

Community Development Block Grant (CDBG) **Consolidated Annual Action Plan**

Fiscal Year 2026-2027
Second Year of the Five-Year Consolidated Plan



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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Delray Beach became an entitlement city in 1992 for Community Development Block Grant (CDBG) funding through the Department of Housing and Urban Development (HUD). The City of Delray Beach, FL is required to submit a Consolidated Plan under Federal Regulations at 24 CFR Part 91. The Consolidated Plan must be prepared every five years and must be updated annually, via the preparation of an Annual Action Plan for the use of the formula grant funds received from HUD. The formula grant programs guided by the Consolidated Plan include the Community Development Block Grant (CDBG)

The purpose of the City of Delray Beach's FY 2025-2029 Consolidated Plan is to assess the City's housing and community development needs; analyze the City's housing market; establish housing and community development priorities, goals and strategies to address the identified needs; identify the resources to address them; and to stipulate how funds will be allocated to housing and community development activities to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- to moderate-income persons. Available resources from the CDBG entitlement grant will be combined with private sector and other public sector funding to address the needs and implement the strategies. The five-year period of the plan is from October 1, 2025, through September 30, 2029. CDBG funds must be spent on projects that meet at least one of the three national objectives.

- Benefit low to moderate-income people
- Removal of slum and blight
- Meeting an urgent (emergency) community development need

The City of Delray Beach Consolidated Plan is a planning document that guides funding strategies from FY2025 through FY2029 and applications for funding all Community Planning and Development formula

Activities are selected for funding in accordance with the priorities established in the 2025-2029 Consolidated Plan and in accordance with the primary objectives of the CDBG program which are to 1) create suitable living environments 2) provide decent housing and 3) create economic opportunities.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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The Consolidated Plan is a core component of the City’s Community Development Block Grant (CDBG) Program. It serves as a comprehensive planning document through which the city identifies and prioritizes community needs over a five-year period. The Plan enables local jurisdictions to assess affordable housing and community development needs, evaluate market conditions, and make data driven, place-based investment decisions. The consolidated planning process establishes the framework for a community-wide dialogue on housing and community development priorities. In accordance with HUD requirements, the Consolidated Plan outlines the City’s priority needs, describes the rationale for establishing those priorities, sets measurable goals and objectives, and details how CDBG funds will be allocated to address the identified needs.

The city aims to address two major categories of priority needs identified in the Consolidated Plan this year, consistent with prior years:

Goal Name	Objective	Needs Assessment	Goal Outcome
Owner-Occupied Housing	Decent, Safe and Sanitary Housing	Preservation of Affordable Housing Stock	Up to 15 housing units
Public Service	Providing a suitable living environment and essential learning to develop and grow	Provision of public services by addressing basic needs that they do not have or cannot afford	Up to 50 households

Table 1 -

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

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As a CDBG entitlement community, the City of Delray Beach receives an annual formula allocation from the U.S. Department of Housing and Urban Development (HUD). While yearly allocations fluctuate based on federal appropriations and formula factors, the City’s funding increased from \$457,791 in 2025 to \$474,697 in 2026, which is a 3.69% increase, reflecting a continued federal investment in Delray Beach’s community development priorities.

Each year, the city documents its progress through the Consolidated Annual Performance and Evaluation Report (CAPER), which highlights accomplishments achieved during the recently completed fiscal year. The CAPER reports measurable outcomes in public services, affordable housing preservation, and other activities that advance the City’s goals for low- and moderate-income households.

These priorities are shaped through a comprehensive assessment process that includes neighborhood surveys, public meetings, market analyses, and a review of historical and current performance data captured in HUD’s Integrated Disbursement and Information System (IDIS). This data-driven approach guides the City’s objectives and supports the development of a community that is sustainable, decent, safe, and affordable for all residents.

Through these coordinated efforts and the strategic use of multiple funding sources—including Community Development Block Grant (CDBG), Urban Development Action Grant (UDAG), State Housing Initiatives Partnership Program (SHIP), and the Community Redevelopment Agency Curb Appeal Program—the City has successfully completed 20 housing rehabilitation projects this year, demonstrating meaningful progress in preserving and improving the community’s affordable housing stock.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Delray Beach facilitated multiple opportunities for resident and stakeholder engagement during the development of the Annual Action Plan. A public meeting was held on April 23, 2026, at City Hall, open to all City residents, to provide an overview of the planning process and gather input on community needs and priorities.

To broaden participation, the city distributed a resident survey to collect feedback from households across the community. In addition, a targeted survey for nonprofit organizations was developed to obtain insight from agencies involved in housing, social services, and other community development activities. These combined efforts ensured a comprehensive consultation process and helped inform the identification of priority needs for the program year.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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All questions were answered during the meetings. There were no comments made on the annual action plan. In addition- all survey results will be attached to the annual action plan.

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

All questions were answered during the meetings. Comments, if made, will be reflected in the citizen participation comments section as an attachment. In addition- all survey results will be attached to the annual action plan.

7. Summary

It is the intent of the City of Delray Beach to ensure that one hundred percent of the activities funded through the FY 2026-2027 Annual Action Plan are carried out within the municipal boundaries of the City and in census tracts that meet HUD's low-and-moderate-income criteria. All funded activities will continue to prioritize individuals and households whose incomes fall within the low to moderate income range, consistent with CDBG national objectives and the goals established in the Consolidated Plan.

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		DELRAY BEACH	Neighborhood & Community Services Department (NCS)

Table 2 – Responsible Agencies

Narrative (optional)

Neighborhood Services Division (NCS), as the City’s administrator of Community Development Block Grant (CDBG) funds, is responsible for preparing the Consolidated Plan. In developing the Plan, staff engaged with representatives from local and county government, non-profits, housing providers, social service organizations, public housing authorities, and other institutions with relevant expertise.

