

Notice of Public Review Period
City of Delray Beach – Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2024–2025

Beginning January 7, 2026, the City of Delray Beach’s Neighborhood and Community Services Department, Neighborhood Services Division, will make the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2024–2025 available for public review and comment.

The CAPER provides a comprehensive summary of the City’s progress in implementing federally funded community development programs and assesses performance relative to the goals and objectives established in the City’s Five-Year Consolidated Plan. This includes activities related to affordable housing, neighborhood improvements, and other community development initiatives. Residents, public agencies, and other interested parties are invited to submit written comments on the CAPER no later than **January 23, 2026**. Comments may be directed to:

City of Delray Beach
Attn: Tavarous Parks, Neighborhood Services Administrator
100 NW 1st Avenue
Delray Beach, FL 33444

All public comments received will be summarized and incorporated into the final CAPER submitted to the U.S. Department of Housing and Urban Development (HUD).

Copies of the CAPER will be available for public review online at <https://www.delraybeachfl.gov> and in person, Monday through Friday, from 8:00 a.m. to 5:00 p.m., at:

City of Delray Beach
Neighborhood Services Division
100 NW 1st Avenue
Delray Beach, FL 33444

Consolidated Annual Performance and Evaluation Report

"CAPER"

Fiscal Year 2024-2025



Community Development Block Grant

**Jeri Pryor, Director, Neighborhood and Community Services Department
Tavarous Parks, Neighborhood Services Administrator**

**City of Delray Beach
Neighborhood and Community Services Department
Neighborhood Services Division
100 NW 1st Avenue
Delray Beach, Florida 33444
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December 9, 2025

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Delray Beach has been an entitlement city since 1986, meaning it has received Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). As an entitlement city, Delray Beach is allocated a certain amount of CDBG funding each year to support a variety of housing and community development initiatives aimed at benefiting low- and moderate-income residents.

To ensure that these federal funds are used effectively, the City is required to develop a Consolidated Plan, which serves as a comprehensive framework for the allocation of CDBG resources. The Consolidated Plan sets forth the program goals, specific objectives, and annual goals for the use of CDBG funds. It also includes benchmarks for measuring the City’s progress in achieving these goals over time. This plan is a critical tool for ensuring that the City’s projects align with the priorities of both HUD and the local community, and that they meet the needs of residents.

The Consolidated Plan typically covers a five-year period, and it is updated annually through the Action Plan, which outlines the specific projects and activities to be undertaken in each program year. Through this planning and reporting process, the City confirms that it is using CDBG funds in a transparent, accountable, and impactful way, while also working toward improving the quality of life for its most vulnerable residents.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Demolition and Clearance	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0				

Owner-Occupied Rehabilitation	Affordable Housing	CDBG: \$ / Community Redevelopment Agency: \$600000 / State Housing Initiative Partnership: \$	Homeowner Housing Rehabilitated	Household Housing Unit	24	9	37.50%	42	9	21.43%
Program Administration	Non-Housing Community Development Program Administration	CDBG: \$ / State Housing Initiative Partnership: \$	Other	Other	3	3	100.00%	1	0	0.00%
Public Facilities/Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Public Service	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

Public Service	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	146	292.00%	40	146	365.00%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

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

During the FY2024–2025 program year, the City of Delray Beach allocated a total of \$2,553,589.28 in federal, state, and local resources to address priority needs identified by the community. These investments were directed to benefit very low-, low-, and moderate-income households in alignment with the City’s Consolidated Plan objectives. Funding was distributed through multiple programs, including \$444,593 in Community Development Block Grant (CDBG) funds, \$510,049 from the State Housing Initiative Program (SHIP), \$600,000 from the Curb Appeal program in collaboration with Delray Beach CRA and approximately \$448,437.28 in Workforce Housing funds, with an additional \$550,510 set aside for CDBG-CV business and rental assistance.

Programmatic accomplishments during the year included the continuation of the owner-occupied rehabilitation strategy, which addressed code violations, corrected health and safety hazards, and ensured ADA accessibility where required. These activities contributed directly to neighborhood revitalization, improved housing quality, and supported long-term affordability for income-eligible homeowners. In addition, housing and community development programs were implemented to advance the City’s revitalization goals, prioritizing very low-, low-, and moderate-income residents to foster safer, more accessible, and sustainable neighborhoods.

