

Consolidated Annual Performance and Evaluation Report

"CAPER"

Fiscal Year 2017-2018



Community Development Block Grant

**City of Delray Beach
Neighborhood and Community Services Department
Neighborhood Services Division
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Delray Beach, Florida 33444
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December 11, 2018

CAPER

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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 and receiving Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). In order for the City to receive this allocation, a Consolidated Plan is developed which sets forth program goals, specific objectives, annual goals and benchmarks for measuring progress.

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	Other Real Property Improvements	CDBG: \$	Buildings Demolished	Buildings	10	3	30.00%			
Economic Development	Non-Housing Community Development	CDBG: \$ / Community Redevelopment Agency: \$	Businesses assisted	Businesses Assisted	15	1	6.67%			

Owner-Occupied Rehabilitation	Owner-Occupied Rehabilitation	CDBG: \$ / Community Redevelopment Agency: \$ / Residential Construction Mitigation Program: \$ / State Housing Initiatives Partnership: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	22	44.00%	2	3	150.00%
Program Administration	Program Administration	CDBG: \$ / Community Redevelopment Agency: \$ / Residential Construction Mitigation Program: \$ / State Housing Initiatives Partnership: \$	Other	Other	1	1	100.00%	1	1	100.00%
Public Facilities	Public Facilities	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			

Public Service	Non-Housing Community Development	CDBG: \$ / Community Redevelopment Agency: \$ / Residential Construction Mitigation Program: \$ / State Housing Initiatives Partnership: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12734	25548	200.63%	0	12814	
Public Service	Non-Housing Community Development	CDBG: \$ / Community Redevelopment Agency: \$ / Residential Construction Mitigation Program: \$ / State Housing Initiatives Partnership: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	200	616	308.00%	200	0	0.00%

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.

In order to achieve the goals set for neighborhood revitalization that directly benefit in the form of housing and other various identified needs,

the City made funding available from the Community Development Block Grant (CDBG) Program (\$258,329), State Housing Initiative Program (SHIP) (273,351) Workforce Housing (approx. \$1,300,000 roll-forward funds and Residential Construction Mitigation Program repayments (\$43,000). A total of \$1,874,680 was made available to provide community identified priority needs benefiting very low, low and moderate-income residents during the 2017-2018 Fiscal Year.

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	5
Black or African American	76
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	81
Hispanic	0
Not Hispanic	81

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

Narrative

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	CDBG	461,097	
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	389,506	

Table 3 - Resources Made Available

Narrative

In order to achieve the goals set for neighborhood revitalization that directly benefit in the form of housing and other various identified needs, the City made funding available from the Community Development Block Grant (CDBG) Program \$299,713, CRA funded Curb Appeal Program (\$35,000), Residential Construction Mitigation Program repayments (RCMP) \$43,000, State Housing Initiative Program (SHIP) \$273,351 and Solid Waste Authority (\$139,149). A total of \$790,213 was made available to provide community identified priority needs benefiting very low, low and moderate-income residents during the 2017-2018 Fiscal Year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG TARGET AREA	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

All activities undertaken during the program year were carried out within the Community Development Block Grant (CDBG) Target Area (see attached map) consisting of census tracts 65.02, 67.00, 68.01 and 68.02. Census income data reveals these census tracts are the areas of lowest per capita income, lowest median household income and lowest family income in the City.

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 was very successful in leveraging CDBG funds with other public and private resources. The City's successful housing programs have enabled the direct leveraging of substantial match dollars in the form of first mortgages through private lending institutions, the State and other local funding providers. Also, Public Service agencies are encouraged to seek other funding sources for the purpose of leveraging CDBG dollars.

The City and Delray Beach Community Redevelopment Agency (CRA) have partnered to fund and leverage various housing rehabilitation programs to address the elimination of slum and blight conditions within the City's CDBG and CRA target area.

The City and CRA have agreed to share each 50% of the salary and benefits of the Housing Rehab Inspector position in order to insure timely and professional services related to the review of plans and bids for specific housing rehabilitation projects.

The City and CRA have collaborated in order to fund and implement the Curb Appeal Residential Improvement Program to enhance the appearance and aesthetics of the exterior of single-family residential properties within the CDBG target area. The program assist homeowners with the cost of minor structural and cosmetic property improvements; roof repair on properties with/without homeowner's insurance and enhance aesthetics that eliminates slum and blight. In FY 17-18 the CRA allocated \$35,000 towards the rehabilitation and \$50,000 towards the demolition and clearance program.