To ensure meaningful resident participation, the NS Division conducted two public neighborhood meetings to inform the community about the planning process and gather input on priority needs for the Annual Action Plan. These meetings were publicly advertised in the newspaper, and residents were notified through the City’s website and the Division’s contact lists.

Consolidated Plan Public Contact Information

Tavarous Parks, Administrator of Neighborhood Services Division can be reached in City Hall located at 100 NW 1st Avenue Delray Beach, FL 33444 or via phone 561-243-7240.

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

1. Introduction

Neighborhood Services Division staff developed the Consolidated Plan through a comprehensive process that included analysis of demographic data, consultation with community groups and concerned residents, and meetings with key stakeholders. The Division also engaged in coordinated discussions with public and private agencies, as well as other governmental partners, to ensure a broad and informed assessment of community needs.

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))

The Palm Beach County Continuum of Care (CoC), led by the Homeless and Housing Alliance (HHA), serves as the countywide strategy for addressing homelessness, including within the City of Delray Beach. The HHA Executive Committee oversees planning, coordination, and evaluation of CoC resources to ensure an effective system that rapidly and permanently ends homelessness. Its membership includes representatives from government, business, law enforcement, banking, housing, service providers, faith-based organizations, education, veterans, health care, and individuals with lived experience.

The Homeless Coalition of Palm Beach County supports this work by coordinating the Continuum of Care Planning Committee and its subcommittees, ensuring that community data and stakeholder input inform system-wide strategies.

For the development of the Consolidated Plan and Annual Action Plan, the City of Delray Beach consults with key partners including the Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Redevelopment Agency, CROS Ministries, Habitat for Humanity, Roots and Wings, Teen Tribe and the Palm Beach County CoC. These partners, along with residents, participated in surveys and/or community meetings to identify priority needs.

The City continues to implement an active citizen participation process—hosting community forums, conducting annual planning meetings, and engaging residents, service providers, and stakeholders—to ensure that community and economic development strategies remain responsive to evolving needs.

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.

Continuum of Care (CoC) planning in Palm Beach County is carried out through an inclusive, multi-committee structure that guides system coordination, performance oversight, and strategic planning.

Key committees include the HHA Executive Committee, Homeless Management Information System (HMIS) Oversight Committee, Housing Inventory/Unmet Needs Committee, Financial Committee, Youth Focused Committee, Standards and Procedures Committee, Membership Committee, Training Committee, Veterans Coalition, and several task specific workgroups/pillars. Additional committees convene as needed, such as the Non-Conflict Grant Review Committee and the Point In Time (PIT) Count Committee.

Delray Beach nonprofit partners are long-standing participants in the CoC and its subcommittees, actively engaging in HMIS, Coordinated Entry, and all required training. These agencies also participate in the County's Collective Impact Forums, which support development of the next strategic plan to end homelessness.

The broader CoC planning process is further supported by subcommittees such as the Bed and Gaps Committee, HMIS Steering Committee, Standards of Care Committee, Mainstream Resources Committee, Glades Homeless Committee, Service Provider Network, Emergency Solutions Grant (ESG) Program Board, Consolidated Plan Committee, Discharge Planning Committee, and the Family Empowerment Committee.

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

The Continuum of Care (CoC) system begins with the Homeless Management Information System (HMIS), which serves as the central database for tracking services and outcomes. Individuals experiencing homelessness enter the system either through telephone-based navigation or direct engagement during outreach activities.

The CoC and its community partners actively participate in the Delray Beach Homeless Task Force, which is currently evaluating strategies tailored to addressing homelessness within the City of Delray Beach. Targeted outreach has also been conducted locally through a Homeless Project Connect event coordinated by the Homeless Coalition of Palm Beach County.

Over the past three years, members of the Delray Beach Homeless Task Force, together with City staff, have participated in the annual Point-in-time (PIT) Count. The PIT Count identifies the number of homeless individuals and families countywide and provides critical data to assess needs and guide the development of housing and supportive services.

During the 2025 PIT Count, 70 unsheltered individuals were identified within Delray Beach. In the 2026 PIT Count, 94 individuals were identified as unsheltered; of these, two individuals were sheltered and

two were placed into permanent housing. Delray Beach consistently records the third-highest number of unsheltered homeless individuals in Palm Beach County.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Delray Beach Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	All partnership agencies were contacted for the planning and preparation phase of the annual action plan.
2	Agency/Group/Organization	Delray Beach Community Land Trust
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Roots and Wings
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Service-Fair Housing Services - Narrowing the Digital Divide Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed our needs assessment survey and participated in the planning of the annual action plan.
4	Agency/Group/Organization	Teen Tribe
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services-Employment Youth Development Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Youth Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization completed our needs assessment survey and participated in the planning of the annual action plan.

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

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	Palm Beach County Department of Human Services	Strategic Plan goals do not overlap with those of the Department of Human Services.
Hunger Relief Plan	CROS Ministries	Provides for the service of food, emergency services (bus passes, Rx, clothing, hygiene items, phone calls, etc. Including advocacy and self-sufficiency strategies.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Delray Beach's City Commission delegates responsibility for the preparation of the Consolidated Plan to the Community Improvement Department/Neighborhood Services Division. The neighborhood Services Division is responsible for administering the City's housing and neighborhood services programs and develops and manages most contracts with outside agencies and provides housing and social services to residents throughout the City. The city has adopted and follows a Citizen Participation Plan. For the past several years the City has been engaged in strong and vital planning initiatives with citizens, non-profit organizations, and other community stakeholders to improve housing, economic development, and livability conditions throughout the City. Emphasis has been placed on involving residents within the CDBG target areas. The city has worked very closely with neighborhood associations and other community organizations to ensure that the planning processes reflect the priorities of those most impacted. In addition, several grassroots planning bodies have been established to create opportunities for ongoing stakeholder involvement, including the City Commission appointing 11 member Affordable Housing Advisory Committee. Community representatives were provided with the opportunity to review the plan and provide input.

