

Executive Summary

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

1. Introduction

Community Development Block Grant (CDBG) Program recipients are required per the U.S. Department of Housing and Urban Development (HUD) to develop an Annual Action Plan component of the five-year Consolidated Plan each year. The Plan serves as the application of funding for the CDBG program and describes the activities that will be undertaken during the next fiscal year. Activities are selected for funding in accordance with the priorities established in the 2020-2024 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.

The Consolidated Plan is one key component of the CDBG Program. It is a planning document in which the City identifies and prioritizes the community's needs over a five-year period. The Consolidated Plan is designed to help local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities. The Consolidated Plan contains certain specific elements required by HUD – summarize the City's priority needs, describe the basis for assigning the priorities, set specific goals and objectives and describe how it plans to allocate funds to meet these identified needs.

3. Evaluation of past performance

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

The City of Delray Beach, as a CDBG entitlement City, receives funding under a formula allocation from HUD. The City's annual allocation has decreased slightly from \$531,055 to \$513,098 in 2020.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Delray Beach's City Commission delegates responsibility for the preparation of the Consolidated Plan to the Neighborhood and Community Services 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.

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.

As required by HUD, a Needs Assessment Meeting was held on June 9, 2021 at City Hall, 100 NW 1st Avenue, to obtain citizen input. In addition to advertising the public hearings, neighborhood associations, public agencies and other interested parties were notified by flyer, website and email of the date, time, and location of the public hearing. The City also publicized that the plan was available for a 30-day public comment period from June 9, 2021 - July 13, 2021. Although the meetings allow individuals and groups the opportunity to identify community housing and non-housing needs and to express their views, no comments were received at either public hearing.

Public Notice waivers were requested to HUD on June 18, 2021. Plan appeared before Commission on July 13, 2021. Reportable comments were received during the comment period.

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

All questions were answered during the meeting. Comments are identified in the citizen participation comments section as an attachment.

7. Summary

It is always the intent of the City to expend one hundred percent of the activities funded in the 2021-2022 Annual Action Plan within the City of Delray Beach's CDBG target area which encompasses the residential core of the City and to focus on individuals/households between low to moderate income.

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

Table 1 – Responsible Agencies

Narrative (optional)

As the Division that administers the Community Development Block Grant funds for the City of Delray Beach, Neighborhood Services prepares the Consolidated Plan. Staff interacted with affiliates of local and county government, non-profit housing providers; providers of social services and non-housing community needs; public housing authority and other representatives of various institutions that may have been able to provide information. Three public neighborhood meetings were conducted to inform residents of the process and collect information necessary to determine the priority needs for the Consolidated Annual Action Plan. The meetings were advertised in the newspaper and residents notified of the neighborhood meetings through City's website and Division contact lists.

Consolidated Plan Public Contact Information

Ferline F. Mesidort, Administrator of Neighborhood Services Division can be reached in City Hall located at 100 NW 1st Avenue Delray Beach, FL 33444 or by phone 561-243-7282.

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

1. Introduction

Neighborhood Services Division staff developed the Consolidated Plan through analysis of demographic data, consultation with community groups and concerned citizens, meetings with individual contacts, consultation with public and private agencies, and discussions with other governmental agencies. Representatives of the agencies either attended meetings, or were contacted individually for input.

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(I))

The Palm Beach County Continuum of Care is the countywide strategy (inclusive of Delray Beach) for meeting the needs of individuals and families who are homeless or at risk of becoming homeless. The Continuum of Care known as the Homeless and Housing Alliance of Palm Beach County (HHA) is responsible for developing the homeless delivery system strategy based on information provided by the Continuum of Care members. The HHA Executive Committee serves as the decision-making body responsible for planning evaluation and coordination of HEARTH CoC resources and other relevant homeless funding. The Executive Committee is responsible for managing community planning, coordination and evaluation to ensure that the system of homeless services and housing rapidly ends people's homelessness permanently. The Committee consists of community-based representatives from government, business, formerly homeless individuals, law enforcement, banking, housing, service providers, faith groups, education, veterans and health care. The HHA collaborates with community task forces to make sure crucial data is included in the Continuum planning process. The Homeless Coalition of Palm Beach County is responsible for developing the Continuum of Care strategy based on information provided by the Continuum of Care Planning Committee. The Homeless Coalition of Palm Beach County's Board of Directors is a community-based Board with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing, service providers, faith groups, education, veterans and health care. The Homeless Coalition oversees and coordinates the Continuum of Care Planning Committee and all its sub-committees. The Coalition collaborates with community task forces to make sure crucial data is included in the Continuum planning process. The Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Redevelopment Agency, CROS Ministries, Palm Beach Continuum of Care, and Habitat for Humanity were contacted and participated in a survey completed by non-profits/residents in helping to identify proposed needs within the City. The results of the survey reflected the most necessary needs as demolition and clearance of blighted structures, owner-occupied rehabilitation assistance and an increase in youth and teen services.

