

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**WORKSHOP SUMMARY**

**Meeting Date:** April 27, 2021

**Department:** Housing and Economic Sustainability

**I. EXECUTIVE BRIEF**

**Title:** Palm Beach County Action Plan for Fiscal Year (FY) 2021-2022

**Summary:** Staff is seeking Board direction on the FY 2021-2022 Action Plan funding strategies and projects. This presentation will provide the Board with an overview of the Community Development Block Grant Program (CDBG), HOME Investment Partnership Program (HOME), and Emergency Solutions Grant Program (ESG), and will detail proposed funding strategies for FY 2021-2022. Annually, the County is required to complete and submit an Action Plan to the U.S. Department of Housing and Urban Development (HUD). The Action Plan is Palm Beach County’s application to HUD for annual formula grant funding through CDBG, HOME, and ESG Programs. DHES administers this funding on behalf of the Board of County Commissioners to serve local housing, economic, and community development needs. HUD recently announced FY 2021-2022 allocations: CDBG: \$6,773,034 (+1.3% from FY 2020-2021); HOME: \$2,419,225 (+1.2%% from FY 2020-2021); and ESG: \$570,536 (+1.3% from FY 2020-2021). As in previous years, a pro-rata share formula is used for the CDBG funding allocations to municipalities and County departments. The funding recommendations for public service and economic development activities are consistent with previous Board approvals. The final Action Plan for FY 2021-2022 will be prepared to reflect Board direction from this workshop, and will be presented to the Board for final approval on July 13, 2021. Countywide (HJF)

**Background and Policy Issues:** HUD allocates annual CDBG, HOME, and ESG grants to States, Urban Counties, and local jurisdictions called “entitlement communities”. Thirty-one (31) local municipalities participate in Palm Beach County’s Urban County Program. Larger municipalities including Boca Raton, Boynton Beach, Delray Beach, Jupiter, Palm Beach Gardens, Wellington, and West Palm Beach receive funding directly from HUD. The CDBG Program works to provide decent affordable housing, community facilities and services, and job creation through expansion of businesses. The HOME Program generates affordable housing opportunities for lower-income families. The ESG Program provides housing and supportive services to the homeless and those at risk of homelessness. Federal regulations at 24 CFR Part 91 require that prior to receiving the funds, the County must submit to HUD an Action Plan which identifies all proposed uses of CDBG, HOME, and ESG funding for the upcoming fiscal year. Public input on community needs and proposed uses of funds was generated through public meetings and stakeholder outreach. On February 24, 2021, a public meeting was held to share information on the process and solicit input on community needs. Additional outreach was made to various stakeholders including: the Housing Leadership Council, the Affordable Housing Collaborative, the Homeless and Housing Alliance, the Countywide Community Revitalization Team, the Glades Technical Advisory Committee, the Special Needs Advisory Coalition, and participating municipalities. A public notice of today’s workshop was published on April 11, 2021, and was sent to all known interested parties.

**Attachment(s):**

1. Presentation

**Recommended By:** Jonathan Brown 3/23/2021  
 Department Director Date

**Approved By:** Donna M. Ruiz 4/5/2021  
 Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

| Fiscal Years                                   | 2021 | 2022 | 2023 | 2024 | 2025 |
|--|------|------|------|------|------|
| Capital Expenditures                           |      |      |      |      |      |
| Operating Costs                                |      |      |      |      |      |
| External Revenues                              |      |      |      |      |      |
| Program Income                                 |      |      |      |      |      |
| In-Kind Match (County)                         |      |      |      |      |      |
| <b>NET FISCAL IMPACT</b>                       |      |      |      |      |      |
| <b># ADDITIONAL FTE POSITIONS (Cumulative)</b> |      |      |      |      |      |

Is Item Included In Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_  
 Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_


Budget Account No.:

Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

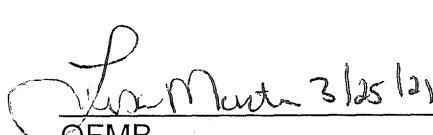
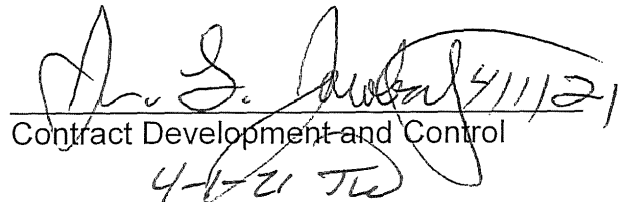
No fiscal impact.

