PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date:

September 17, 2024

[] Consent

[X] Regular

[] Ordinance

[] Public Hearing

Department:

Housing and Economic Development

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: allocation of Community Development Block Grant (CDBG) funding of \$80,000 to Mental Health America of the Palm Beaches, Inc. (MHA) for improvements to its facility.

Summary: The Department of Housing and Economic Development (DHED) has identified \$80,000 in CDBG funds recaptured from projects in previous fiscal years that were successfully completed under budget or projects that did not move forward. DHED proposes that these funds support a public facility project in Fiscal Year 2024-2025. MHA is a local non-profit organization that is dedicated to the promotion of mental health, well-being, and preventive services. Their agency is a part of a network of 143 affiliates in 38 states that service the needs of persons struggling with mental illness through their support and advocacy. MHA's Fern Street Clubhouse location is a 3,375 square foot facility located at 909 Fern Street, West Palm Beach, FL 33401. The facility's roof and air conditioning systems have exceeded their useful life and require replacement. The improvements will allow the agency to continue to provide mental health services in the community, including case management and crisis intervention, with over 1,700 mental health and peer supportive service interactions, as well as 540 employment supportive services. The Clubhouse model is a community-based approach where members work alongside staff in a work-ordered day to build skills, relationships and confidence. The total project cost is estimated to be \$119,000, and MHA will fund the full non-CDBG balance of the cost. These are Federal CDBG funds which do not require a local match. District 2 (HJF)

Background and Policy Issues: The U. S. Department of Housing and Urban Development (HUD) provides Palm Beach County an annual formula-based allocation of CDBG funds. The CDBG program supports efforts to provide decent affordable housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. The proposed project is CDBG eligible under 24 CFR 570.201(c)—Public Facilities and Improvements. The project will meet a National Objective under 24 CFR 570.208(a)(2)(i)—Limited Clientele Activities. The CDBG funding is contingent upon completion of an amendment to the County's Action Plan and an Environmental Review in accordance with 24 CFR Part 58.

Attachments:

- Location Map
- 2. Project Description

Recommended By:

Department Director

Data

Approved By:

Assistant County Administrator

`Date

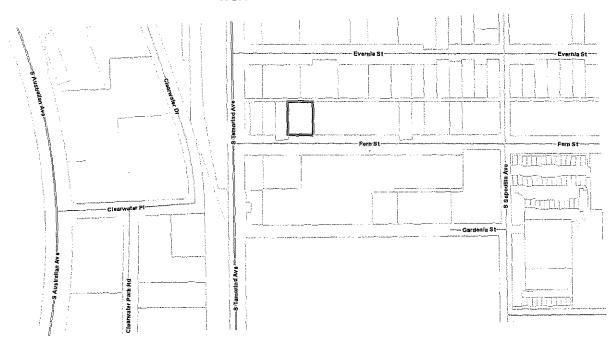
II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs		\$80,000			
External Revenues		(\$80,000)			
Program Income					
In-Kind Match (County)					····
NET FISCAL IMPACT	-0-	-0-			
# ADDITIONAL FTE POSITIONS (Cumulative)	-0-	-0-			***************************************
s Item Included In Propositions Does this Item include the Does this Item include the Budget Account No.:	use of Fed	leral funds? \	/es <u>X</u> /es <u>X</u> /es	No No _X	
und <u>1101</u> Dept <u>143</u> Unit <u>1</u> 4	<u>431</u> Object <u>8</u>	<u>201</u> Program C	ode/Period		
C. Departmental Fisca	I Review:	Valerie Alleyne Finance and A			 DHED
	III. <u>RE</u> \	VIEW COMMEN	<u>ITS</u>		
A. OFMB Fiscal and/or	r Contract D	evelopment a	nd Control	Comments	:
OFMB DON'S D	h 8171202 81512020 A 8159AS		Mala t Develops	MaCAR nent and Cor	/ - 8/1/2 ntrol
3. Legal Súfficiency:					
3. Legal Sufficiency: Chief Assistant Cour	8/8 hty Attorney	124			
AA	nty Attorney	T24			
Chief Assistant Cour	nty Attorney	124			

Department Director

Location Map 909 Fern Street West Palm Beach, FL 33401



Program Description - Mental Health America of the Palm Beaches

Mental Health America of the Palm Beaches (MHA) is a local 501(c)(3) non-profit organization dedicated to serving individuals grappling with mental illness in Palm Beach County. MHA's facility located at 909 Fern Street, West Palm Beach, has been providing essential services to the community since 1963. The facility houses administrative offices and a Fern Street Clubhouse that serves as a unique hub for therapeutic activities, supported employment, life skills support, and peer certification training. MHA creates a welcoming and purposeful environment for clients, offering vital support to those in need who come from throughout Palm Beach County, from Jupiter to Boynton Beach. During the first three quarters of the current fiscal year, the Fern Street Clubhouse provided more than 1,700 mental health and peer supportive service events, more than 540 supportive employment services, and served 49 unduplicated individuals.

The current roof dates back to the building's construction in 1963, and has undergone multiple patching efforts, but failed during a rainfall event in December 2023 resulting in severe flooding inside the building. Temporary repairs have been made, but the roof is past its useful life and remains at risk of failure. The scope of work includes protecting and restoring the entire roof, addressing penetrations, and adding metal edges for wall coping and units above the roof deck. All edges and penetrations will be restored to match the existing system using a thermoplastic membrane and metal details for the parapet wall coping. The restoration will seal and close all roofing penetrations, replacing the insulation and outer membrane. Once the roof is replaced, the two HVAC units housed on the roof will be removed and replaced with new galvanized units and associated ductwork. The total cost of the project is estimated at \$118,897, and MHA will fund all costs above the CDBG award.