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.

The Continuum of Care planning occurs through an inclusive process consisting of the following Committees: HHA Executive Committee, HMIS Oversight Committee, Housing Inventory/Unmet Needs Committee, Financial Committee, Youth Focused Committee, Standard Policies and Procedures Committee, Membership Committee, Training Committee, Non-Conflict Grant Review Committee - as needed, PIT Committee- as needed, Task Specific Work Groups; Veterans Coalition. Several Not-For-Profits from Delray Beach are long standing members of the Homeless and Housing Alliance and participate in the CoC and its Sub-Committees as well as all training events. These Not-For-Profits also participate in the CoC's Homeless Management Information System and Coordinated Entry through the County's only Homeless Resource Center. These agencies are also participating in the County's Collective Impact Forums which are being held to develop the County's next strategic plan to end homelessness. The Continuum of Care planning occurs through an inclusive process consisting of the following Committees: HHA Executive Committee, HMIS Oversight Committee (Performance Measures Sub-Committee of HMIS), Housing Inventory/Unmet Needs Committee, Financial Committee, Youth Focused Committee, Standard Policies and Procedures Committee, Membership Committee, Training Committee, Non-Conflict Grant Review Committee - as needed, PIT Committee- as needed, Task Specific Work Groups (Homeless Resource Center Workgroup), and the Veterans Coalition. The Continuum of Care planning occurs through an inclusive process consisting of the Continuum of Care Planning Committee and the following subcommittees: the Bed and Gaps Committee, the HMIS (technology) Steering Committee, the Standards of Care Committee, the Mainstream Resources Committee, the Glades Homeless Committee, the Service Provider Network, the Emergency Shelter Grant Program Board (ESG), Consolidated Plan Committee, Discharge Planning Committee and Family Empowerment Committee (FEC).

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 system begins with the Homeless Management Information System or HMIS. Homeless Individuals are navigated through the system either by telephone or through direct contact during Outreach efforts. The CoC and community partners have been participating on the Delray Beach Homeless Task Force which is evaluating strategies specific to addressing homelessness in Delray Beach. Targeted outreach efforts have been conducted in Delray Beach through a Homeless Project Connect coordinated by the Homeless Coalition of Palm Beach County. Over the past three years, members of the Delray Beach Homeless Task Force along with City of Delray Beach Staff have participated in the Point-In-Time Counts (PIT). The Point-In-Time count is generally conducted to identify the number of

homeless individuals and families in the county. It also serves to measure the needs of the homeless as well as provide direction for future development of housing and services.

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 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Delray Beach Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via email, survey, in-person and attendance needs assessment meeting.
2	Agency/Group/Organization	Delray Beach Community Land Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeownership/Rental
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has an ongoing relationship with the Delray Beach Community Land Trust. The agency has participated in the Needs Assessment process and was sent an assessment survey for completion.
3	Agency/Group/Organization	Habitat for Humanity of South Palm Beach County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeownership
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City has an ongoing relationship with Habitat for Humanity of South Palm Beach County (Community Land Trust). The agency has participated in the Needs Assessment process and was sent an assessment survey for completion.

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

All partnership agencies were contacted for the planning and preparation phase of the Consolidated Plan.

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 Department of Human Services	Strategic Plan goals do not overlap that 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 3 – 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 Neighborhood and Community Services 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. Particular emphasis has been placed on involving residents within the CDBG target area in these planning processes. 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. The City Commission has appointed six new members to the Affordable Housing Advisory Committee and designated a Commissioner as a participant. Specific recommendations offered by community stakeholders include:

- Develop mechanisms to keep the community informed about implementation progress, changes, or setbacks related to community revitalization initiatives;
 - Develop partnerships between the City, the County, the CRA, and the Delray Beach Housing Authority, and other appropriate community stakeholders to provide for maximum leveraging of public resources;
 - Cultivate and coordinate resources for property acquisition and land banking to accommodate the infill development, and redevelopment strategies outlined in community revitalization strategic plans;
 - Develop programs that minimize gentrification and displacement and gives residents in areas slated for redevelopment priority when selecting potential tenants and/or homeowners for new and rehabilitated units; and
 - Continue to work with local nonprofit partners and employ creative strategies such as the community land trust and inclusionary zoning to maintain the affordability of housing units.
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- Continue to review the current strategies; making them equitable and fair for increased participation.