The city expanded its focus to strengthen public service initiatives, recognizing the vital role of local non-profit organizations in supporting residents most in need. Through the CDBG Public Service program, the city partnered with community-based agencies to provide essential services such as housing assistance, youth development, senior support, and access to basic needs for households facing economic hardship. These collaborations enhanced the capacity of non-profits to deliver direct aid, created pathways to stability for vulnerable residents, and ensured federal resources were used to uplift the community. Collectively, these coordinated efforts demonstrate the City’s ongoing

commitment to affirmatively furthering fair housing, expanding opportunity, and improving the overall quality of life for Delray Beach residents.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	3
Black or African American	106
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	109
Hispanic	5
Not Hispanic	104

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

During the program year, families in Delray Beach received support through a variety of activities funded under the Community Development Block Grant (CDBG) program. A total of 109 households benefited from these services, which included assistance with homeownership, housing rehabilitation, and access to supportive resources.

CDBG-funded activities encompass a broad range of programs designed to strengthen housing stability and expand economic opportunities for low- and moderate-income residents. These initiatives help households navigate the path to homeownership, build essential financial literacy skills, and access the tools needed to achieve long-term stability.

In addition to housing and supportive service programs, the City's partner, Legal Aid Society hosted legal assistance workshops to provide residents with guidance on housing-related legal matters. This workshop offered valuable support to families facing challenges such as tenant rights, foreclosure prevention, and property-related concerns, further enhancing the City's commitment to equitable housing opportunities.

Through these efforts, the City of Delray Beach continues to demonstrate its dedication to improving quality of life by combining housing support, financial education, and legal resources to empower residents and strengthen the community.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	444,593	532,944
Other	public - local	1,111,049	278,643
Other	public - state	1,111,049	278,643

Table 3 - Resources Made Available

Narrative

During the FY2024–2025 program year, the City of Delray Beach advanced its Affordable Housing and Community Development strategies through the coordinated use of Federal, State, and Local resources. These funds were directed to meet established goals for neighborhood revitalization, housing preservation, and other community-identified needs, with a continued emphasis on serving very low-, low-, and moderate-income households.

Funding was made available from multiple sources, including Community Development Block Grant (CDBG) Program \$444,593, State Housing Initiative Partnership (SHIP) \$510,049, Workforce Housing \$448,437.28 (in carry-forward funds), CRA-funded Curb Appeal Program \$600,000, and CDBG-CV \$550,510. Collectively, these resources provided a total of \$2,553,589.28 to implement housing and community development activities during the FY2024–2025 program year. Expenses listed under CDBG are all expenses relating to rehab projects and aligned with a voucher request in the system. Expenses listed under other are associated with the SHIP and Curb appeal program during FY2024-2025.

All activities undertaken were designed to directly benefit income-eligible residents through housing rehabilitation, neighborhood revitalization, and public service support.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG TARGET AREA			
Citywide	100	100	Funds are expended citywide to eligible households at/or below 80% of AMI.

Table 4 – Identify the geographic distribution and location of investments

Narrative

All activities implemented during the program year were conducted Citywide, with particular emphasis

on areas identified in the LMISD Census Tract Block Group chart. According to census income data, these tracts represent the portions of the city with the lowest per capita income, lowest median household income, and lowest family income, thereby underscoring the prioritization of resources in the most economically disadvantaged communities.

Leveraging

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

The City of Delray Beach effectively leveraged Community Development Block Grant (CDBG) funds with substantial matching contributions from state and local sources to strengthen its housing programs. In partnership with the Delray Beach Community Redevelopment Agency (CRA), the City advanced housing rehabilitation efforts through the Curb Appeal Residential Improvement Program. This initiative improved the exterior conditions of single-family homes in the NW/SW Neighborhoods by supporting activities such as ramp installation, fence replacement, and roof repair, with assistance available to properties regardless of homeowner insurance status. In addition, the State Housing Initiatives Partnership (SHIP) Program expanded the City's capacity to provide purchase assistance and rental assistance, complementing rehabilitation strategies and broadening the range of housing support available to residents. Collectively, these coordinated efforts demonstrate the City's commitment to preserving housing, promoting neighborhood stability, and ensuring equitable access to safe and affordable homes.

During FY2024–2025, Through Curb Appeal program in collaboration with Community Redevelopment Agency (CRA), we expended \$54,242.56 to assist five (5) homes, with additional properties currently underway.

