuously near the telephone.
3. The shelter shall assure that at least one staff person on duty is trained in emergency first aid procedures.
4. The shelter shall have a procedure for making referrals to appropriate medical providers.
5. The shelter shall have a written policy regarding the possession and use of controlled substances as well as prescription and over the counter medication.
6. The shelter shall have a written policy regarding the control of infectious diseases, such as HIV, tuberculosis, etc.
7. The shelter shall provide a locked place for the storage of medications.

OPERATIONS

1. In addition to sleeping arrangements and food, the shelter shall provide the following basic needs:
 - a. humane care which preserves the individual dignity
 - b. a clean environment
 - c. reasonable security
 - d. referrals to other agencies

2. The shelter shall have written policies for intake of clients and criteria for admitting people to the shelter.
3. The shelter shall maintain an attendance list which includes, at least, the name and sex of each person residing in the shelter.
4. The shelter shall post and read, or otherwise make known, the rules, regulations and procedures of the shelter.
5. The shelter shall post and read, or otherwise make known, the rights and responsibilities of shelter clients that shall include a grievance procedure for addressing potential violations of their rights.
6. The shelter shall report elder, disabled adult and child abuse and endangerment as required by law.
7. The shelter may only require clients to perform duties directly related to daily scheduled chores within the shelter and not require participation in activities that would benefit the organization.
8. The shelter shall provide access to a public or private telephone for use by shelter clients to make and receive calls.
9. The shelter shall maintain records to document services provided to each client.
10. The shelter shall provide accommodations for shelter clients to store personal belongings.
11. The shelter shall provide a safe, secure environment and have policies to regulate access.
12. The shelter shall have an approved policy for storing client medications that outlines safeguarding medications. A labeled refrigerator must be available for medications requiring refrigeration.
13. The shelter shall encourage the involvement of clients in the decision making processes of the shelter. This can be accomplished in a variety of ways, including having resident advisory councils to give input into the operations of the shelter, or having homeless or formerly homeless people on the board, or having homeless or formerly homeless people trained and hired as staff, or input from clients through suggestion boxes or exit surveys, etc.
14. The shelter shall allow current clients to use the shelter as a legal residence for the purpose of voter registration and the receipt of public benefits.
15. The shelter shall maintain a daily log to record at a minimum all unusual or significant incidents.
16. The shelter shall have written policies for consensual and nonconsensual searches.
17. The shelter has a policy, as well as a procedure, which addresses ADA compliance. The shelter can describe plan for accommodating persons with disabilities.
18. The shelter has a written policy regarding client possession of weapons that ensures the safety of clients, staff and volunteers. The policy should address the concealed carry law. Clients are informed of the policy.
19. The Shelter has written rules regarding leaving and returning to shelter.
20. The shelter can demonstrate that clients are given the opportunity to appeal discharge decisions. This can be information that is included on appeal forms or information that is provided as part of the intake packet to clients.
21. The shelter shall identify actions that could result in immediate discharge such as a client posing a danger to self, other residents, staff and volunteers and/or shelter property. Clients are informed of the policy.

22. Shelter staff maintains up-to-date case notes to record client or service provider contacts and client progress. Case notes are concise, factual, relevant and legible. Case notes must be recorded and placed into clients files. Case notes document at least weekly face to face contacts.

23. The shelter maintains a current case record for each client household. Clients receiving individualized assistance have case records that, in addition to basic case record documentation, include the following:

- Client assessment - SPDAT completed upon entry and exit
- Housing plan - that focuses on resolving the barriers most likely to prevent the client from successfully exiting the shelter.
- Signed consent forms for the release and exchange of information with service/housing providers identified in the case plan
- Routine case notes and documentation of ongoing services
- Documentation of routine supervisory review
- Final disposition or summary

24. The shelter collects and enters data into CMIS that is relevant to the delivery of homeless services.

25. The shelter Staff inform clients of the purpose for data collection and explain client rights concerning the collection and use of their private information.

HOTEL/MOTEL/OTHER BEDS FOR SHELTER PURPOSES

Note : These beds are not part of a supervised facility so above staffing requirements do not apply.

Hotel/motel/Other Shelter is meant to be for a short period of time. The guiding principle of emergency shelter services is to secure a safe alternative placement, as rapidly as possible, and necessary supports for all clients to achieve stable, permanent housing. A “progressive engagement” strategy that starts with a small amount of assistance to help resolve homelessness and then adds more assistance, when necessary, if the less intensive intervention is unsuccessful. Clients are informed of the standards noted below that apply to hotel/motel/other shelter beds:

- a. Staff will do their best to accommodate their interim housing needs.
- b. Agency will ensure there shall be sufficient beds so opposite sex children are not sharing beds.
- c. Agency shall ensure the hotel/motel/shelter bed has clean sheets, adequate clean blankets, clean pillows and pillowcases, clean towels, soap and toilet paper.
- d. Client must agree to be placed in one of the hotels that accept the Agency's commitment for payment.
- e. Client must agree that only the individual/family members on your initial application will be allowed to stay in the shelter bed.
- f. Client is responsible for any damage or loss of hotel/motel/other shelter property.
- g. Client understands that incidences of domestic violence will result in termination from hotel/motel/other shelter services.
- h. Client agrees to meet at least weekly with their Case Manager as well as maintain phone contact as client progresses towards obtaining permanent housing.

- i. Client agrees to develop a Housing Plan that outlines goals and action steps that support obtaining affordable housing which can be sustained.
- j. Client agrees to supervise children 24/ 7 to ensure their safety.
- k. Client agrees to check out in time or be responsible for payment for the last day of hotel/motel/other shelter stay.
- l. Client agrees no guests are allowed.
- m. Clients placed in Hotel/ Motel/Other Shelter beds will be immediately terminated for any unlawful activity or intentional destruction of property.