**C. Departmental Fiscal Review:**


  
 \_\_\_\_\_  
 Shairrette Major, Fiscal Manager II

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

 3/25/21  
 OFMB  
 4/11/21  
 Contract Development and Control  
 4-6-21 JW

**B. Legal Sufficiency:**

 HJF  
 4/2/2021  
 Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director



# Action Plan FY 2021-2022 (proposed)

**Palm Beach County Board of County Commissioners  
April 27, 2021 Workshop**



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# Overview

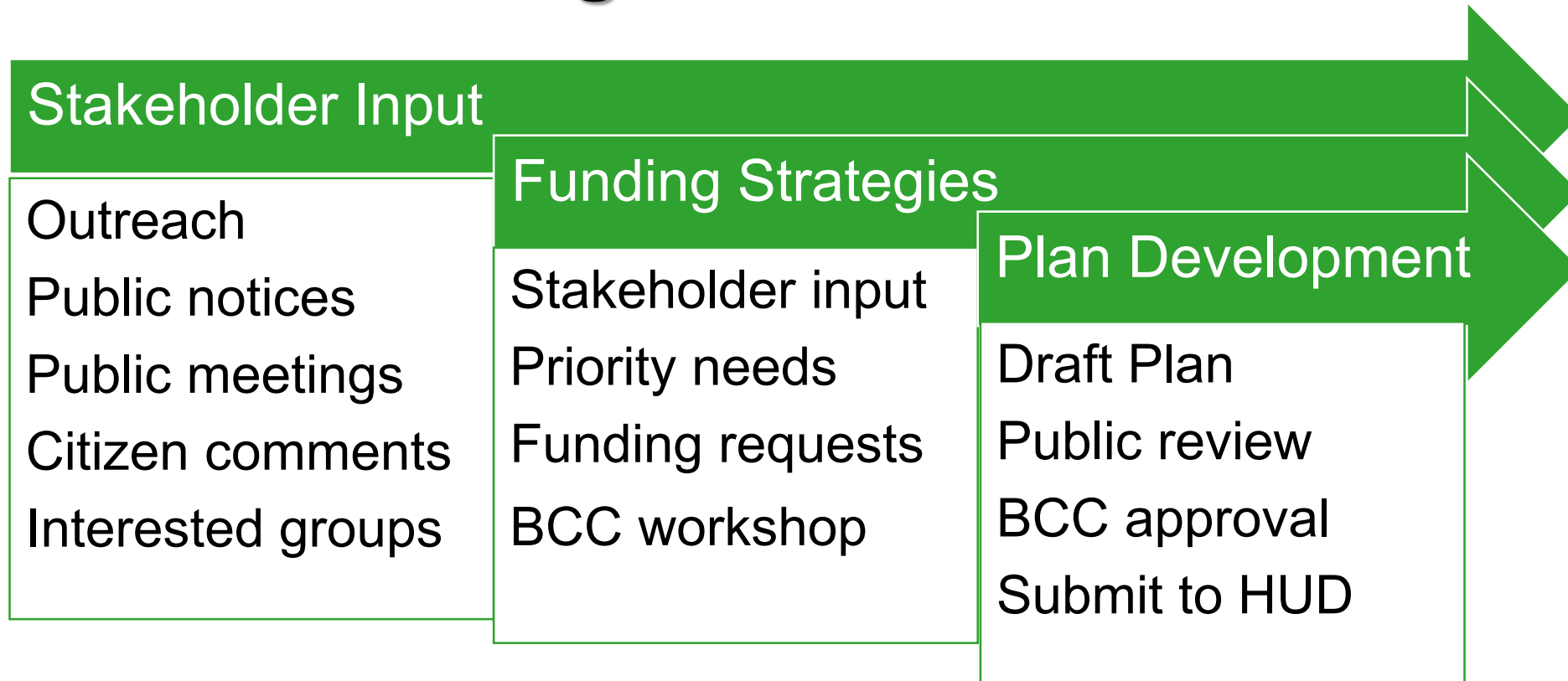
Seeking BCC direction on funding strategies for FY 2021