As required by HUD, a needs assessment meeting was held on June 9th and 10th, 2020 at City Hall, First Floor Conference Room and Commission Approval meeting scheduled for July 13, 2021 at City Hall, 100 NW 1st Avenue, to obtain additional citizen input. In addition to advertising the meetings public meetings; neighborhood associations, public agencies and other interested parties were notified of the date, time, and location. The City also advertised that the plan was available for a 3-day public comment period from June 9, 2021-July 13, 2021. The plan was made available at City of Delray Beach Neighborhood Services Division and on the City's website. The meetings allowed groups and individuals the opportunity to identify community housing and non-housing needs and to express their views, which are noted as an attachment to this document.

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	Open to the all residents/non-profit agencies	Four (4) non-profit agencies were in attendance. Three (3) via Teams link.	No comments received.	N/A	
2	Public Meeting	Open to all residents	Eleven (11) residents were in attendance representing various grassroots organizations.	All comments are reflected within the attached Citizen Participation Notes.	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

During the 2021-2022 program year, the City of Delray Beach will begin to administer its second year of the 2020-2024 Five-Year Consolidated Plan. The entitlement program rule is that a grantee cannot have more than 1.5 times its annual allocation in its line of credit 60 days prior to the end of the program. The City makes every effort in administering CDBG activities for the timely expenditure of funds.

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	513,098	0	0	513,098	0	

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	Admin and Planning Housing	444,191	0	0	444,191	0	Fund received can be used for the use of purchase assistance subsidy for closing costs/down payment assistance; owner-occupied housing rehabilitation, disaster assistance, community land trust homeownership, foreclosure assistance and rental assistance.
Other	public - local	Housing	150,000	0	0	150,000	0	Funds received to provide assistance to single-family residential units for exterior improvements.

Table 5 - 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.

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 CRA, property has been set aside, either by City or CRA, for the construction of affordable housing in partnership with the School Board of Palm Beach County through the Atlantic Community High School's Construction Academy. The Academy is designed for the students in the program to design and construct a single-family residence (the "Eagle Nest House") to be sold to an eligible first-time homebuyer through the homebuyer program. To date, three homes have been built. The submittal of permits for the fourth property has begun.

Discussion

The City's primary focus over the next year will continue to be the development and maintenance of affordable housing within the jurisdiction. The City plans to accomplish approximately eight (8) substantial housing rehabilitation projects, at least two (2) of which will be committed to homeowners at or below 50% of the area median income. A combination of CDBG, SHIP, UDAG and CRA funds will be used to fund the City's housing objectives and assist up to 14 properties.

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	2020	2024	Affordable Housing	Unknown CDBG TARGET AREA	Owner-Occupied Rehabilitation	CDBG: \$333,512	Rental units rehabilitated: 8 Household Housing Unit
2	Public Service	2020	2024	Non-Housing Community Development	Unknown CDBG TARGET AREA	Public Service	CDBG: \$76,967	Public service activities for Low/Moderate Income Housing Benefit: 7 Households Assisted
3	Program Administration	2020	2024	Non-Housing Community Development Program Administration	Unknown CDBG TARGET AREA	Planning and Administration	CDBG: \$102,619	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	
2	Goal Name	Public Service
	Goal Description	
3	Goal Name	Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Delray Beach's priority needs objectives are as follows:

Projects

#	Project Name
1	PROGRAM ADMINISTRATION
2	HOUSING REHABILITATION
3	PUBLIC SERVICE

Table 7 - Project Information

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

The City of Delray Beach is considered an Entitlement City and our entitlement is directly linked to the City's demographic profile. The City intends to use the CDBG funds citywide to qualified families based on the desire to direct resources and services to areas with the highest concentration of poverty, blighted conditions, and economic problems.

Challenges that are noted are the decrease in participation due to program requirements i.e., the need to have homeowner's insurance in order to be qualified under the housing rehabilitation program. An additional challenge is the lien terms applied which serve as a recapture provision in the case of sale/transfer of property. These items are currently under review with the Affordable Housing Advisory Committee (AHAC) to research neighboring City programs and best practices while also researching the need to modify the strategies if necessary.