TRANSITIONAL HOUSING

Transitional Housing means “a program that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months.”

Transitional Housing Standards are the same as well as the following:

1. TH Program shall define a maximum client stay.
2. TH Program shall define a rent structure with no more than 30% of adjusted gross income.
3. TH Program signs occupancy agreements or subleases with all clients residing in housing.
4. TH Program Participants must meet the HUD definition of homelessness.
5. TH program must assist clients in transitioning to permanent housing.
6. TH program must provide support services throughout the duration of stay.
7. TH program will document at least weekly face to face contacts for the first four to six weeks followed by contacts at a minimum of every other week based on client needs.
8. TH program will complete the SPDAT at move in and then 30 days, 90 days, 180 days, 270 days and 365 days.

Revisions adopted by Homeless & Housing Alliance Membership - September 24, 2015
Ratified by Homeless & Housing Alliance Executive Committee -April 20, 2015
Adopted by Homeless & Housing Alliance Membership - April 23, 2015

APPENDIX

24 CFR 576.403 - Shelter and housing standards.

(a) *Lead-based paint remediation and disclosure.* The Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations in 24 CFR part 35, subparts A, B, H, J, K, M, and R apply to all shelters assisted under ESG program and all housing occupied by program participants.

(b) *Minimum standards for emergency shelters.* Any building for which Emergency Solutions Grant (ESG) funds are used for conversion, major rehabilitation, or other renovation, must meet state or local government safety and sanitation standards, as applicable, and the following minimum safety, sanitation, and privacy standards. Any emergency shelter that receives assistance for shelter operations must also meet the following minimum safety, sanitation, and privacy standards. The recipient may also establish standards that exceed or add to these minimum standards.

(1) *Structure and materials.* The shelter building must be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents. Any renovation (including major rehabilitation and conversion) carried out with ESG assistance must use Energy Star and WaterSense products and appliances.

(2) *Access.* The shelter must be accessible in accordance with Section 504 of the Rehabilitation Act (29 U.S.C. 794) and implementing regulations at 24 CFR part 8; the Fair Housing Act (42 U.S.C. 3601 *et seq.*) and implementing regulations at 24 CFR part 100; and Title II of the Americans with Disabilities Act (42 U.S.C. 12131 *et seq.*) and 28 CFR part 35; where applicable.

(3) *Space and security.* Except where the shelter is intended for day use only, the shelter must provide each program participant in the shelter with an acceptable place to sleep and adequate space and security for themselves and their belongings.

(4) *Interior air quality.* Each room or space within the shelter must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(5) *Water supply.* The shelter's water supply must be free of contamination.

(6) *Sanitary facilities.* Each program participant in the shelter must have access to sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

(7) *Thermal environment.* The shelter must have any necessary heating/cooling facilities in proper operating condition.

(8) *Illumination and electricity.* The shelter must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.

(9)Food preparation. Food preparation areas, if any, must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.

(10)Sanitary conditions. The shelter must be maintained in a sanitary condition.

(11)Fire safety. There must be at least one working smoke detector in each occupied unit of the shelter. Where possible, smoke detectors must be located near sleeping areas. The fire alarm system must be designed for hearing-impaired residents. All public areas of the shelter must have at least one working smoke detector. There must also be a second means of exiting the building in the event of fire or other emergency.

(c)Minimum standards for permanent housing. The recipient or subrecipient cannot use ESG funds to help a program participant remain or move into housing that does not meet the minimum habitability standards provided in this paragraph (c). The recipient may also establish standards that exceed or add to these minimum standards.

(1)Structure and materials. The structures must be structurally sound to protect residents from the elements and not pose any threat to the health and safety of the residents.

(2)Space and security. Each resident must be provided adequate space and security for themselves and their belongings. Each resident must be provided an acceptable place to sleep.

(3)Interior air quality. Each room or space must have a natural or mechanical means of ventilation. The interior air must be free of pollutants at a level that might threaten or harm the health of residents.

(4)Water supply. The water supply must be free from contamination.

(5)Sanitary facilities. Residents must have access to sufficient sanitary facilities that are in proper operating condition, are private, and are adequate for personal cleanliness and the disposal of human waste.

(6)Thermal environment. The housing must have any necessary heating/cooling facilities in proper operating condition.

(7)Illumination and electricity. The structure must have adequate natural or artificial illumination to permit normal indoor activities and support health and safety. There must be sufficient electrical sources to permit the safe use of electrical appliances in the structure.

(8)Food preparation. All food preparation areas must contain suitable space and equipment to store, prepare, and serve food in a safe and sanitary manner.

(9)Sanitary conditions. The housing must be maintained in a sanitary condition.

(10)Fire safety.

(i) There must be a second means of exiting the building in the event of fire or other emergency.

(ii) Each unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, on each occupied level of the unit. Smoke detectors must be located, to the extent practicable, in a hallway adjacent to a bedroom. If the unit is occupied by hearing impaired persons, smoke detectors must have an alarm system designed for hearing-impaired persons in each bedroom occupied by a hearing-impaired person.

(iii) The public areas of all housing must be equipped with a sufficient number, but not less than one for each area, of battery-operated or hard-wired smoke detectors. Public areas include, but are not limited to, laundry rooms, community rooms, day care centers, hallways, stairwells, and other common areas.