In partnership with State and Federal funding sources, the City leveraged housing rehabilitation projects to address code violations, including hurricane retrofitting for eligible homes. Overall, assistance was provided as follows:

- Three (3) families received purchase assistance totaling \$168,017.
- Twenty-Six (26) families received rental support totaling \$150,915.61.
- Sixteen (16) properties were rehabilitated under the full-housing rehabilitation strategy at a cost of \$637,413.38.

This comprehensive approach demonstrates the City's commitment to combating slum and blight conditions while strengthening housing stability. In addition, the CRA supported administration through a direct cost share of 50% of the salary and benefits for the Housing Rehabilitation Inspector position, ensuring timely and professional oversight of plan reviews and bid evaluations for rehabilitation projects.

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	6	9
Number of households supported through Acquisition of Existing Units	0	0
Total	6	9

Table 6 – Number of Households Supported

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

The City of Delray Beach has established an annual goal of rehabilitating up to fifteen (15) homes. In pursuit of this objective, the City actively seeks to leverage additional funding sources to expand the number of properties that can be assisted, thereby maximizing the impact of available resources.

Achieving this goal presents challenges, as the scope of rehabilitation often depends on the property's location and the extent of repairs required to meet current building codes and safety standards. Despite

these complexities, the City remains committed to ensuring that homes are brought into compliance and provide safe, decent, and affordable living conditions for residents.

To support these efforts, the city continues to promote and advertise all of its affordable housing programs throughout the community. This outreach ensures that residents are aware of available opportunities and can access the resources necessary to improve housing stability and quality of life.

Discuss how these outcomes will impact future annual action plans.

The City of Delray Beach strategically leverages additional funding sources to strengthen its housing and community development initiatives. By supplementing its budget with external resources, the City is able to allocate funds toward priority strategies that directly respond to the evolving economic demands of the community.

This approach provides flexibility to address critical challenges such as job creation, affordable housing, public services, and infrastructure improvements without relying solely on local revenue streams. Leveraging diverse funding sources also enhances the City’s ability to adapt to economic shifts and remains responsive to the changing needs of residents.

Through this financial strategy, the City ensures that programs remain sustainable, impactful, and aligned with its long-term vision of fostering community resilience and improving quality of life for all residents.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	7	0
Moderate-income	0	0
Total	9	0

Table 7 – Number of Households Served

Narrative Information

This program provides housing rehabilitation assistance for owner-occupied homes of low to moderate income people. A total of \$532,943.94 was expended. Accomplishments: During the FY2024-2025 a total of nine (9) homes were rehabbed, and three (3) non-profits were assisted with CDBG funds.

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

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

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

The Palm Beach County Continuum of Care (CoC) serves as the county-wide framework for addressing homelessness, including efforts within the City of Delray Beach. Managed by the Homeless and Housing Alliance (HHA) of Palm Beach County, the CoC provides a coordinated and comprehensive range of services for individuals and families experiencing homelessness or at risk of becoming homeless. The Division of Human Services leads this initiative and has been instrumental in developing a strategic plan aimed at ending homelessness across the region.

A key component of this effort is collaboration between the city and service organizations such as CROS Ministries, which receive office and pantry space to support its mission of serving the hungry. By working together, the City and CROS Ministries anticipate an expansion of services available to those in need, contributing to the broader goal of combating homelessness and hunger.

In addition, the City of Delray Beach also provides space and partners with the Urban League, Legal Aid Society, and the Community Land Trust to provide critical resources and services to our homeless population. These organizations, working alongside the City, offer support ranging from legal assistance and housing advocacy to workforce development and pathways to permanent housing.

All these services are coordinated through the Neighborhood Resource Center (NRC), which serves as a hub of support and is free to all residents of Delray Beach. This comprehensive, community-driven approach underscores the importance of local partnerships in addressing complex social challenges such as homelessness and food insecurity, while ensuring that vulnerable populations have access to the resources, they need to achieve stability and self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

This year, the City of Delray Beach continues its strong collaboration with members of the Housing Task Force to advance both short-term and long-term strategies that support individuals experiencing homelessness. Central to this effort is the City's Service Population Advocate, who plays a critical role in identifying housing solutions ranging from temporary accommodation to permanent residences for those in need. This position is housed within the Delray Beach Police department.