– 2022 formula grants from HUD:

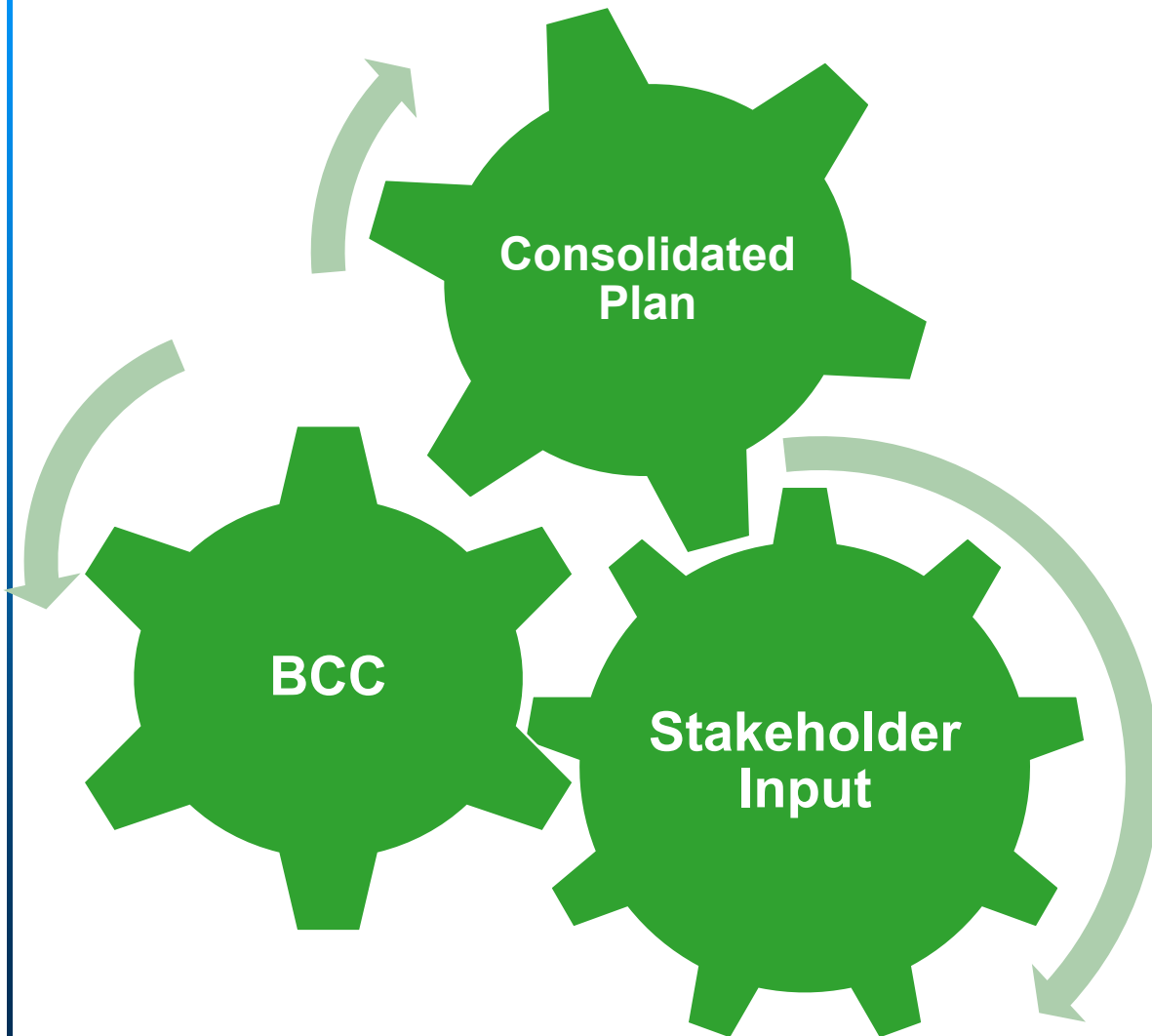
- Community Development Block Grant (CDBG)
- HOME Investments Partnership (HOME)
- Emergency Solutions Grant (ESG)

Action Plan identifies funding allocations and proposed uses of funds for upcoming program year.