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**PALM BEACH COUNTY
HOMELESS AND HOUSING ALLIANCE
RAPID RE-HOUSING PROGRAM
STANDARDS**



Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
<p>Level 1-- The household will need minimal assistance to obtain and retain housing. The Rapid Re-Housing (RRH) program offers the following for most Level 1 households:</p> <ul style="list-style-type: none"> ❖ Initial consultation related to housing search (e.g. where to find rental information, how to complete housing applications, documentation needed) ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Home visit/check-in after move-in ❖ Offer services (at tenant request) for up to 3 months (100% first, last, security) 2nd-75% subsidy 3rd -50% subsidy <p>Landlord assistance will likely include only program contact information for tenancy concerns</p>	<p>Household has no criminal history</p> <p>Rental history: an established local rental history. No evictions, landlord references are fair to good.</p> <p>Credit history is good, with the exception of a few late utility and credit payments</p>	<p>No significant barriers except financial: very low income, insufficient emergency reserves</p>
<p>Level 2— The household will need routine assistance to obtain and retain housing. The RRH program offers the following for most Level 2 households:</p>	<p>Household has no serious criminal history but may have a few offenses such as moving violations, a DUI, or a misdemeanor.</p> <p>Rental history is limited or out-of state. May have 1-2 explainable evictions for non-payment. Prior landlords may report a problem with the timely rent.</p>	<p>Financial barriers include low to very low income, may have inconsistent employment, and/or poor budgeting skills.</p> <p>No serious mental illness or chemical dependency that affects housing retention. May have some level of depression/ anxiety or problems responding to conflict.</p>

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
<ul style="list-style-type: none"> ❖ Initial consultation and ongoing assistance with housing search including transportation assistance as needed ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Bi-weekly home visits for the first three months; then reduce to monthly as most Housing Plan goals are met. ❖ Services available for up to 6 months, depending on housing challenges and progress toward Housing Plan goals. (100%- First, last & security) 2nd – 100% 3rd – 75% 4th – 50% 5th – 25% 6th – 25% <p>Landlord assistance:</p> <ul style="list-style-type: none"> ❖ 6 months availability: landlord can call with tenancy issues and program will respond. ❖ Program will check in with landlord periodically for updates. 	<p>Credit history shows pattern of late or missed payments.</p>	<p>May lack awareness of landlord-tenant rights/responsibilities.</p> <p>May have minor problems meeting basic household care/cleaning</p> <p>May have been homeless once before.</p>

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
<p>Level 3 – The household will need more intensive and/or longer assistance to obtain and retain housing. The RRH program offers the following for most Level 3 households:</p> <ul style="list-style-type: none"> ❖ Initial consultation and ongoing assistance with housing search. Staff may accompany client to the landlord interview. ❖ Financial assistance for housing start-up (e.g. first month’s rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Weekly home visits for first two months; then reduce to bi-weekly or monthly home visits for up to six months; then reduce to monthly as most Housing Plan goals are met. Include unannounced drop-in visits. ❖ Services available for up to 9 months, depending on housing challenges and progress toward Housing Plan goals. <p>(100% first, last, security) 2nd – 100% 3rd – 100% 4th – 75% 5th – 75% 6th – 50% 7th – 50% 8th – 25% 9th – 25%</p>	<p>Household may have some criminal history, but none involving drugs or serious crimes against persons or property.</p> <p>Rental history includes up to 3 evictions for non-payment. Prior landlord references fair to poor. Partial damage deposit returned. Some complaints by other tenants for noise.</p> <p>Credit history includes late payments and possible court judgments for debt, closed accounts.</p>	<p>May have deficits in care of apartment, landlord-tenant rights/responsibilities, communication skills with landlord and/or other tenants</p> <p>Conflict may exist in household.</p> <p>May have lost housing and been homeless several times in the past.</p>

Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
<p>Level 3 – (cont'd) Landlord assistance:</p> <ul style="list-style-type: none"> ❖ 9 month availability; landlord can call with tenancy issues and program will respond even after services end. ❖ Program will check in with landlord periodically for updates. 		
<p>Level 4— The household will need more intensive and longer assistance to obtain and retain housing. The RRH program offers the following for most Level 4 households:</p> <ul style="list-style-type: none"> ❖ Initial consultation and ongoing assistance with housing search. Staff may accompany client to the landlord interview. ❖ Financial assistance for housing start-up (e.g. first month's rent, security deposit, utility deposit.) ❖ Time-limited rental assistance, per client Housing Plan ❖ Development of Housing Plan to work on any identified retention barriers ❖ Weekly home visits for first two months; then reduce to bi-weekly or monthly home visits for up to nine months; then reduce to monthly as most Housing Plan goals are met. Include unannounced drop-in visits. ❖ Services available for up to 	<p>Criminal history, violations may include drug offense or crime against person or property</p> <p>Rental history includes up to five evictions for non-payment and/or lease violations. Landlord references poor. Security deposit may have been kept due to damage to unit.</p> <p>Credit history is poor, late payments, may include judgment for debt to landlord, closed accounts</p>	<p>Extremely low income, no emergency reserves, bank account closed, lacks budgeting skills.</p> <p>May be using drugs/alcohol and/or has mental health problems. May have conflict with children or partner. May lack ability to care for apartment or communicate appropriately with landlord and other tenants</p> <p>Has likely been homeless multiple times or for more extended periods</p>