Individuals requiring emergency shelter or transitional housing are referred to the Senator Philip D. Lewis Center, a cornerstone resource in Palm Beach County. The Center provides immediate shelter and comprehensive support services, including outreach, assessment, and housing placement. Services are

prioritized for the most vulnerable individuals, ensuring that those with the greatest need receive timely assistance.

In addition, the City partners with the Urban League, Legal Aid Society, and CROS ministries provide critical resources and services to the homeless population. These organizations offer legal advocacy, food, housing counseling, workforce development, and pathways to permanent housing, complementing the City's efforts to stabilize families and individuals. All of these services are coordinated through the Neighborhood Resource Center, which serves as a hub of support and is free to all residents of Delray Beach.

Palm Beach County has transitioned toward a Housing First model, which emphasizes securing stable, permanent housing as the initial step, followed by wraparound support services. This approach is rooted in the understanding that housing stability is the foundation for addressing other challenges, such as mental health or substance use. By ensuring individuals have a safe and permanent home, they are better positioned to achieve long-term stability and self-sufficiency.

Together, these coordinated partnerships and innovative strategies reflect a comprehensive approach to addressing homelessness — one that goes beyond temporary shelter to deliver sustainable solutions, strengthen housing security, and improve quality of life for Delray Beach's most vulnerable residents.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

During the reporting period, the City of Delray Beach continued to make measurable progress in reducing the risk of homelessness through strategic partnerships and coordinated interventions. By leveraging relationships with housing agencies, nonprofit organizations, and service providers, the city has been able to deliver timely resources to individuals and families at risk of losing stable housing. These collaborative efforts have contributed to a reduction in the number of households becoming homeless, demonstrating the effectiveness of a coordinated community response.

The city ensures that residents in need are referred to appropriate services based on their circumstances, whether emergency shelter, transitional housing, or long-term housing solutions. A dedicated Neighborhood Planner plays a vital role in this process by assisting residents in navigating available resources and services within both the City and Palm Beach County. This position strengthens the City's capacity to connect vulnerable populations to the right support in a timely and efficient manner.

Looking ahead, the city will continue to expand and strengthen its partnerships with housing agencies

and service organizations. This approach not only focuses on preventing homelessness but also emphasizes long-term stability by supporting individuals and families in securing permanent housing. By combining immediate interventions with sustainable solutions, the city remains committed to improving quality of life for residents and advancing its broader goal of fostering safe, stable, and resilient neighborhoods.

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

The City of Delray Beach continues to collaborate with key service providers across Palm Beach County to reduce homelessness and support individuals in transitioning to permanent housing. These partnerships are essential to ensuring that residents in crisis have access to a full continuum of care, ranging from emergency shelter and transitional housing to long-term case management and housing placement.

Several organizations play a critical role in this coordinated effort:

- Senator Philip D. Lewis Center – Provides emergency shelter and transitional housing, along with outreach, assessment, and housing options for individuals and families experiencing homelessness.
- 211 Helpline – A comprehensive, 24/7 resource connecting residents to community services, including housing support and other essential assistance.
- The Lord’s Place – Offers emergency shelter, transitional housing, and supportive programs designed to help individuals achieve self-sufficiency.
- Family Promise – Focuses on homeless families with children, providing shelter, case management, and resources to help them secure stable housing.
- Adopt-a-Family – Delivers emergency housing, case management, and supportive services to families at risk of or experiencing homelessness.
- Urban League of Palm Beach County – Provides workforce development, financial literacy, and housing counseling services that help individuals and families build pathways to stability and independence.
- Legal Aid Society of Palm Beach County – Offers legal advocacy and support to protect housing rights, prevent evictions, and assist residents in navigating complex legal challenges related to homelessness and housing insecurity.
- Delray Beach Housing Authority – Plays a vital role in providing affordable housing opportunities, rental assistance, and supportive programs that directly address housing needs for low-income families and individuals.

Through ongoing collaboration with these agencies, the city ensures that individuals and families in need are connected to the appropriate services in a timely manner. This coordinated approach increases the likelihood of successful transitions into permanent housing and promotes long-term stability.

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

Actions taken to address the needs of public housing

The Delray Beach Housing Authority (DBHA) remains steadfast in its mission to improve the quality of life for very low- and moderate-income households by expanding access to safe, decent, and drug-free housing. Central to this mission is the promotion of resident self-sufficiency through housing that incorporates empowerment programs. DBHA is committed to creating service-enriched living environments that foster long-term stability and opportunity for families.