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	5 members of the public attended the needs assessment meeting	No comments	Not Applicable; no comments received.	

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)
2	Internet Outreach	Non-targeted/broad community Variety of community members	Approximately Twenty-four (24) persons completed the survey questions.	The survey results will be attached as supporting backup.	Not Applicable.	https://www.surveymonkey.com/r/HBYKPJC
3	Public Meeting	Non-targeted/broad community	Approximately (TBD) persons were in attendance	Any comments received are to be included in plan.	Not Applicable.	https://www.youtube.com/@cityofdelraybeachfl/streams

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

For the 2026–2027 program year, the City of Delray Beach will enter its second year of implementing the 2025–2029 Five-Year Consolidated Plan. In accordance with CDBG entitlement regulations, grantees may not have more than 1.5 times their annual allocation remaining in their line of credit 60 days prior to the end of the program year. The City continues to prioritize the timely administration and expenditure of CDBG funds to ensure full compliance with federal requirements and the effective delivery of community development activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	474,697.00	70,071.18	0.00	544,768.18	0.00	Community Development Block Grant Allocation. Also, a previous participant sold their home and returned monies to the program, which is how we gained program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Housing	480,041.00	0.00	0.00	480,041.00	0.00	State Housing Initiatives Partnership program
Other	public - local	Housing	600,000.00	0.00	0.00	600,000.00	0.00	Community Redevelopment Agency-Curb Appeal Program that helps residents living in the CRA district to access funding to improve the exterior of their home.

Table 6 - 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

It is always the intent of the city to leverage funds whenever possible. Federal, State and Local resources will be utilized to provide direct assistance to eligible households, as well as to leverage private investment in the area. The city expects to receive funds for housing objectives from several sources.

The City of Delray Beach consistently prioritizes the strategic leveraging of federal funds to maximize the impact of its housing and community development initiatives. It is the City's ongoing intent to combine federal resources with State, local, and private investments to expand program capacity, increase service delivery, and strengthen long-term community outcomes.

Federal funds primarily CDBG serve as a catalyst for attracting additional financial and in-kind support. These resources are used to provide direct assistance to eligible households, support neighborhood revitalization activities, and incentivize private investment in targeted areas. By coordinating funding streams, the City is able to broaden the reach of its programs and ensure that limited federal dollars generate measurable, sustainable benefits.

Where matching requirements apply such as State-funded housing programs or specific grant-funded initiatives-the City will satisfy these obligations through a combination of local neighborhood services funds, SHIP allocations and CRA contributions. This coordinated approach ensures compliance with all funding requirements while maximizing the overall investment in Delray Beach neighborhoods.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In conjunction with the Community Redevelopment Agency (CRA), property has been strategically designated—either by the City or the CRA—for the development of affordable housing in partnership with the School Board of Palm Beach County through the Atlantic Community High School Construction Academy. The Academy provides students with hands on training by designing and constructing a single-family residence, known as the “Eagle Nest House,” which is subsequently sold to an eligible first-time homebuyer through the City’s homebuyer program.

To date, three homes have been successfully completed under this partnership. Building on this continued collaboration, the project for the current program year will be constructed at 325 Oak Aly, further advancing the City’s commitment to expanding affordable homeownership opportunities while supporting workforce development for local students.

Discussion

The City’s primary focus for the upcoming program year will continue to center on the development, preservation, and maintenance of affordable housing within the jurisdiction. To advance this objective, the City anticipates completing approximately 15-20 substantial housing rehabilitation projects, ensuring that aging housing stock is brought into safe, decent, and code compliant condition.

At least ten (10) of these rehabilitation projects will be reserved for homeowners with incomes at or below 50% of the Area Median Income (AMI), reinforcing the City’s commitment to serving its most vulnerable residents.

To support these efforts, the City will leverage a combination of Community Development Block Grant (CDBG) funds, State Housing Initiatives Partnership (SHIP) funds, and Community Redevelopment Agency (CRA) resources. Collectively, these funding sources are expected to assist up to 15-20 properties through rehabilitation, preservation, and related housing activities, contributing to long term neighborhood stability and affordability.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Owner-Occupied Rehabilitation	2025	2029	Affordable Housing	Citywide	Owner-Occupied Rehabilitation	CDBG: \$308,554.00	Homeowner Housing Rehabilitated: 50 Household Housing Unit
2	Public Service	2025	2029	Non-Housing Community Development	Citywide	Public Service	CDBG: \$71,204.00	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
3	Program Administration	2025	2029	Non-Housing Community Development	Citywide	Planning and Administration	CDBG: \$94,939.00	Other: 1 Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Homeowner Housing Rehabilitated: 50 Household Housing Unit Deferred, forgivable loans are provided to low-moderate income owner-occupied households to maintain their properties in a decent, safe, and sanitary condition. Funds are provided as a deferred, no-interest forgivable loan. Amounts are limited to \$85,000 per unit (subject to change per program guidelines). Funds are provided for rehabilitation administration (Housing Rehab. Specialist and Housing Rehab. Inspector) as an activity delivery cost.
2	Goal Name	Public Service
	Goal Description	The objective of this goal is to improve and expand public service that address senior services, crime prevention, childcare, youth and elderly services, fair housing counseling, education programs, recreational services, tenant/landlord counseling, homeownership assistance and employment training and other strategies as deemed eligible per regulations.
3	Goal Name	Program Administration
	Goal Description	These funds will be used for program management, coordination, monitoring, and evaluation of the CDBG program in FY2026-2027 and the overall administration of the Neighborhood Services Division.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Delray Beach is designated as a CDBG Entitlement community, with its annual allocation determined by the community's demographic profile. The City intends to utilize CDBG funds on a citywide basis to support eligible households, with a strategic focus on directing resources and services to neighborhoods experiencing the highest concentrations of poverty, blight, and economic distress. The City of Delray Beach's Priority needs objectives are as follows: 1. Owner-Occupied Rehabilitation, 2. Public Service and 3. Program Administration.