## Action Planning Process



# Stakeholders



- Residents of Palm Beach County
- Municipal Partners
- County Departments & CDTs
- Non-Profit Service Providers
- Public Housing Authorities
- Housing Leadership Council
- Homeless and Housing Alliance
- Affordable Housing Collaborative
- Glades Technical Advisory Committee
- Special Needs Advisory Coalition
- Re-Entry Housing Subcommittee
- Countywide Community Revitalization Team

# Priority Needs

## Five Year Consolidated Plan Priority Needs

- **Affordable Housing**
- **Homelessness**
- **Social Services**
- **Infrastructure and facilities**
- **Economic development**



# Resources



## Community Development Block Grant (CDBG)

Provide a suitable living environment and economic opportunities primarily for low- and moderate- income persons (<80% AMI: \$68,500 for a family of four)

### Eligible Activities

- Public facilities and infrastructure
- Public services
- Economic development
- Housing activities

# Resources



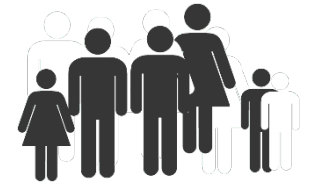
## HOME Investment Partnerships (HOME)

Provide decent affordable housing to low- and moderate-income households (<80% AMI: \$68,500 for a family of four)

### Eligible Activities

- Housing development
- Homebuyer assistance
- Acquisition and/or rehabilitation
- Tenant Based Rental Assistance (TBRA)
- Community Housing Development Organization (CHDO)

# Resources



## Emergency Solutions Grant (ESG)

Provide housing and supportive services to homeless and at-risk population (<30% AMI: \$26,500 for family of four)

### Eligible Activities

- Emergency Shelter
- Homeless Prevention
- Rapid Re-housing
- Transitional Housing
- Client Management Information System

# FY 2021-2022 Resources



| <b>Program</b> | <b>FY 2020-2021</b> | <b>FY 2021-2022</b> | <b>Change</b> |
|----------------|---------------------|---------------------|---------------|
| <b>CDBG</b>    | \$ 6,688,912        | \$ 6,773,034        | +1.3%         |
| <b>HOME</b>    | \$ 2,390,533        | \$ 2,419,225        | +1.2%         |
| <b>ESG</b>     | \$ 562,941          | \$ 570,536          | +1.3%         |
| <b>Total</b>   | \$ 9,642,386        | \$ 9,762,795        | +1.3%         |

# CDBG FY 2021 - 2022



| <b>Activity</b>                  | <b>Amount</b>       |
|----------------------------------|---------------------|
| Countywide Public Services       | \$ 1,015,955        |
| Economic Development             | \$ 777,818          |
| Local Entitlement Municipalities | \$ 1,208,728        |
| Special Area of Hope             | \$ 368,680          |
| County Capital Projects          | \$ 2,047,247        |
| Program Administration           | \$ 1,354,606        |
| <b>Total CDBG</b>                | <b>\$ 6,773,034</b> |

# CDBG: Public Services



## HUD allows up to 15% of CDBG grant

|   |             |
|---|-------------|
| Total Countywide Public Services                    | \$1,015,955 |
| • 75% County Homeless Facilities                    | \$ 761,966  |
| ◦ Philip D. Lewis Center                            |             |
| ◦ REACH Family Shelter                              |             |
| • 25% Private Not-for-Profit Agencies               | \$ 253,989  |
| Services addressing priority needs                  |             |
| ◦ Continue funding current agencies in FY 2021-2022 |             |
| ◦ Undertake RFP to select agencies for FY 2022-2023 |             |