DBHA successfully completed All Phases of the Village Square–Island Cove workforce housing development, delivering 60 rental units targeted to very low- to moderate-income families. As part of the broader revitalization of the Village Square area, DBHA asked for approval from the U.S. Department of Housing and Urban Development (HUD) for a subsidy layering review. This approval would enable DBHA to project-base eight (8) Housing Choice Vouchers (HCVs) within the Island Cove development, thereby expanding rental assistance opportunities for eligible households. This is still under review.

In partnership with the Delray Housing Group (DHG), DBHA continues to support the Villas at Village Square, a 144-unit multifamily community financed through the Low-Income Housing Tax Credit (LIHTC) program. To further strengthen affordable housing options, DBHA has submitted a proposal to HUD to convert all thirteen (13) remaining public housing units to the Section 8 Tenant-Based Voucher Program. This conversion will enhance tenant mobility and flexibility, allowing families to access a wider range of affordable housing opportunities throughout Delray Beach.

Collectively, these initiatives underscore DBHA's commitment to advancing sustainable, high-quality housing solutions while promoting economic stability, resident choice, and community well-being.

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

The Delray Beach Housing Authority (DBHA) and Delray Housing Group (DHG) remain committed to strengthening engagement and collaboration with key communities and regional stakeholders as a cornerstone of their shared vision for affordable housing. Both agencies recognize that building and sustaining strong partnerships is essential to achieving program goals and fulfilling their mission. Strategic emphasis will be placed on cultivating relationships with the business community, major employers, political leaders, and the new leadership team at City Hall. These collaborations are critical to advancing affordable housing initiatives and ensuring long-term, sustainable outcomes for the community.

In addition to external business partnerships, DBHA and DHG are focused on connecting residents to vital non-profit wrap-around services that foster self-sufficiency and independent living. Particular attention is directed toward families, seniors, and individuals with disabilities, ensuring that residents have access to the resources necessary to thrive and achieve lasting stability.

For residents positioned to transition into the workforce or move beyond assisted housing, DBHA and DHG will expand efforts to provide workforce readiness, transition opportunities, and self-sufficiency programs. These initiatives are designed to equip individuals with the skills, tools, and support needed to live independently and successfully navigate both personal and professional pathways. For elderly and disabled residents, participation in independent living programs will be strongly encouraged, offering services that promote dignity, autonomy, and quality of life.

Through these strategic initiatives, DBHA and DHG seek to empower residents to reach their full potential while contributing to the development of stronger, more resilient communities in Delray Beach.

Actions taken to provide assistance to troubled PHAs

The Delray Beach Housing Authority (DBHA) is recognized as a high-performing agency under the standards established by the U.S. Department of Housing and Urban Development (HUD). This designation reflects DBHA's consistent ability to operate efficiently and effectively, meeting and exceeding federal performance benchmarks in areas such as program administration, financial management, and compliance oversight.

As a high-performing agency, DBHA demonstrates strong operational capacity, fiscal stability, and a sustained commitment to providing safe, decent, and affordable housing for very low- and moderate-income residents. This status affirms that DBHA not only meets regulatory requirements but also excels in delivering housing programs that promote resident well-being and community development.

DBHA's success is evident in its effective management of housing initiatives, its collaborative engagement with community stakeholders, and its ongoing efforts to expand opportunities for self-sufficiency and independence among residents. Current development projects and supportive service programs further highlight the Authority's ability to fulfill its mission without significant deficiencies, ensuring that families in Delray Beach benefit from stable, high-quality housing opportunities.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Affordable Housing Advisory Committee (AHAC) plays a vital role in guiding the City's affordable housing strategy by reviewing and evaluating the incentives outlined in the Local Housing Assistance Plan (LHAP). The LHAP serves as a framework for addressing the community's housing needs, and AHAC's primary objective is to ensure that these incentives are effectively aligned with the City's broader housing goals and priorities.

Implementation of the LHAP Action Plan is achieved through a collaborative network of public, private, and non-profit partners. Many of these organizations actively engaged in the public participation process, offering valuable input that helped shape a plan responsive to the diverse needs of the community. The City's Neighborhood Services Division works in close partnership with these agencies to construct new affordable housing, revitalize existing neighborhoods, and deliver essential services to residents across all income levels.