Projects

#	Project Name
1	2026/OWNER-OCCUPIED REHABILITATION
2	2026/PUBLIC SERVICE
3	2026/PROGRAM ADMINISTRATION

Table 8 - Project Information

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

The City of Delray Beach is designated as a CDBG Entitlement community, with its annual allocation determined by the community's demographic profile. Each year, the city engages residents, stakeholders, and partner agencies to identify priority needs and guide decisions on how CDBG resources should be allocated.

A key operational challenge has been delays in project completion particularly with our contractors within the housing rehabilitation program. When rehabilitation projects are not completed in a timely manner, it creates bottlenecks that slow overall program performance, limit the number of households served, and hinder the City's ability to fully meet its strategic objectives.

AP-38 Project Summary
Project Summary Information

1	Project Name	2026/OWNER-OCCUPIED REHABILITATION
	Target Area	Citywide
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Owner-Occupied Rehabilitation
	Funding	:
	Description	This project addresses building and code violations, interior and exterior building, electrical and plumbing problems, health and safety issues, and the retrofit of special items for those with special needs. This project also provides for staff costs and related expenses required for outreach efforts for marketing the program, rehabilitation counseling, screening potential applicant households and structures, preparing work specifications and bid packages, inspections, eligibility determinations and other services related to assisting owners, contractors and other entities who are participating in eligible rehabilitation activities.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The city anticipates providing CDBG-funded housing rehabilitation assistance to 15 owner-occupied households and 40 homes through the curb appeal program. All assisted households will be extremely low-, very low-, low-income or moderate, consistent with HUD income eligibility requirements and the City's priority to preserve safe, decent, and affordable housing for income-qualified residents.
2	Location Description	Homes are to be located citywide to qualified families within CDBG and other funding sources. Homes under the Curb Appeal program are to be located within the NW/SW neighborhoods within The Set. Properties are identified once applications are deemed eligible according to income certification and rehabilitation needs.
	Planned Activities	Provide critical home repairs, rehabilitation, and code-related improvements for income-eligible owner-occupied households, ensuring decent, safe, and sanitary housing conditions. This activity brings substandard homes into compliance with applicable codes and established housing quality standards.
	Project Name	2026/PUBLIC SERVICE
	Target Area	
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	:

	Description	Provision of eligible public service activities that support low and moderate income households and advance the policy goals outlined in the City's Comprehensive Plan. Funded services may include but are not limited to: subsidized childcare and extended youth daycare, staffing support for nonprofit service providers, housing counseling and emergency intervention programs, health and wellness services, job readiness and employment training, and fair housing outreach and education. These activities are designed to strengthen family stability, expand economic opportunity, and promote equal access to housing and community resources.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated outreach is expected to reach up to 50 income-eligible households through the various public service agencies supported by the City during the fiscal year.
	Location Description	Services provided will be Citywide and provided to those individuals that require the public service needs as described by the agencies receiving funds. All funds are used to support a need within the community that meets the Consolidated Plan of the City as per Public Services activities, 570.201(e).
	Planned Activities	Funds are provided to public services agencies for meeting the needs of individuals and families at or below 80% of the area median income. Services typically are for fair housing initiatives/awareness, landlord/tenant counseling, youth and childcare services and others as defined by the Consolidated Plan of the City as per Public Services activities, 570.201(e).
3	Project Name	2026/PROGRAM ADMINISTRATION
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	:

	Description	Administration, planning, and oversight necessary to ensure effective implementation of the City's housing and community development programs in alignment with the Comprehensive Plan and HUD regulatory requirements. Eligible activities include general management, coordination, monitoring, reporting, financial oversight, procurement, subrecipient management, environmental review functions, and compliance activities required to meet federal, state, and local regulations. Program administration supports transparent stewardship of public funds, accurate performance reporting, and the successful delivery of CDBG funded projects and services to low and moderate income households.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Over the next year, the City anticipates assisting approximately Fifty (50) households through a combination of owner-occupied housing rehabilitation, public service initiatives delivered by nonprofit partners, and the CRA-funded Curb Appeal Program, along with other eligible funding sources. Of these households, an estimated ten (20) are expected to be at or below 80% of the Area Median Income (AMI), consistent with applicable program guidelines.
	Location Description	All projects/activities assisted through the CDBG program are to be used Citywide to qualified families, unless boundary specific. Locations are identified once applications have been deemed eligible for repair and projects have been approved. However, this information will be reflected within the Consolidated Annual Performance and Evaluation Report (CAPER) at year-end.
	Planned Activities	Funds used for program management, coordination, monitoring, and evaluation of the CDBG program in 2026-2027 and the overall administration of the Neighborhood Services Division.

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

Activities and programs funded focus citywide on families at or below 80% of the area median income. Measures will be taken to focus on the areas as identified within the census tract list. The boundaries of the CDBG target area extend from Lake Ida Road (north) to Linton Boulevard (south), and from Interstate 95 (west) to U. S. 1 (east) and certain western communities.

However, activities are generally carried out in areas of low- and moderate-income concentration consisting of qualified Census Tracts and Block Groups. The qualified census tracts, based on the 2016-2020 American Community Survey (ACS), are shown on a map and listed in a table in the appendices of this Plan. The qualified census tracts are subject to change as the census data is updated.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	
Citywide	100

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Funding for housing and community development programs will generally be utilized on a citywide basis, including within eligible Census Tracts and Block Groups. This approach provides maximum flexibility and allows the city to leverage additional resources and partnership opportunities as they arise.