Palm Beach County Rapid Re-Housing Program Standards

<p>12 months, depending on housing challenges and progress toward Housing Plan goals. (100% First, last, security) 2nd – 100% 3rd – 100% 4th – 75% 5th – 75% 6th – 75% 7th - 50% 8th – 50% 9th – 50% 10th – 25% 11th – 25% 12th – 25%</p> <p>Landlord assistance:</p> <ul style="list-style-type: none"> ❖ 12 month availability; landlord can call with tenancy issues and program will respond; ongoing option to call even after Rapid Re-Housing services are ended can be offered or negotiated on a case by case basis. ❖ Program will check in with landlord monthly (or more often if landlord prefers) for updates/issues. ❖ May pay an additional damage deposit and/or last month's rent in addition to normal start-up costs. 		
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Palm Beach County Rapid Re-Housing Program Standards

Level of Assistance	Tenant Screening Barriers (Barriers to Obtaining Housing)	Retention Barriers (Barriers to Sustaining Housing)
<p>Level 5— Household need longer or more intensive services; may need staff with more professional training. RRH program refers household to appropriate program, such as intensive case management, permanent supportive housing or other local resources.</p> <p>❖ Daily case management</p> <ul style="list-style-type: none"> • (Hold until PSH is available) • First, security (month to month lease) • 30% of adjusted gross income in preparation for PSH • Financial assets – Month 2 difference between 30% cost of rent. 	<p>Extensive criminal background</p> <p>Extremely poor rental history, multiple evictions, serious damage to apartment, complaints.</p> <p>Credit history includes multiple judgments, unpaid debts to landlords, closed accounts.</p>	<p>Active and serious chemical dependency or mental illness</p> <p>Unable to comply with lease requirements or interact positively with landlord/tenants; poor apartment management skills, out-of-control behaviors by adults or children</p> <p>May have experienced chronic homelessness (multiple and/or extended periods of homelessness)</p>

General Rapid Re-Housing Standards:

If a participant calls for additional services after exit, the following applies:

- If they are still housed but need financial assistance to maintain housing, they will be referred for assistance to the agencies that provide prevention services.
- If they become homeless again, a new SPDAT must be completed and added to the priority listing based on the SPDAT score. There is no wait time or limited number of times that a participant may be served under the Rapid Re-Housing Component.

SPDAT Requirements:

The SPDAT and its 15 components of review are the primary assessment tool used at intake assessment and at the predetermined intervals of service delivery (at move in, 30 days, 90 days, 180 days, 270 days, 365 days as well as changes in life circumstances).

Reviewed and Updated July 2, 2015 by Standard Policy and Procedures Committee
Ratified by Homeless & Housing Alliance Executive Committee - February 23, 2015
Adopted by Homeless & Housing Alliance Membership - February 26, 2015

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**Palm Beach County Continuum of Care
Written Standards of Operating Policies & Procedures
For
Coordinated Intake & Assessment**



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INTRODUCTION

National research has highlighted Coordinated Intake & Assessment as a key factor in the success of ending homelessness. Coordinated Intake & Assessment can enhance the quality of client screening and assessment and better target program assistance where it can be most effective. As a result, the system for preventing and ending homelessness is less fragmented and scarce resources are used more efficiently.

What is Coordinated Intake & Assessment?

Coordinated Intake & Assessment for Palm Beach County CoC is a centralized access point through the Homeless Resource Center (HRC), outreach, and telephone based centralized intake model. Initial screening can be conducted for all populations at one of the outreach locations or through a Navigator over the phone. Coordinated Intake & Assessment includes the following core components:

- Information so that people will know where or how to access intake for homeless prevention or housing services;
- A screening and assessment process and tools to gather and verify information about the person and his/her housing and service needs and program eligibility and priority;
- Information about programs and agencies that can provide needed housing or services;
- A process and tools for referral of the person to an appropriate program(s) or agencies; and assistance in making program admissions decisions

While most housing and services are made available through other agencies, a variety of services may be provided on site at the “HRC” or by a “Navigator”. These services typically meet basic client needs and may include diversion services, showers, laundry, assessment, referral, shelter, bus pass and/or access to mainstream resources.

KEY TERMS

A number of key terms are subject to varying interpretations and thus should be defined for purposes of this document. They are as follows:

- **Central Point of Access** – For the purpose of this document, Central Point of Access is the Homeless Resource Center where individuals or families can go to for intake and assessment of homeless and housing services for which they may qualify.
- **Admission** – authority to admit a client into a program
- **Assessment** – A process that reveals the past and current details of a individual's/household's strength, and needs, in order to match the client to appropriate services and housing. For the purpose of this document, assessment will refer to a process (whether at primary screening and intake or at entry to a housing program) that reveals a client's eligibility, needs, barriers and strengths.
- **Chronic Homelessness- A chronically homeless individual is someone who has** experienced homelessness for a year or longer, or who has experienced at least four episodes of homelessness in the last three years and has a disability. A family with an adult member who meets this description would also be considered chronically homeless.
- **Coordinated Assessment** –relates to the utilization of the same assessment tool to connect clients to services as a means for a coordinated entry system. For the purpose of this document, that tool is the SPDAT (The Service Prioritization Decision Assistance Tool)
- **Coordinated Systems** – Within our community, coordinated systems is defined as interconnected network of systems that services homeless and at risk households, and consists of coordinated intake and assessment, diversion, prevention, rapid re-housing, transitional housing, permanent supportive housing and other tailored programs and services, and linkages to mainstream resources.
- **Diversion-** is a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. The main difference between diversion and other permanent housing-focused interventions centers on the point at which intervention occurs. Prevention targets people at imminent risk of homelessness, diversion targets people as they are applying for entry into shelter, and rapid re-housing targets people who are already homeless.