This ongoing collaboration ensures that the City's affordable housing efforts are comprehensive, sustainable, and community driven. By leveraging partnerships and aligning resources, the city is able to expand the availability of affordable housing while simultaneously enhancing neighborhood quality and resident well-being. These initiatives reinforce the City's commitment to ensuring that all residents—regardless of income—have access to safe, decent, and affordable housing opportunities, thereby contributing to stronger, more resilient communities.

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

The City of Delray Beach is committed to sustaining ongoing investment in housing and community development initiatives that address the diverse needs of its residents. This commitment is demonstrated through the City's active leadership in projects designed to enhance community well-being and strengthen neighborhood vitality. By forging strong partnerships with public, private, and non-profit organizations, the City has established a collaborative network that ensures the effective delivery of essential housing and supportive services to residents in need.

These efforts encompass affordable housing development, neighborhood revitalization, and social service programs that provide critical support to low-income families, seniors, and other vulnerable populations. Through these partnerships, the city maximizes resources to address housing challenges, promotes equitable community growth, and improves the overall quality of life for residents.

A cornerstone of these efforts is the Neighborhood Resource Center (NRC), located within the

community and serving as a hub for family support. The NRC provides residents with direct access to resources and services that foster stability, self-sufficiency, and empowerment. By offering programs such as financial literacy, workforce readiness, youth development, and supportive services for seniors and individuals with and without disabilities, the NRC plays a vital role in connecting families to the tools they need to thrive.

Through its collaborative approach and the integration of the NRC into its service delivery framework, the City of Delray Beach continues to advance its vision of a thriving, inclusive community. Residents are afforded access to safe, quality housing and the supportive services necessary to live independently, achieve long-term stability, and contribute to the resilience of the community.

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

The City of Delray Beach is committed to ensuring safe and healthy living conditions for all residents through proactive measures to address lead-based paint hazards in its housing rehabilitation program. In compliance with federal and state regulations, all housing units constructed prior to 1978 that participate in rehabilitation activities are tested for the presence of lead-based paint.

When testing identifies lead hazards, the City takes immediate action to abate and remediate the conditions, thereby protecting residents from potential exposure. Particular emphasis is placed on safeguarding children and other vulnerable populations who are most at risk from the harmful effects of lead.

This proactive approach reflects the City's dedication to both regulatory compliance and public health. By systematically identifying and eliminating lead-based paint hazards, the city not only improves housing quality but also contributes to the long-term well-being of families and the overall resilience of the community.

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

The City of Delray Beach has developed a comprehensive anti-poverty strategy designed to reduce the number of families living at or below the poverty level. This strategy emphasizes expanding access to essential services and programs that empower families, promote self-sufficiency, and support long-term stability.

Key components of the City's anti-poverty strategy include:

- **Community and Neighborhood Clean & Safe Programs:** These initiatives encourage the upkeep and revitalization of neighborhoods, fostering safer, more vibrant communities. By improving neighborhood conditions, the City seeks to create environments where families can thrive and reduce factors that contribute to poverty.
- **Affordable Housing:** The city is committed to ensuring the availability of affordable housing in

perpetuity for special needs populations, low- and moderate-income families, and households living below the poverty level. This commitment is advanced through partnerships with nonprofit organizations that work to preserve and expand long-term affordable housing opportunities.

- **Employment and Training Programs:** The City supports employment and training opportunities that strengthen academic, basic, and technical skills for low- and moderate-income individuals. These programs are designed to increase earning potential and promote stable employment. The Urban League of Palm Beach County's Financial Empowerment Program plays a critical role by providing financial literacy resources and training to help residents improve their economic standing.
- **Educational Outreach and Financial Literacy:** The City provides targeted outreach to low- and moderate-income families, including those with special needs. Working in collaboration with banks and insurance companies, the City helps families improve creditworthiness, understand property protection, and build financial resilience. By equipping residents with financial knowledge, the City empowers families to make informed decisions that strengthen long-term economic security.

Through these interconnected initiatives, the City of Delray Beach is working to break the cycle of poverty by addressing both immediate needs and long-term opportunities for economic empowerment. These efforts ensure that families have the resources, support, and pathways necessary to achieve self-sufficiency, improve their quality of life, and contribute to the resilience of the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Delray Beach demonstrates measurable strengths in the delivery of housing and community development programs through the active participation of diverse partners and stakeholders. A key indicator of this strength is the number of lenders and financial institutions engaged in the Purchase Assistance Program and the Community Land Trust organization, both of which expand access to affordable homeownership opportunities for low- and moderate-income families.