Data analysis, community input, and historical patterns of income disparity indicate a continued need to prioritize areas experiencing greater economic challenges. These neighborhoods benefit most from targeted investments in housing, infrastructure, and social services, ensuring that CDBG resources are directed where they can have the greatest impact.

Discussion

Community feedback consistently affirms the importance of this approach, reflecting a shared understanding of the long-standing inequities that have affected certain neighborhoods within the city. Residents and stakeholders agree that prioritizing investment in historically underserved areas is essential to promoting fairness, expanding opportunity, and advancing equitable community development.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Neighborhood Services staff developed the Annual Action Plan through a comprehensive process that included analysis of demographic data, consultation with residents, meetings with individual stakeholders, and coordination with public and private agencies. Staff also engaged in discussions with other governmental partners to ensure alignment with broader housing and community development strategies.

Representatives from the following agencies either attended planning meetings or were contacted individually to provide input: the Delray Beach Housing Authority, the Delray Beach Community Redevelopment Agency, CROS Ministries, Teen Tribe, Roots and wings, the Delray Beach Community Land Trust, and the Legal Aid Society of Palm Beach County.

In addition, all neighborhood association presidents from areas with higher minority concentrations were encouraged to participate in the Action Plan process. Their involvement helped ensure that the Plan reflects the priorities, concerns, and lived experiences of residents in historically underserved communities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	14
Special-Needs	1
Total	15

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

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

Discussion

The city will continue to maintain strong working relationships with all partner agencies listed above. Joint planning activities occur on an ongoing basis to develop collaborative projects and initiatives that

align with community objectives. The city provides direct funding for many of the programs and services administered by partner agencies and remains actively involved in the monitoring and oversight of those activities to ensure compliance and effectiveness.

The City works closely with the Delray Beach Housing Authority (DBHA), which currently administers the City's Section 8 Housing Choice Voucher Program. The DBHA is a public housing authority chartered under State law and governed by a seven-member Board of Commissioners, each appointed by the City Commission for a four- year term. The Board appoints an Executive Director, who is responsible for agency operations, including staffing, contracting and procurement, service delivery, evaluation of proposed development sites, and long-range planning for public housing programs.

The DBHA prepares and submits a Public Housing Agency (PHA) Five Year Plan and Annual Plan, which outlines the agency's goals, strategies, and operational priorities for serving low-income households within the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Delray Beach Housing Authority's (DBHA) Public Housing Agency Five Year Plan and Annual Plan outline the agency's priorities and operational strategies for the next five years and are incorporated into this Plan by reference.

The City Commission has historically supported the DBHA by providing funding for infrastructure improvements within the DBHA housing complex and by assisting with the acquisition of adjacent property to support future expansion. Any construction or demolition activities initiated by the DBHA are subject to the City's permitting and inspection processes to ensure compliance with local codes and standards.

One of DBHA's notable strengths is the longevity and stability of its administrative leadership, with key personnel serving for more than 20 years and the agency operating continuously since 1973. This institutional knowledge contributes to consistent program delivery and strong organizational capacity.

The City will continue to remain receptive to assisting the DBHA, upon request, with its housing programs and will provide information on homeownership opportunities and other housing initiatives offered by the City. The city is also open to exploring future collaborative housing efforts that benefit Delray Beach residents and advance shared community development goals.

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

The agency administers a range of rental assistance programs, including the Section 8 Housing Choice Voucher Program, the Public Housing Program, and the Family Self-Sufficiency (FSS) Program. Together, these programs demonstrate continuity, stability, and a long-standing commitment to supporting low-income households within the community.

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

The DBHA's Family Self Sufficiency (FSS) Program promotes employment, increased savings, and long-term financial stability for households participating in the Section 8 Housing Choice Voucher Program. The program supports families in becoming economically independent by helping them secure employment, pursue educational opportunities, and build assets. For many participants, the skills and savings gained through the FSS Program ultimately position them to achieve homeownership.

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

The Delray Beach Housing Authority are certified as a high-performing agency.

Discussion

The Delray Beach Housing Authority (DBHA) is a long-standing community institution dedicated to improving the quality of life for low-and-moderate income families by ensuring access to safe, high quality, and affordable housing. Since its establishment in 1973, the DBHA has played a central role in advancing housing stability, expanding opportunity, and supporting residents in achieving long term economic independence.

The Authority administers a comprehensive portfolio of housing programs, including the Section 8 Housing Choice Voucher Program, the Public Housing Program, and the Family Self-Sufficiency (FSS) Program. These programs collectively provide rental assistance, promote financial stability, and create pathways for families to build assets and work toward self-sufficiency. Through the FSS Program in particular, participating households receive individualized support to pursue employment, further their education, increase savings, and, in many cases, prepare for future homeownership.

The DBHA is governed by a seven-member Board of Commissioners appointed by the City Commission, each serving a four-year term. The Board provides policy direction and oversight, while the Executive Director appointed by the Board manages day-to-day operations, staffing, procurement, service delivery, and long-range planning. One of the Authority's greatest strengths is the longevity and stability of its administrative leadership, with key personnel serving for more than two decades. This continuity has contributed to strong organizational capacity, consistent program performance, and a deep understanding of the community's evolving housing needs.

The DBHA prepares and submits a Public Housing Agency (PHA) Five Year Plan and Annual Plan, which outlines the agency's goals, priorities, and strategies for serving low-income households. These plans are incorporated by reference into the City's planning documents to ensure alignment between local housing initiatives and federal program requirements.

The City of Delray Beach has historically supported the DBHA through funding for infrastructure improvements within DBHA managed properties and by assisting with the acquisition of adjacent land to support future expansion opportunities. All construction and demolition activities undertaken by the DBHA are subject to the City's permitting and inspection processes, ensuring compliance with local codes and standards.