# CDBG: Economic Development



| <b>Activity</b>                                     | <b>Amount</b>     |
|---|-------------------|
| Center for Enterprise Opportunity                   | \$ 80,000         |
| Center for Technology, Enterprise,<br>& Development | \$ 250,000        |
| Economic Development Services                       | \$ 447,818        |
| <b>Total Economic Development</b>                   | <b>\$ 777,818</b> |

# CDBG: Municipalities



| Municipality           | Allocation          |
|------------------------|---------------------|
| Belle Glade            | \$ 205,342          |
| Greenacres             | \$ 184,369          |
| Lake Park              | \$ 45,888           |
| Lake Worth Beach       | \$ 274,506          |
| Lantana                | \$ 67,774           |
| Mangonia Park          | \$ 15,067           |
| Pahokee                | \$ 52,014           |
| Palm Springs           | \$ 130,515          |
| Riviera Beach          | \$ 196,963          |
| South Bay              | \$ 36,290           |
| <b>Total Municipal</b> | <b>\$ 1,208,728</b> |

The 10 municipalities with CDBG target areas are allocated a local entitlement based on HUD formula of population, poverty, and housing overcrowding.



# CDBG: Special Area of Hope



## Special CDBG allocation rotates annually among all Local Entitlement Municipalities

- Started in FY 2001-2002 with Glades municipalities
- BCC directive in FY 2013-2014 to include all municipalities
- South Bay to receive \$368,680 in FY 2021-2022 towards improvements at Tanner and Cox Parks.

# CDBG: County Capital Projects



| Project   | Department   | Amount              |
|---|--------------|---------------------|
| Belle Glade Homeless Intake and Assessment Center – renovations to interior and major systems               | FDO          | \$ 655,000          |
| Lake Village at the Glades Homeless Shelter – installation of playground and other outdoor amenities        | FDO          | \$ 305,000          |
| Glades Pioneer Park Orange Bowl– playground equipment, shade structure, and other recreational improvements | Parks        | \$ 850,000          |
| Property acquisition for 36-unit of workforce/affordable housing in mixed-use project                       | Westgate CRA | \$ 237,247          |
| <b>County Project Total</b>   |              | <b>\$ 2,047,247</b> |

# HOME FY 2021 - 2022



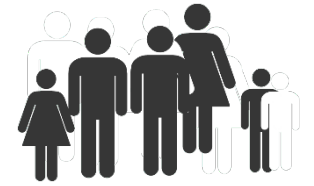
- Affordable housing for rental and for sale.
- HES implements programs providing direct assistance to homeowners and homebuyers.
- Loans and grants awarded to housing developers selected via competitive RFP processes.
- New construction, acquisition, and rehabilitation.
- FY 2021-2022 HOME grant is \$2,419,225

# HOME FY 2021 - 2022



| <b>Program</b>             | <b>Amount</b>       |
|----------------------------|---------------------|
| Rental Housing Development | \$ 1,000,000        |
| Homebuyer Assistance       | \$ 693,458          |
| CHDO Activities            | \$ 483,845          |
| Program Administration     | \$ 241,922          |
| <b>Total HOME</b>          | <b>\$ 2,419,225</b> |

# ESG FY 2021 - 2022



- Community Services Department administers the ESG grant funds.
- Grants are awarded to not-for-profit agencies selected via competitive RFP.
- Continuum of Care priorities are for emergency shelter and rapid re-housing.
- FY 2021-2022 grant is \$570,536.
- Funding recommendations included in Action Plan for BCC approval July 13<sup>th</sup>.

# Next Steps

- 1. Prepare FINAL Action Plan per BCC directives**
- 2. Publish draft Plans for public review**
- 3. Public meetings**
- 4. July 13<sup>th</sup> - BCC meeting to approve Action Plan**
- 5. August 14<sup>th</sup> - deadline for submission to HUD**



# Questions / Direction





# Thank you!