In addition, the city benefits from the strong involvement of local foundations and non-profit agencies that contribute to a wide range of community-based activities. These organizations play an essential role in supporting housing initiatives, neighborhood improvements, and social service programs that enhance the quality of life for residents.

Together, these partnerships reflect a robust and collaborative delivery system that leverages financial, institutional, and community resources to maximize impact. By engaging in multiple sectors, the city ensures that housing and community development efforts are comprehensive, sustainable, and responsive to the needs of Delray Beach residents.

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

The Neighborhood Resource Center (NRC) continues to uphold its mission of enriching the quality of life for City residents and fostering a strong sense of community. The NRC achieves this by connecting residents to essential services that promote education, financial management skills, and productive lifestyles.

During Program Year 2024–2025, the NRC office space served as a hub for several key partner agencies, including the Delray Beach Community Land Trust, CROS Ministries, Legal Aid of Palm Beach County, and the Urban League of Palm Beach County. The NRC served over 4,821 people through walk-ins, scheduled appointments, and outreach events. Through these partnerships, residents were provided direct access to housing resources, food assistance, legal services, and financial empowerment programs—all within their own community.

The City remains committed to expanding the NRC's capacity to deliver additional services within the CDBG target area, ensuring that residents have access to a comprehensive network of support. By leveraging its unique network of neighborhood associations and community members, the city fosters meaningful communication between residents and municipal leadership. This engagement allows the Neighborhood Services Division to gather valuable feedback, address challenges as they arise, and strengthen trust at the neighborhood level.

Through these efforts, the NRC continues to serve as a cornerstone of community development in Delray Beach, providing residents with the tools, resources, and opportunities needed to achieve stability, self-sufficiency, and long-term success.

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

The City of Delray Beach conducts annual needs assessments and ongoing outreach to identify impediments to housing and community development programs. By engaging residents, stakeholders, and service providers, the City gains valuable input on barriers such as housing access, financial challenges, and service gaps.

In addition to formal assessments, the City supports recurring community engagement events that provide direct opportunities for dialogue and collaboration. *Burning Conversation*, hosted by a City Commissioner, brings residents together to voice concerns about City programs and receive updates on housing rehabilitation projects and affordable housing initiatives. This forum strengthens transparency and ensures residents' questions are addressed in real time. Similarly, the weekly *Elder's Table* event convenes a diverse cross-section of the community—including residents, business owners, and non-profit leaders—to discuss upcoming activities and coordinate efforts to expand program reach.

Through these processes and partnerships, the City develops responsive strategies and leverages resources across public, private, and non-profit sectors to address challenges and deliver effective solutions. This collaborative approach ensures programs remain aligned with community needs,

fostering equitable access to housing, services, and opportunities that support long-term stability and quality of life for Delray Beach residents.

CR-40 - Monitoring 91.220 and 91.230

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

Compliance and Fair Housing

The City of Delray Beach takes a proactive approach to ensuring compliance with housing and community development regulations. Annual monitoring of income eligibility and program requirements is conducted by City staff, with additional support provided through a partnership with the Legal Aid Society of Palm Beach County. This collaboration strengthens the City's ability to address fair housing concerns, safeguard residents' rights, and ensure equitable access to housing opportunities. Staff also receive ongoing training to remain current on emerging housing and community development issues, ensuring effective delivery.

Economic Development Strategy

Economic development is a central component of the City's anti-poverty strategy. In partnership with the Delray Beach Community Redevelopment Agency (CRA), the city works to expand, create, and retain employment and business opportunities for residents. Efforts include job creation initiatives, downtown revitalization to attract businesses and visitors, and neighborhood redevelopment to stabilize and grow residential and commercial areas.

Role of the Office of Economic Development

The Delray Beach Office of Economic Development (OED) plays a pivotal role in advancing these initiatives. The OED provides site selection assistance, development incentives, funding programs, and guidance in navigating permitting processes. It also offers market research, community introductions, workforce development, and technical business support. These services help businesses of all sizes grow and succeed, creating jobs and strengthening the local economy.

Holistic Approach to Community Empowerment

Together, these compliance, fair housing, and economic development efforts reflect the City's holistic approach to combating poverty. By ensuring regulatory compliance, protecting residents' rights, expanding affordable housing, and fostering economic opportunity, the City advances its long-term vision of community empowerment, inclusion, and resilience.