The city remains committed to maintaining a strong partnership with the DBHA and continues to collaborate on housing initiatives that benefit Delray Beach residents. The city provides information on homeownership programs, rehabilitation assistance, and other housing resources, and remains open to future collaborative efforts that advance shared goals for affordable housing, neighborhood revitalization, and equitable community development.

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

Introduction

The Neighborhood Resource Center (NRC) serves as a central hub for community support in Delray Beach, providing residents with direct access to essential services, resources, and programs that promote stability, self-sufficiency, and overall, wellbeing. Located within one of the City's core neighborhoods, the NRC plays a vital role in connecting low- and moderate income households to housing assistance, food resources, legal services, financial literacy programs, youth development opportunities, and senior support services.

The NRC also houses several partner agencies including the Delray Beach Community Land Trust, CROS Ministries, Legal Aid Society of Palm Beach County, and the Urban League of Palm Beach County allowing residents to receive multiple services in one accessible location. This co-location model strengthens collaboration, reduces barriers to assistance, and ensures that families can navigate available programs more efficiently.

As a trusted community anchor, the NRC supports the City's broader goals of equitable investment, neighborhood revitalization, and improved quality of life. Its presence within the community ensures that residents have a reliable, welcoming space where they can seek guidance, build skills, and access the tools needed to achieve long term success.

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

The city continues to provide office and pantry space to CROS Ministries, which operates one of the region's most active food pantries, serving more than 4,000 families each month. This partnership significantly expands the availability of food resources for low-and moderate income households and strengthens the City's overall network of community support services. As demand continues to grow, the City anticipates further increases in service capacity through this ongoing collaboration.

Outreach to individuals experiencing homelessness, particularly those who are unsheltered, remains a critical component of the City's service delivery system. Dedicated outreach teams and case managers engage individuals where they reside, including on the streets, in encampments, in vehicles, and in other locations not meant for habitation. These efforts focus on building trust, addressing immediate needs such as food, clothing, and hygiene supplies, and encouraging individuals to access shelter and supportive services.

Comprehensive assessments are conducted using structured interviews and tools such as the

Vulnerability Index Service Prioritization Decision Assistance Tool (VI SPDAT). These assessments help identify health conditions, mental health needs, substance use challenges, and housing histories, allowing outreach teams to develop individualized service plans. Individuals are then connected to appropriate resources, including medical care, mental health counseling, substance use treatment, employment assistance, and housing programs. Outreach teams work closely with local shelters, healthcare providers, and social service agencies to coordinate care and ensure continuity of services. In addition, through the point in time count we can meet the homeless population where they are and provide them with the resources needed. Through the COCC, they provide meals, showers, access to medical services, clothing, transportation, and housing services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing the emergency shelter and transitional housing needs of individuals experiencing homelessness remains a critical priority for the City of Delray Beach. While the City does not operate its own shelter, individuals in need are referred to a network of countywide providers that offer immediate access to safe, temporary accommodations and supportive services. Emergency shelters provide overnight lodging, meals, and necessities, serving as an essential safety net for individuals and families who lack stable housing. These facilities often prioritize vulnerable populations, including families with children, veterans, survivors of domestic violence, and individuals with disabilities.

Transitional housing programs serve as an important bridge between emergency shelter and permanent housing. These programs typically offer longer term stays ranging from several months to two years along with comprehensive supportive services such as case management, life skills training, mental health counseling, substance use treatment, and employment assistance. The goal is to help residents achieve stability, build self-sufficiency, and successfully transition into permanent housing.

Despite the availability of these resources, demand frequently exceeds capacity across both emergency and transitional housing systems. This can result in waiting lists and unmet needs, particularly for unsheltered individuals in Delray Beach. To address these gaps, ongoing efforts focus on expanding shelter beds, increasing transitional housing options, and strengthening rapid rehousing programs that help individuals move quickly into housing with short term financial and supportive assistance.

Collaboration among nonprofit organizations, county agencies, faith-based groups, and the city plays a vital role in maintaining and enhancing these housing options. Through coordinated outreach, shared resources, and integrated service delivery, partners work collectively to ensure that individuals experiencing homelessness receive timely access to shelter and the supportive services necessary to achieve long term housing stability.

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 refers individuals experiencing homelessness to social service agencies that operate active programs designed to support their transition to permanent housing. Assisting homeless persons in Delray Beach, particularly chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth—requires a coordinated, housing-focused approach centered on rapid rehousing, supportive services, and prevention strategies. These programs work to reduce the length of time individuals and families experience homelessness by quickly connecting them to affordable housing options paired with tailored supports such as case management, employment assistance, mental health and substance use counseling, and life-skills training.

Rapid Rehousing initiatives prioritize securing stable housing as quickly as possible, often providing short to medium term rental assistance and supportive services to help households regain stability. For chronically homeless individuals, Permanent Supportive Housing combines long-term affordable housing with ongoing services to address complex health and social needs. Veterans are connected to specialized programs that link them to VA healthcare, housing vouchers, and supportive services. Unaccompanied youth benefit from targeted transitional housing and independent living programs that emphasize education, job readiness, and emotional support. Additionally, Palm Beach County offers youth-focused housing programs through organizations such as Vita Nova and Child Net, which provide critical support for young adults transitioning toward independence.

Prevention efforts also play a vital role in reducing returns to homelessness. These strategies include connecting households to mainstream benefits, financial literacy education, and eviction-prevention services. Collaboration among housing providers, social service agencies, healthcare systems, and community organizations enhances access to affordable housing units and ensures that supportive networks remain in place.

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.