- **Fiscal Agent** – For the purpose of this document, the entity that coordinates funding and provides oversight to the coordinated intake and assessment system.
- **HEARTH ACT** – The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) act of 2009 that includes Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grants.
- **HMIS** – Homeless Management Information System; a centralized data base designated to create an unduplicated accounting of homelessness that includes housing and services.
- **Homeless** – HUD definition as of January 2012; an individual or family who lacks a fixed regular, and adequate nighttime residence, which includes a primary nighttime residence of: a place not designed for or ordinarily used as a regular sleeping accommodation (including car, park, abandoned building, bus/train station, airport or camping grounds); a publicly or privately operated shelter or transitional housing, including a hotel or motel paid for by government or charitable organizations. In addition a person is considered homeless if he or she is being discharged from an institution where he or she has been a resident for 90 days or less and the person resided in shelter (but not transitional housing) or place not meant for human habitation immediately prior to entering the institution.
- **Housing First** –Evidence-Based programming for housing homeless individuals and families according to the provisions of a standard lease without requiring services other than case management in order to attain and retain housing.
- **Housing Ready** – A case management/housing approach that placed homeless households into permanent housing only when determined the household was ready. Until that time, households were placed into long-term shelter or transitional housing programs. The approach is being replaced by the Evidence Based Practice of Housing First and “rapid re-housing.”
- **HUD** – The Department of Housing and Urban Development; the United States federal department that administers federal program dealing with homelessness. HUD oversees HEARTH-funded programs.
- **Information** – Specific facts about a program, such as its location, services provided, eligibility requirements, hours of operation, and contact information
- **Intake** – the general process between the client's initial point of contact and screening for eligibility. This step involves primary assessment of needs, strengths and resources to refer households into appropriate services
- **Homeless Resource Center** – The agency identified as the primary administrator of coordinated intake and assessment. For the purpose of this document, that is the Philip D. Lewis Center and the partners administering the coordinated assessment process; Gulfstream Goodwill Industries, Adopt-A-Family and the Homeless Outreach Teams.

- **Linkage or Access to Mainstream Resources** – An approach to help people stabilize their housing for the long term by linking them to resources for which they are eligible within their community.
- **Navigator** – An intake worker whose responsibility is to provide coordinated intake and assessment for individuals or families seeking housing services.
- **Outcome** – The specific result of what was provided from a specific activity or service; in relation to HUD/HEARTH, a specific result as detailed by HUD/HEARTH funding requirements.
- **Prevention** – An approach that focuses on preventing homelessness by providing assistance to households that otherwise would become homeless and end up in a shelter or on the streets.
- **Progressive Engagement**- refers to a strategy of providing a small amount of assistance to everybody who enters your homelessness system, then waiting to see if that works. If it doesn't, you provide more assistance and wait to see if that works. If not, you apply even more, until eventually you provide your most intensive interventions to the few people who are left.
- **Rapid Re-housing** – An approach that focuses on moving homeless individuals and families into appropriate housing as quickly as possible by providing the type, amount and duration of housing assistance needed to stabilize the household. Clients do not need to be considered "Housing Ready".
- **Referral** – Referring a client to a particular program for possible help
- **Screening** – For the purpose of this document, the process by which eligibility for housing and services is determined at the initial point of contact through coordinated entry. Once screening determines eligibility, the intake and referral process follows.
- **Systems Change** – For the purpose of this document, the process by which our CoC has altered the way homeless and at-risk households engage with the homeless and housing providers within our communities. The purpose of system change is to implement practices that have shown to decrease the incidence and length of time in homelessness, with a long term goal of reducing and ending homelessness.
- **Tailored Programs and Services** – An approach to case management services that matches the services to the particular individual's or family's needs rather than using a one-size-fits-all approach.
- **Targeting** – Process of determining the population to whom assistance will be directed. That is, the target population. The targeting process can occur at both the system and the program levels.
- **Coordinated Intake Provider Network** – is a consortium of partners that includes homeless service providers, advocacy groups, government agencies, and homeless

individuals who are working together to address the housing and support needs of the homeless in Palm Beach Count.

- **Verification** – The gathering and review of information to substantiate the applicant’s/client’s situation and support program eligibility and priority determination.

ENTRY SYSTEM

Applicants and Clients :

- Clients who are in need of homeless prevention or housing services can access information and eligibility criteria through the HRC which serves as the Central Point of Access. Participants seeking assistance must be screened at the HRC by a Navigator or by the Homeless Outreach Teams during off-site outreach. Participants not eligible for services will be referred to other appropriate community resources.
- Eligibility. Individuals and families that are “**Literally Homeless**” (meeting HUD’s Category 1 definition of homelessness).
- Participation Requirement. All households (with the exception of households in domestic violence situations) must be screened prior to program entry.
- Clients can expect :
 - To be treated with respect and dignity
 - Their initial phone call for assistance to be answered live or returned within one business day
 - To be scheduled for an in-person, intake and assessment within two to seven business days as capacity allows
 - To be matched to an appropriate program based upon their unique needs, and referred based on their priority status to opening in a program
 - To wait until the system has the capacity to assist them, and to get help through diversion or other resource available to them.
- Responsibilities. Client must:
 - Answer all questions truthfully and to the best of their ability
 - Bring all required documentation
 - Keep their contact information current in order to be notified of available opening, and referred in a timely manner.

Providers :

- Participation Requirement.
 - All providers receiving funding through HEARTH or a HUD funded program are required to participate in the coordinated intake and assessment process.
 - Providers must be live on the HMIS system and must maintain data which is inputted no later than within 24 hours of a service or outcome being achieved or rendered.
 - Providers must have an appeal process for those applicants who have been denied service or entry into a program.