AP-38 Project Summary
Project Summary Information

1	Project Name	PROGRAM ADMINISTRATION
	Target Area	Unknown CDBG TARGET AREA
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$102,619
	Description	This project provides for the eligible costs associated with the administration of the City of Delray Beach CDBG program and Neighborhood Services Division. Eligible administration costs include staff and related costs required for program management, coordination, monitoring, reporting, evaluation and oversight. These costs are subject to a statutory limitation of not more than 20% of the annual grant funds plus program income.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	In the next year, the City anticipates the assistance of thirty-five (35) households through the owner-occupied housing rehabilitation program including other funding sources. All families are expected to be at or below eighty (80%) percent of the area median income as required by program guidelines. The City expects to assist up to seven (7) non-profit agencies with public service initiatives and up to fourteen (14) businesses through economic development.
	Location Description	All projects/activities assisted through the CDBG program to be used Citywide to qualified families. Unable to provide addresses at this time. Locations are identified once applications have been deemed eligible for repair and projects have been approved.
2	Planned Activities	Funds used for program management, coordination, monitoring, and evaluation of the CDBG program in 2021-2022 and the overall administration of the Neighborhood Services Division.
	Project Name	HOUSING REHABILITATION
	Target Area	Unknown CDBG TARGET AREA
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Owner-Occupied Rehabilitation
	Funding	CDBG: \$333,512 CRA: \$150,000

	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	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	A proposal has been made to assist eight (8) homes through the single-family owner occupied housing rehabilitation program.
	Location Description	Homes are to be located citywide to qualified families. Properties are identified as applications are deemed eligible according to rehabilitation needs.
	Planned Activities	Applications are accepted year-round. Inspectors routinely advise homeowners of programs and communication is maintained with homeowners associations of current programs offered to the residents. Applications are evaluated for eligibility and repair needs.
3	Project Name	PUBLIC SERVICE
	Target Area	Unknown CDBG TARGET AREA
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$76,967
	Description	The objective of the project is to improve and expand public service that address senior services, crime prevention, child care, youth services, fair housing counseling, recreational services, tenant/landlord counseling and employment training.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated outreach up to fifty (50) families.

	Location Description	Services provided should 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.
	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 child care services and others as defined by the Consolidated Plan.

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 to 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.

Geographic Distribution

Target Area	Percentage of Funds
Unknown	100
CDBG TARGET AREA	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Area is identified as the area noted above and those identified in the census tract list.

Discussion

Underway are two (2) affordable housing projects, Village Square consisting of fifty-four townhomes in a multi rental development and to build an additional 20 single-family homes for workforce housing in Carver Square. The Corey Jones Isles has been completed and are pending closing of ten (10) single family homes. There are two (2) private for-profit developers building single-family units as well. The City continues to provide affordable housing through Auburn Trace consisting of 264 mixed residential units, Village at Delray consisting of 192 mixed residential units, Village Square Phase 1 consisting of 144 mixed residential units are located within the NW/SW neighborhoods. Currently, there are seven (7) developments built with the inclusion of workforce housing units.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Neighborhood Services staff developed the Action Plan through analysis of demographic data, consultation with residents, meeting with individual contacts, consultations with public and private agencies, and discussions with other governmental agencies. Representatives of the following agencies either attended meetings or were contacted individually for input: The Delray Beach Housing Authority, The Delray Beach Community Redevelopment Agency, CROS Ministries, The Palm Beach County Department of Housing and Community Development, Delray Beach Community Land Trust, Legal Aid Society of Palm Beach County. All neighborhood association presidents from areas with minority concentration were encouraged to attend meetings and participate in the Action Plan process.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	49
Special-Needs	2
Total	51

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	9
The Production of New Units	7
Rehab of Existing Units	14
Acquisition of Existing Units	0
Total	30

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

Discussion

The City will continue to have working relationships in place with all of the partners listed above. Joint planning activities occur on an on-going basis to develop collaborative projects and initiatives consistent with the community's objectives. The City provides direct funding for many of the programs and services provided by partner agencies and are directly involved in the monitoring and oversight of those programs and activities.

AP-60 Public Housing – 91.220(h)

Introduction

The City works very closely with the Delray Beach Housing Authority (DBHA) which currently manages the City's Section 8 program. The DBHA is a public housing authority separately chartered under State law responsible to a Board of Directors. The Authority is governed by seven Commissioners, each appointed by the City Commission for a term of four years. The DBHA Board hires its own executive director, who is responsible for hiring, contracting and procurement, provision of services, review of proposed development sites, and comprehensive planning of the public housing authority. The DBHA submits a Public Housing Agency Five -Year and Annual Plan which details the housing authority's plans for the next five years and their priorities (incorporated in this plan by reference).