The City of Delray Beach, Neighborhood Service Division applied for in the amount of \$135,149.87 from the Solid Waste Authority of Palm Beach County (SWA) to beautify City-owned properties and eliminate slum and light in those same areas. The City also received repayments from the Residential Construction Mitigation Program used to harden income eligible and qualified single-family homes within the community that are in need of hurricane retrofitting. The City was able to address one (1) property through leveraging.

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	8	0
Number of Special-Needs households to be provided affordable housing units	2	0
Total	10	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	10	0
Number of households supported through Acquisition of Existing Units	0	0
Total	10	0

Table 6 – Number of Households Supported

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

The annual goal is to rehabilitate up to fifteen homes per year however we aim to leverage other funding sources to increase the number of properties that can be assisted. This is often a challenge dependent on the location of the property and the necessary repairs required to bring the property up to current code. During this fiscal year, we assisted eight (8) additional properties using other sources.

Discuss how these outcomes will impact future annual action plans.

Leveraging other funding sources allows the City to be able to allocate additional funds towards strategies which need to be reinvigorated based on the economic demands of the community.

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	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

This program provides housing rehabilitation assistance of owner-occupied homes of low to moderate income persons. A total of \$180,751.55 was expended. Accomplishments: During FY2017-2018 a total of twelve (12) homes were deemed eligible. Eight (8) were completed using CDBG funds on ELI to Low-Income households as noted in the attachment "Accomplishments FY2017".

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 is the county-wide strategy (inclusive of Delray Beach) for meeting the needs of individuals and families who are homeless or at risk of becoming homeless. The Palm Beach County Continuum of Care is known as the Homeless and Housing Alliance (HHA) of Palm Beach County, which delivers a comprehensive and coordinated continuum of services for homeless individuals and families and those at risk of becoming homeless, inclusive of Delray Beach. The Palm Beach County Division of Human Services (The Division) is the lead entity for the HHA. As lead entity, the Division coordinated the efforts to develop a strategic plan to end homelessness. The City will continue to partner with agencies like CROS Ministries to assist in furthering its mission to serve the hungry in Palm Beach County through community collaborations. The City continues to provide office and pantry space to CROS Ministries to provide the services referenced above. Through this partnership, an increase in service is anticipated.

Addressing the emergency shelter and transitional housing needs of homeless persons

This year the City has created a viable partnership with several members within the Housing Task force across the spectrum to discuss possible short and long-term goals to assist the homeless population. Currently, the City refers persons requiring emergency shelter and transitional housing to the Senator Philip D. Lewis Center. To assist individuals who are homeless in Palm Beach County through outreach, assessment, and housing. Services are prioritized to the most vulnerable homeless persons. Palm Beach County is transitioning services towards a Housing First philosophy in its practices.

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

Through the various partnerships the City has, the avoidance of becoming homeless has decreased. The City will continue to refer persons requiring assistance to the proper housing agencies specialized that

are able to assist.

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

There are currently several organizations within Palm Beach County that can assist in varying degrees to help homeless persons transition to permanent housing. The City will continue to refer persons requiring assistance to these agencies i.e, Senator Phillip D. Lewis Center, 211, The Lord's Place, Family Promise, Adopt-a-Family, etc.

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

Actions taken to address the needs of public housing

The Delray Beach Housing Authority's (DBHA) Public Housing Development, since its demolition in 2008, was the only public housing facility located in the jurisdiction of Delray Beach. The development was located within the southwest section of the designated CDBG target area and is in census tract 68.01. Carver Estates was built in the early 1970's and although maintained by the Authority with its limited resources, the buildings deteriorated over time. The DBHA has since begun redevelopment of the former public housing site into a mixed income development. The project consists of 144 affordable family units and underway is the 84 elderly Project Based Voucher units to be known as Village Square Elderly. Construction completion is scheduled for later this year.

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

During this review period, the City continued to promote affordable housing through its Neighborhood Services Division. State resources and local partnerships are utilized to maintain and expand the City's inventory of affordable units.