HRC Partners :

- It is the HRC Partners responsibilities to:
 - Regularly update and make current all program eligibility guidelines and program contact information so that Navigators can make the best referrals possible.
 - Ensure that when a placement referral is made, to confirm within two business days whether the referral is accepted, declined by provider, declined by client, or pending, or the provider is unable to contact the client.
 - Bring problems and suggestions to the monthly Standard Policies & Procedures Committee meeting.
 - Oversee provision of homeless diversion and housing services for eligible clients.
 - Ensure utilization of the same screening and assessment tool, data collection forms, policies on eligibility verification and referral/information-sharing systems.

NOTE : *This system acknowledges that the needs of a household fleeing or attempting to flee, domestic violence , dating violence, sexual assault or stalking, may be different than the needs of non-victims. Navigators will be trained on sensitivity in regards to victim's assistance, and referrals will only be made to domestic violence providers.*

ASSESSMENT TOOLS & PROTOCOLS

This system is focused on providing a continuum of care including prevention, diversion, rapid re-housing and permanent supportive housing approaches. The plan requires each Navigator to assess household's eligibility for services. Prevention services target people at imminent risk of homelessness and will be referred to available homeless prevention programs. Diversion services will target participants as they are applying for entry into shelter. For housing programs, rapid re-housing services will target participants who are already homeless and the SPDAT score warrants the most appropriate housing. Housing first and permanent supportive housing will target participants that are chronically homeless and the SPDAT score identifies this housing type.

Applicants and Clients :

- Each applicant is evaluated on a variety of criterion, including rental history, criminal history, domestic violence, mental health challenges, disabling conditions, language barriers, educational attainment, employment status, and length of homelessness. Services are then assigned based on the SDPAT score.
- The Assessment tool provides a procedure for determining which applicants are eligible and appropriate for the variety of housing and support services available in the community as well as other eligibility factors such as for permanent supportive housing must have a disabling condition and lack the resources to obtain housing.

Providers :

- Each participant who is referred for housing or services will have been evaluated through an assessment based on their current barriers to obtaining and successfully maintain permanent housing.
- The Assessment will be used as a guide, with the understanding that each applicant has a unique set of circumstances.

HRC Partners and CoC Partners:

- The Service Prioritization Decision Assistance Tool (SPDAT) is the assessment tool utilized for this system.
- The SPDAT will utilize 15 domains for individuals and 20 for families to determine an acuity score that will help inform Navigators and Providers about the following :
 - ✓ People who will benefit most from Permanent Supportive Housing
 - ✓ People who will benefit most from Rapid Re-Housing
 - ✓ People who are most likely to end their own homelessness with little to no intervention on your part

- ✓ Which areas of the person's life that can be the initial focus of attention in the case management relationship to improve housing stability.
- ✓ How individuals and families are changing over time as result of case management process.
- The SPDAT will be integrated into the HMIS System and each agency will ensure data is being maintained and monitored.
- The HRC Partners will provide a system of care that allows clients to give feedback on suggestions and improvements of the Intake and Assessment Process.
- The HRC Partners will ensure that the SPDAT is not used to :
 - Provide a diagnosis
 - Assess current risk or be a predictive index for future risk
 - Take the place of other valid and reliable instruments used in clinical research and care

CoC Partners that receive federal CoC and ESG funds and any local funds required by the funder must participate in the Coordinated Assessment process and track data in the Client Management Information System (CMIS). Only Domestic Violence providers are exempt from the CMIS required as per Florida Statute and Federal regulations. CoC partners receiving federal CoC and ESG funds or any other local funds dedicated to homeless services must fill vacant beds based on acuity from highest to lowest as per CPD-14-012.

PREVENTION / DIVERSION (Category 2 Homeless Definition)

According to the National Alliance to End Homelessness many people seeking homeless assistance still have an opportunity to remain in their current housing situation, whether it's their own housing or the housing of a friend, relative, acquaintance or coworker. In light of this prevention and shelter diversion are key interventions in the fight to end homelessness. Immediate screening for these possibilities at entry is an important tactic, and can preserve emergency beds for individuals/households that truly have nowhere else to go. Access to rental subsidies and case management at entry is often enough to ensure the household successfully remains housed.

While prevention and diversion are two separate concepts, they are utilized almost interchangeably in this strategy, as they both focus on preventing homelessness. Prevention targets people at imminent risk of homelessness, diversion targets people as they are applying for entry into shelter, and rapid re-housing targets people who are already homeless.

Once an individual/household enters into the system, they should be assessed to determine what housing needs they have. To determine which individuals/households are appropriate for

prevention/diversion, Navigators can ask applicants a series of questions during the assessment, such as those delineated below.

Client :

Clients who are being referred for prevention/diversion will be asked:

- Where did you sleep last night? *If they slept somewhere safe where they could potentially stay again, this might mean they are good candidates for diversion*
- What other options do you have for the next few days or week? *Even if there is an option outside of shelter that is only available for a very short time, it worth exploring if this housing resource can be used.*
- (If staying in someone else's housing) What issues exist with you remaining in your current housing situation? Can those issues be resolved with financial assistance, case management, etc? *If the issues can be solved with case management, mediation, or financial assistance (or all of the above), diversion is a good option.*
- (If coming from their own unit) Is it possible/safe to stay in your current housing unit? What resources would you need to do that (financial assistance, case management, mediation, transportation, etc.)? *If the individual or family could stay in their current housing with some assistance, systems should focus on a quick prevention-oriented solution that will keep the individual or family in their unit.*

Providers :

Referrals to prevention/diversion providers must be at imminent risk of homelessness AND meet the following threshold.