Persons are referred to social service agencies that have active programs to support the prevention of becoming homeless and other related services. Delray Beach employs a comprehensive approach to help low-income individuals and families, especially those with extremely low incomes, avoid homelessness through referrals. Short-term rental and utility assistance programs play a crucial role in preventing eviction and utility shutoffs for households facing sudden financial crises. Tenants benefit

from housing counseling and legal aid services that inform them of their rights and provide support to avoid wrongful evictions. Access to public benefits such as Supplemental Nutrition Assistance Program (SNAP), Medicaid, Temporary Assistance for Needy Families (TANF), and Supplemental Security Income (SSI) further stabilizes household finances, reducing the risk of housing loss. Attention is given to individuals being discharged from publicly funded institutions, including hospitals and mental health facilities, foster care agencies, and correctional institutions. Palm Beach has established coordinated discharge planning protocols designed to identify those at risk of homelessness well before discharge. Individualized plans are developed to ensure that stable housing arrangements are in place, along with connections to community-based services that support long-term stability. Partnerships between housing providers and systems of care facilitate access to transitional or permanent housing options, while specialized support programs target youth aging out of foster care and formerly incarcerated individuals, providing life skills training, employment assistance, and housing placement to reduce their vulnerability to homelessness. Public and private agencies that address housing, health, social services, employment, education, and youth needs often integrate housing stability goals into their case management plans. These integrated services work holistically to address the underlying causes of housing instability. Prevention-focused programs offer eviction mediation and emergency financial aid funded by local, state, and federal grants, keeping many individuals housed. Additionally, connections to job training, education, and employment services enhance income potential and long-term housing security. Proactive outreach and early intervention efforts help identify vulnerable populations at risk of homelessness, allowing for the timely delivery of prevention services. Through these combined efforts, Delray Beach aims to reduce both the incidence and recurrence of homelessness by addressing financial crises, supporting vulnerable populations during critical transitions, and ensuring that housing stability is a central component of the community's broader social support network.

Discussion

The city will continue to refer persons requiring emergency shelter and transitional housing to the Senator Philip D. Lewis Center and Palm Beach service providers. The decline in supply of affordable housing, primarily for lower and moderate-income households, continues to affect communities nationwide. The City of Delray Beach is not exempt from this housing epidemic. Due to current market conditions, many City residents are forced to pay a significant percentage of their income for housing. This leads to crowded or shared apartments, sub-standard housing units, or affordable housing located in distant suburbs that require long commutes. To support the production of affordable housing, the city is committed to strengthening partnerships and initiatives amongst all levels of government and the private sector.

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

Introduction:

The Action Plan will be implemented through a coordinated network of public, private, and non-profit organizations, many of which actively participated in the public engagement process. The City's Neighborhood and Community Services Department through the Neighborhood Services Division works closely with these partner agencies to expand affordable housing opportunities, improve neighborhood conditions, and deliver essential services to all segments of the City's population.

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

The City of Delray Beach will continue to provide funding for a wide range of housing and community development projects designed to meet the diverse needs of its residents. On an ongoing basis, the City engages in numerous initiatives and has established strong partnerships with key public, private, and non-profit agencies to deliver essential services, expand affordable housing opportunities, and support neighborhood revitalization.

Through the Neighborhood and Community Services Department, the city collaborates with partner organizations to construct affordable housing, improve neighborhood conditions, and ensure that services are accessible to all segments of the population. These partnerships strengthen the City's capacity to address housing challenges and promote equitable community development.

In alignment with its commitment to expanding affordable and workforce housing, the City is currently developing a new ordinance governing Accessory Dwelling Units (ADUs). Under this ordinance, homeowners who construct ADUs for rental purposes will be required to designate those units as workforce housing. This policy is intended to increase the supply of attainable rental options for local workers, support neighborhood stability, and ensure that new housing opportunities remain accessible to households that contribute to the economic vitality of Delray Beach.

Discussion:

The Action Plan will be implemented through a coordinated network of public, private, and non-profit organizations, many of which actively participated in the public participation process. The City of Delray Beach, through its Neighborhood and Community Services Department and the Neighborhood Services Division, works closely with these partner agencies to expand affordable housing opportunities, enhance neighborhood conditions, and deliver essential services to all segments of the City's population.

This collaborative structure enables the City to leverage the expertise and capacity of its partners to

address community needs more effectively. Through these partnerships, Delray Beach continues to support the development of affordable housing, strengthen neighborhood revitalization efforts, and ensure that residents—particularly low- and moderate income households—have access to the programs and services necessary for long term stability and improved quality of life.

AP-85 Other Actions – 91.220(k)

Introduction:

The Action Plan is to be carried out through a network of public, private, and non-profit organizations, many of which participated in the public participation process. The City's Neighborhood and Community Services Neighborhood Services Division has been working with these agencies to construct affordable housing, improve neighborhoods, and establish services for all segments of the City's populations.

Actions planned to address obstacles to meeting underserved needs

The City of Delray Beach will continue to provide funding for a broad range of housing and community development projects designed to meet the diverse needs of its residents. On an ongoing basis, the City engages in numerous initiatives and has established strong, effective partnerships with key public, private, and non-profit agencies. Through these collaborations, the city can deliver a wide array of services to residents in need, support neighborhood revitalization, and expand access to affordable housing opportunities.

Actions planned to foster and maintain affordable housing

A variety of affordable housing units have recently come online within the City of Delray Beach, reflecting continued progress in expanding housing opportunities for low- and moderate income households. The City actively monitors ten workforce housing development sites, 54 multifamily rental units administered by the Delray Beach Housing Authority (DBHA), and scattered site single family homes developed and preserved by the Delray Beach Community Land Trust. This oversight ensures long term affordability, compliance with program requirements, and the ongoing availability of diverse housing options for residents.