Actions taken to provide assistance to troubled PHAs

The DBHA, through an extended branch, the Delray Housing Group (DHG), currently manages both the La France Apartments and Carolyn Quince Apartments under a 5-year management agreement with the CRA. This arrangement provides another layer of assurance that the units will remain affordable to the City's low income community. City staff continues to monitor the tenant residency of La France Hotel and 133 NW 5th Avenue units both developments that were part of the Hurricane Housing Recovery funds the city received by the State which provides affordable very-low to moderate income housing within the CDBG target area. All 23 units are occupied by residents at or below 100% of median income. Through the City's Neighborhood Stabilization Program, DBHA/DHG continues to manages seven (7) housing units set-aside for extremely low income families.

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's (AHAC) intent is to review the incentives that are included in the City's local Housing Assistance Plan (LHAP). The Action Plan is carried out through a network of public, private, and non-profit organizations, many of which participated in the public participation process. The City's Community Improvement Neighborhood Services Division continues to work with these agencies to construct affordable housing, improve neighborhoods, and establish services for all segments of the City's population.

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

The City of Delray Beach will continue providing funding for a variety of housing and community development projects and programs designed to meet the diverse needs of its citizens. On an on-going basis the City is involved with numerous initiatives and has forged successful partnerships with key agencies to provide a wide array of services to residents in need.

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

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

The City of Delray Beach's anti-poverty strategy will assist in reducing the number of poverty level families by increasing access to the following services and programs: 1) Programs supporting and encouraging community and neighborhood maintenance 2) Affordable housing in perpetuity to special needs, low/moderate income, and below poverty level families with the help of various nonprofit organizations. 3) Employment and training programs to improve the academic, basic, and technical skills of low/moderate income persons to aid in obtaining or improving their earning capacity through the

financial empowerment program under Urban League of Palm Beach County 4) Educational outreach for low/moderate income families, particularly those with special needs by working with banks, insurance companies regarding credit worthiness, and property protection.

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

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

The Neighborhood Resource Center continues to uphold its mission by enriching the quality of life of City residents and promoting a sense of community through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles. During program year 2016-17 the NRC office space continued to serve as home to agencies such as the Delray Beach Community Land Trust, CROS Ministries/Caring Kitchen, Legal Aid of Palm Beach County, Faith, Hope Love Charities, Inc. and Urban League of Palm Beach County. The City always seeks to expand the NRC to provide additional services within the CDBG target area to the community residents. The City will continue to utilize its unique network of neighborhood associations to foster communication between the City and the neighborhoods at the resident level. In doing so the Neighborhood Services Division can gain important feedback and citizen input from the residents themselves and overcome obstacles as they present themselves.

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

As part of the needs assessment conducted each year, the City's objective is to identify impediments and how best to solve those through the programs and partnership we develop.

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

City staff annually monitors files for income and program compliance. The City will continue its working relationship with Legal Aid of Palm Beach County to strengthen the City's ability to monitor Fair Housing concerns and issues throughout Palm Beach County and the City of Delray Beach. Economic development represents the third facet of the city's approach to anti-poverty. The City of Delray Beach and the Delray Beach Community Redevelopment Agency co-funded an Economic Development Director in efforts to expand, create and retain employment and business opportunities for city residents. Specific activities included job creation for target area residents, promoting downtown revitalization, supporting non-profit housing partner in its small business incubator program, and promoting neighborhood revitalization through commercial redevelopment. One business was funded in an effort to purchase operating equipment in order to expand the business. This strategy assisted by promoting neighborhood revitalization through commercial redevelopment.

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 provides this report to the citizens that detail the year's activities, expenditures and progress in implementing its federal programs. A complete draft of this report was made available for a fifteen (15) day public review and comment period beginning November 22, 2018 through December 6, 2018. Copies were placed at the City of Delray Beach's Neighborhood and Community Services Department (formerly Community Improvement), Neighborhood Services Division offices, located at 100 NW 1st Avenue, Delray Beach, FL 33444. The plan was also made available online at www.mydelraybeach.com. The report was approved at a public hearing before City Commission on December 11, 2018.

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 will continue to review its program objectives and make necessary changes as it benefits the community residents at large. The primary focus for the 2018 Program Year will be to effectively spend CDBG resources on eligible projects in order to comply with CDBG timeliness spending regulations. Additionally, the City will continue increasing staff capacity and fostering relationships with various partners in the delivery of programs to increase economic opportunity and to provide low-to-moderate income homeowners and prospective buyers with tools and assistance in accessing homeownership.

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)

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