- No appropriate subsequent housing options have been identified;
- The household lacks the financial resources to obtain immediate housing or remain in its existing housing; and
- The household lacks support networks needed to obtain immediate housing or remain in its existing housing

HRC Partner Agency :

The following list includes some, but not all risk factors that may be considered when determining imminent risk of homelessness. SPDAT will be utilized to determine acuity of the risk factors (scores 0-5 for families and 0-4 for individuals):

- Eviction within two weeks from a private dwelling (including housing provided by family or friends)
- Residency in housing that has been condemned by housing officials and is no longer meant for human habitation
- Sudden and significant loss of income

- Sudden and significant increase in utility cost
- Mental health and/or substance abuse issues
- Physical disabilities and other chronic health issues including HIV/AIDS
- Severe housing cost burden (greater than 50% of income for housing costs);
- Homeless in last 12 months
- Young head of household (under 25 with children or pregnant)
- Current or past involvement with child welfare, including foster care
- Pending foreclosure of rental housing
- Extremely low income (less than 30% of AMI);
- High overcrowding (the number of person exceeds health and/or safety standards for housing unit size)
- Past institutional care (prison, treatment facility, hospital)
- Recent traumatic life event, such as death of a spouse or primary care provider, or recent health crisis that prevented the household from meeting its financial responsibilities.
- Credit problems that preclude obtaining of housing or
- Significant amount of medical debt.

Some participants may not be good candidates for diversion programs due to a lack of safe and appropriate housing alternative and require immediate admittance to shelter, e.g. client fleeing domestic violence. A client's safety should always be the top consideration when developing an individual /household referral to a program.

RAPID REHOUSING

Generally, rapid re-housing is intended to assist eligible participants to quickly obtain and sustain stable, permanent housing. Effective rapid re-housing requires case management and financial assistance, as well as housing search and locations services. Support and duration of service are tailored to meet the needs of each household and each household has a lease in their name and is connected to mainstream resources in the community in which they reside.

Clients :

Eligible households must:

- Be literally homeless as defined by HUD
- Be prepared to put together a reasonable plan that shows how they are going to maintain housing once housing assistance has ended, a budget, a financial worksheet and or a narrative description of changes in household circumstances that made them homeless.

- Entry is based on SPDAT Acuity score (highest to lowest)

Providers :

Providers who are funded for rapid re-housing:

- Will utilize the **“Progressive Engagement”** methodology; that is, providers will determine the amount of rent and utility assistance and/or supportive services that a household will receive using the progressive engagement approach. Household will be asked to identify the minimum amount and duration of assistance needed to achieve housing stability. If it becomes clear that a rapid re-housing intervention is insufficient and or inappropriate for a particular household, the provider will work with the Navigator and/or other housing provider to find a more suitable program.
- Households should be housed within 30 days of acceptance into the program.
- Providers are expected to remain engaged with the household from first contact to program exit as per the CoC approved Rapid Re-Housing Standards.

CoC Partners:

The following process will be used to refer clients to any Rapid Re-Housing program. Providers will receive referrals from any of the following sources, provided they have been assessed by the Navigator and all eligibility and vacancy information is up to date in HMIS.

- Coordinated Access Point and/or Outreach Workers
- Shelters
- Transitional Housing Programs

All households being referred for Rapid Re-Housing must be assessed by a Navigator. While they may be identified through other resources, e.g., shelter or transitional housing provides, McKinney-Vento Liaisons in school districts, or other service providers, they will require screening and assessment through the HRC Coordinated Intake and Assessment System. School Liaisons can conduct the SPDAT and provide this information to the Navigator to be included on Rapid Re-Housing Placement Priority List.

- Navigators are responsible for gathering documentation for verification of homeless status.
- All Rapid Re-Housing clients must be entered into HMIS by the Navigator once the provider has confirmed entry into the program. Information should all include all HUD required data elements.

HOUSING AND/OR MORE INTENSIVE PROGRAM REFERRAL

Participants unable to be served by prevention, diversion or rapid re-housing programs will most likely need more intensive housing and service interventions, such as transitional housing or permanent supportive housing. Those fleeing domestic violence that are not eligible or appropriate for prevention and rapid re-housing services may fall into this category of needing more intensive service intervention, and should be referred to a domestic violence provider prior to intake and/or HMIS data entry.

Table 1 below delineates the characteristics of Permanent Support Housing and Transitional Housing Programs.

Characteristics of Transitional Housing & Permanent Supportive Housing Programs

Programs & Characteristics	Transitional Housing	Permanent Supportive Housing
Length of Stay	Maximum stay 24 month	No time limit
Occupancy Agreement	Participant are clients , not tenants and sign an occupancy or program agreement instead of a lease	Participant have a lease
Service Requirements	Services are required	Services are optional
Eligibility	Applicant must meet HUD's definition of homeless	Applicant must meet HUD's definition of homeless and member of the household must have a disabling condition

Provider:

Transitional Housing: programs that provide transitional housing to individuals and/or families, usually for a period of four to twenty-four months along with supportive services to help them become self-sufficient. In addition to providing a place to live, transitional housing providers should help participant to increase their life management skills and resolve the problems that have contributed to their homelessness. Individuals/Households who are homeless and have two or more of the following barriers are appropriate for referral to Transitional Housing:

- Domestic Violence victims fleeing a domestic violent situation
- youth (18-24)
- No income
- Poor rental history
- Sporadic employment history
- No high school diploma or GED
- History of homelessness
- Poor rental history (i.e current eviction, rent/utility arrears)

Permanent Supportive Housing: As a minimum, candidates for Permanent Supportive Housing must meet the following basic requirements:

- Literally homeless
- Lacks the resources to obtain housing
- Has a member of the household with a severe or significant disabling condition
- Qualifies as a high need based on the SPDAT
- Priority is given to those meeting the definition of homelessness

Permanent Supportive Housing is targeted to individuals/households who need services in order to maintain housing and there is prioritization for those who have been homeless for long periods of time or have experienced repeat episodes of homelessness as defined as chronic homeless per HUD.