The purpose of the City's Housing Element is to evaluate local housing and neighborhood conditions, analyze current and emerging housing trends, and identify existing and projected deficits in the supply of housing needed to serve the community's population. This analysis guides the development of policies aimed at improving neighborhood livability, expanding the range of housing choices, strengthening the local housing market, and increasing the overall efficiency of the housing delivery system. Through these efforts, the city seeks to ensure that residents at all income levels have access to safe, stable, and affordable housing.

Actions planned to reduce lead-based paint hazards

HUD's Lead Based Paint regulations apply to all rehabilitation activities funded under the Community Development Block Grant (CDBG) Program. For any assisted housing unit constructed prior to 1978, the city must ensure compliance with lead safe work practices, risk assessments, and hazard reduction requirements as outlined in 24 CFR Part 35.

When rehabilitation work is completed in a unit where lead-based paint hazards were identified or presumed, a clearance examination is conducted by a certified professional. This clearance test verifies that dust lead levels meet federal safety standards and confirms that the home is lead safe before it is reoccupied. This process ensures the protection of residents, particularly children and other vulnerable populations—and maintains full compliance with HUD regulations. Lastly, we plan to get our housing inspectors trained to be a lead assessor to reduce cost on future rehab projects.

Actions planned to reduce the number of poverty-level families

The goals, objectives, and actions outlined in the 2025–2029 Consolidated Plan and the 2026–2027 Action Plan are designed to assist residents currently living in poverty by providing access to resources that support economic mobility, as well as to help households at risk of falling into poverty maintain long term stability through our Neighborhood Resource Center (NRC). The City’s holistic approach to community development incorporates a range of programs and initiatives aimed at reducing the number of families living at or below the poverty level. Strong partnerships with local social service agencies, housing providers, and community-based organizations significantly enhance the effectiveness and efficiency of these efforts.

The Local Housing Assistance Plan (LHAP) is prepared by the City’s Neighborhood Services Division in collaboration with the Affordable Housing Advisory Committee. The LHAP outlines local housing assistance strategies for the use of State Housing Initiatives Partnership (SHIP) funds and includes local incentive strategies to support the development and preservation of affordable housing. While the City is unable to fully quantify the extent to which its current housing policies and programs reduce the number of households living below the poverty level, these initiatives collectively contribute to improved housing stability and economic opportunity.

The Delray Beach Housing Authority’s Family Self Sufficiency (FSS) Program serves as a key anti-poverty tool. The program provides a comprehensive, family centered approach to service delivery that includes homeownership preparation, adult education, vocational training, social and economic counseling, employment readiness and placement, medical screenings, and transportation assistance. By addressing the needs of each household holistically, the FSS Program supports long term economic independence. In addition, the DBHA applies for Section 8 rental assistance whenever HUD makes new funding available, further expanding housing opportunities for low- income families.

Actions planned to develop institutional structure

Measurable strengths of the delivery system of housing and community development programs include the number of lenders and financial institutions participating in the Community Land Trust/ Purchase Assistance Program, as well as the number of foundations and non-profit agencies in the community actively participating in a variety of activities benefiting the community.

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

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 accomplishes this by delivering and connecting residents to services that promote education, financial management skills, and productive, self-sufficient lifestyles.

During Program Years 2025–2029, the NRC will continue to serve as a central hub for several key partner agencies, including the Delray Beach Community Land Trust, CROS Ministries/Caring Kitchen, Legal Aid Society of Palm Beach County, and the Urban League of Palm Beach County. Co-locating these agencies within the NRC ensures that residents have convenient access to a broad range of supportive services, including housing resources, food assistance, legal support, and workforce development programs.

The city will also continue to leverage its extensive network of neighborhood associations to strengthen communication between municipal departments and residents at the neighborhood level. This grassroots engagement allows the Neighborhood Services Division to gather meaningful feedback, identify emerging needs, and address challenges as they arise. Through this collaborative and community centered approach, the NRC remains a vital resource for empowering residents and supporting the overall wellbeing of Delray Beach neighborhoods.

Discussion:

During the 2026–2027 program year, the City of Delray Beach will continue to conduct random on-site monitoring visits for selected housing rehabilitation projects completed within the past 12–24 months. These visits allow the City to verify compliance with federal regulations, assess the quality of completed work, and ensure that program requirements have been met.

In addition, the Neighborhood Services Division conducts on site monitoring visits for each public service subrecipient to confirm adherence to all applicable federal regulations, contractual obligations, and City policies. All documentation related to subrecipient activities and monitoring is maintained by the Neighborhood Services Division. These files include site visit reports, before and after condition assessments, and evaluations of measurable outcomes.

Through these monitoring practices, the City ensures accountability, maintains program integrity, and supports the effective use of federal resources for the benefit of Delray Beach residents.

Program Specific Requirements

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

Introduction:

Under Section AP20, *Annual Goals and Objectives*, the City of Delray Beach has identified the targeted activities planned for the 2026–2027 program year, including the use of all CDBG funds expected to be available, as well as any program income anticipated prior to the start of the next program year. These planned activities reflect the City’s priorities for housing, community development, and public service investments.

Currently, the city does not receive HOME Investment Partnerships Program (HOME), American Dream Downpayment Initiative (ADDI), or Emergency Solutions Grant (ESG) funding. As a result, the Action Plan focuses exclusively on the strategic use of CDBG resources to address local needs and advance the goals established in the Consolidated Plan.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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	70,071
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:	70,071

Other CDBG Requirements

1. The amount of urgent need activities	100
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.	0.00%
Annual Action Plan 2026	42

The City of Delray Beach received program income from a recently completed housing rehabilitation project. In accordance with the program's guidelines, the homeowner was required to repay a portion of the rehabilitation assistance after selling the property within one year of the project's completion. This repayment has been recorded as program income and will be reinvested into eligible CDBG activities.

The City of Delray Beach will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The City of Delray Beach agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