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

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

At the close of each program year, the City of Delray Beach provides an annual report to residents summarizing activities, expenditures, and progress in implementing federal housing and community development programs. This report serves as a transparent and informative account of the City's efforts to utilize federal funds effectively while addressing the housing and community development needs of the community.

To ensure meaningful public participation, the city will make a complete draft of the report available for review and comment during a 15-day public comment period prior to the end of the year. Community members are encouraged to provide feedback, share concerns, and suggest improvements to strengthen the City's programs and services. The draft report will be accessible both at the Neighborhood Services Division office, located at 100 NW 1st Avenue, Delray Beach, FL 33444, and online through the City's website at www.delraybeachfl.gov.

The City acknowledges that the timing of the current report was delayed due to the recent federal government shutdown, which impacted the schedule for completion and release. Despite this challenge, the city remains committed to maintaining accountability and transparency by ensuring residents have the opportunity to review and comment on the report before it is finalized.

Through this process, the City of Delray Beach continues to demonstrate its dedication to open communication, community involvement, and the efficient management of federal resources to support housing, neighborhood revitalization, and community development initiatives.

CR-45 - CDBG 91.520(c)

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

The City of Delray Beach has maintained its core objectives of expanding affordable housing opportunities, supporting neighborhood revitalization, and providing essential services to low- and moderate-income residents. However, based on recent experiences and community feedback, several adjustments have been made to strengthen program delivery and responsiveness.

One significant change has been the increased emphasis on resident engagement and feedback mechanisms. Through community outreach meetings and the Neighborhood Resource Center (NRC), the

city identified barriers related to access to services and housing affordability. As a result, program objectives have been refined to prioritize stronger partnerships with local non-profits, financial institutions, and service providers to ensure residents receive comprehensive support.

The City also experienced delays in project implementation due to the need to solicit contracts for termite and lead inspection services, which extended timelines for rehabilitation activities. In addition, a contractor was removed from working with the agency due to poor workmanship and failure to meet quality standards. These challenges required adjustments in project scheduling and reinforced the importance of maintaining strong oversight and accountability in contractor performance.

Finally, the City's experience in implementing housing and community development programs has underscored the importance of integrating economic development strategies—such as workforce training, small business support, and neighborhood commercial revitalization—into its anti-poverty objectives. By aligning housing initiatives with employment and financial empowerment programs, the City is adapting its objectives to create a more holistic approach that addresses both immediate housing needs and long-term economic stability. Aligning with the housing first approach.

Through these adjustments, the City of Delray Beach demonstrates its commitment to learning from experience, responding to community needs, and continuously refining its programs to achieve sustainable outcomes for residents.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-45 - CDBG 91.520(c)

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

The City of Delray Beach has maintained its core objectives of expanding affordable housing opportunities, supporting neighborhood revitalization, and providing essential services to low- and moderate-income residents. However, based on recent experiences and community feedback, several adjustments have been made to strengthen program delivery and responsiveness.

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Through these adjustments, the City of Delray Beach demonstrates its commitment to learning from experience, responding to community needs, and continuously refining its programs to achieve sustainable outcomes for residents.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	500				
Total Section 3 Worker Hours	240				
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1				
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.	2				
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

The Neighborhood Services Division of the City of Delray Beach continues to prioritize the recruitment and engagement of low-income residents in its Housing Rehabilitation strategy. This initiative is designed to create opportunities for residents to participate in housing rehabilitation projects, including construction and related activities, thereby fostering both housing stability and economic empowerment. We did have one (1) project that was completed by a section 3 contractor.

To ensure equitable access to these opportunities, the City’s bid process is structured to comply with federal requirements and promote inclusion. Bids for Housing Rehabilitation projects are publicly advertised through Bidnetdirect, a platform that enables contractors and vendors to view and submit proposals for City projects. In accordance with HUD regulations, each bid package includes a Section 3 form, which outlines obligations under the Housing and Urban Development Act of 1968. Section 3 ensures that economic opportunities generated by federal housing funds—such as construction contracts and employment—are directed to low- and very low-income residents, particularly those residing in the project area.

By incorporating Section 3 requirements into the bid process, the City helps guarantee that local low-income residents benefit directly from federally funded housing initiatives. This approach reflects the City’s commitment to advancing economic self-sufficiency, expanding affordable housing opportunities, and ensuring that residents most in need have access to resources that improve both their housing conditions and long-term financial stability.