CoC Partner Agencies :

The navigator provides: needed housing navigation services, frequent communication with the client and serves as the primary liaison between the client and the housing provider. The CoC Partner Agency is responsible for overseeing and ensuring that:

- Advocacy and services to collect required housing documentation are provided
- A climate of trust is created and maintained between clients and navigators.
- A current housing inventory is maintained within HMIS
- Clients are housed based upon a prioritization determination; that is, those who score on the SPADAT as the most vulnerable will be prioritized for housing depending on the availability of housing and services. Legacy programs with beds not dedicated to CH must prioritize the beds for CH individuals and Families as bed become available.

If the Partner Agency is denying the placement, the Agency must submit in writing the reasons for denial to the HRC Partners.

UNACCOMPANIED YOUTH AND YOUNG ADULTS

Unaccompanied youths is a fast growing and underserved sub- populations, in our community.

Clients:

Unaccompanied Youth and Young Adults are defined as youth (ages 13-17) and young adults (ages 18-24) who are unaccompanied by a parent or guardian and are without shelter where appropriate care and supervision are available, whose parent or guardian is unable or unwilling to provide shelter and care, or who lack a fixed, regular and adequate nighttime residence. Undocumented unaccompanied youth and young adults may also be served under these provisions except where exclusions are noted. Unaccompanied youth may be encountered

during outreach but would not enter the Homeless Resource Center due to their age. (City provisions prevent anyone under 18 from entering the program unless they had legally been as an emancipated as an adult. Those under 18 would be connected to the appropriate program based on their age and circumstances.

Providers:

Providers of services for unaccompanied youth and young adults should be able to provide safe and high quality housing and supportive services (scattered-site independent apartments, host homes, and shared housing) to youth and young adults experiencing homelessness that involve integrated affordable housing, intensive strength-based case management, self-sufficiency services, trauma informed care, and positive youth development approaches.

HRC Agency:

All housing service referrals for unaccompanied youth and young adults must be screened and assessed. The HRC Agency is responsible for overseeing and ensuring that:

- Young adults willingly engage with coordinated intake for a screening and when appropriate, a full SPDAT.
- Low barriers of entry for this highly vulnerable population are necessary.
- Navigators consult with expert providers of this population when conducting intake to properly match clients and providers, and reduce the risk of flight for this highly vulnerable population.

PROGRAM EVALUATION

Coordinated Intake and Assessment is one of many projects within our community that addresses the needs of individuals and families that are at risk or experiencing homelessness within our communities. The HRC Partner Agencies will evaluate the effectiveness as well as required HEARTH Act outcomes by utilizing data from HMIS. As recommended by the National Alliance to End Homelessness, the HRC Partner Agencies will track progress in the following areas to evaluate the Coordinated Intake and Assessment process:

- Length of stay, particularly in shelter: If participants are referred to the right interventions and those interventions have the necessary capacity, fewer individuals and families should be staying in shelter waiting to be moved elsewhere. Also if clients are referred immediately to the right provider, over time, clients will likely spend less time jumping from program to program looking for help, which could reduce their overall length and/or repeated episodes of homelessness.
- New entries into homelessness: if every individual and family seeking assistance coming through the front door and the front door has prevention and diversion resources

available, more people should be able to access these resources and avoid entering a program unnecessarily.

- Repeat episodes of homelessness: If clients are sent to the intervention that is the best suited to meet their needs on the first time, families are more likely to remain stably housed.

To track the outcomes summarized above, the CoC Lead Agency will analyze the following Performance Measures annually.

- 1) PBC CoC will reduce the number of person experiencing homelessness.
 - a. Reduction in the total number of person experiencing homelessness
 - b. Reduction in the total number of persons experiencing first time homelessness.
- 2) PBC CoC will reduce the length of homelessness episodes
 - a. Reduction in the mean length of homelessness episode for individuals
 - b. Reduction in the mean length of homelessness episode for families with children
 - c. Reduction in the mean length of homelessness episode for youth
- 3) PBC CoC will reduce the number of persons returning to homelessness.
 - a. Reduction in return to homelessness within one year following exit
 - b. Increase in exits to permanent housing
 - c. Increase in income at exit

Measuring the success of this system and transparency with the community and providers will be a key to the success of coordinated assessment process. The CoC Lead Agency will summarize the data annually. The performance measures are utilized for all CoC programs regardless of funding source. For CoC funded and ESG funded programs, these criteria will be utilized for consideration for renewal or new projects based on the program type.

Moving forward, the CoC Lead Agency will expand the evaluation of outcomes by establishing mechanisms to monitor the quality of service through system-wide monitoring. For example, once a client enters shelter an assessment is to be completed within 72 hours. Procedures will be built into the monitoring system to determine how often this goal is met. This will allow for ongoing monitoring of the quality of services and how the program and Providers are able to follow through with this goal.

As part of the evaluation process, as recommended by the National Alliance to End Homelessness, the CoC Lead Agency will set a goal to establish an integrated feedback loop

that involves using information gained from these assessments to make any necessary program/process adjustments to the system. Additionally, the CoC Lead Agency will continue working to develop data tools to ensure overall system efficiency and effectiveness.

Ratified by Homeless & Housing Alliance Executive Committee -February 23, 2015
Adopted by Homeless & Housing Alliance Membership - February 26, 2015



Department of Housing & Economic Sustainability