The City Commission has supported the DBHA in the past by providing funds for infrastructure improvements within the DBHA complex and providing funds to assist with the acquisition of property adjacent to the DBHA property for future expansion. Construction or demolition projects initiated by the DBHA are subject to the City's permitting and inspection process. One of the strengths of the DBHA is the longevity of its administrative personnel of more than 20 years and operations since 1973.

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

The agency provides rental assistance programs; the Section 8 Choice Voucher Program and the Public Housing Program and a Family Self-Sufficiency Program as well. This reflects program continuity and stability.

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

The DBHA's Family Self-Sufficiency Program promotes employment and increased savings for families served through the Section 8 subsidized housing program. It also helps them to become economically independent, get jobs, further their education and eventually purchase a home.

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 is not considered a troubled agency.

Discussion

The Delray Beach Housing Authority is an organization dedicated to improving the quality of life for low and moderate income families, and providing the opportunity for self-sufficiency by guaranteeing safe, quality housing.

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

Introduction

CROS Ministries operates the food pantry, located at the Neighborhood Resource Center in the City's NW neighborhood. To date, CROS reported serving an estimated 9,645 meals to the homeless, seniors and people of low income. The data on meals served is not recorded as unduplicated individuals; i.e., the same individual may be served on multiple days and be counted once for each meal. The food pantry also provides groceries for homeless and low-income individuals while they are pending food stamps or in other crises. Of the total 9,645 persons who received food from this pantry location in 2021, 2,350 of them were children.

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 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

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 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

Persons are referred to social service agencies that have active programs to support the transition to permanent housing. The City's Service Population Advocate.

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.

Discussion

The City will continue to refer persons requiring emergency shelter and transitional housing to the Senator Philip D. Lewis Center.

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

Introduction:

Housing affordability is a key component to the quality of life for the City's residents. Some obstacles that impede housing availability include household income, lack of education, training, or jobs, cost of land and construction costs, lack of affordable housing stock, lack of affordable rental units and lack of funding for housing programs. In recent years the City of Delray Beach has explored mechanisms to maintain and encourage production of affordable housing in recognition of quickly escalating real estate values.

The ultimate goal is to provide housing in Delray Beach through complete, stable, and attractive neighborhoods that contain quality, affordable, and accessible housing choices that serve all income levels and age groups and that preserve and reinforce the livability, character and the special sense of place of Delray Beach.

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

In 2016, the City contracted with a planning company to perform a housing assessment of the housing market within the City to analyze the housing supply in an effort to meet the city's housing needs. In 2019, the City's Comprehensive Plan was approved by Commission which incorporates the Housing Element. The Housing Element has several characteristics that distinguish it from other elements mainly because housing is primarily provided by the private sector and market demand largely dictates the type and location of housing developments. As a place to live is an essential human need, the public sector has the responsibility to ensure that safe, healthy, and diverse housing opportunities are provided to all residents of all income levels. Housing choice is impacted by a number of factors, including personal choice, financial limitation, value, safety, and cost. Higher densities continue to be allocated within Overlay districts, Infill districts east of Interstate-95, and within the Downtown where density bonuses were allowed for residential or mixed-use developments which provided or contributed to the provision of workforce housing units. Over time expansion of the overlay districts included properties west of Interstate-95 with the inclusion of the Four Corners, 1-95/CSR Railroad Corridor and the Congress Avenue Mixed Use area. The City intends to provide a Housing Needs Assessment in the next two years to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet the needs of the city's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system. The continued appointment of members in the Affordable Housing Advisory Committee will also encourage conversations and key review of the program strategies and its benefits to the residents of the

community.

Discussion:

As Delray Beach has become more popular, one of its biggest challenges has been new housing. The City continues to identify and reduce any barriers to affordable housing through increased communications with housing and non-profit housing providers within the industry. The use of both zoning and incentives are important tools to guide land use, but it is best used in combination with other tools and a realistic understanding of market forces.

New approaches that utilize both zoning and incentives are needed to implement this plan. By offering incentives in the form of grants, loans, infrastructure investments, or innovative regulatory approaches, Delray Beach can encourage superior projects that deliver numerous community benefits. These benefits can include affordable housing, great design that beautifies our city and creates lively public places, more transportation options, increased open space areas, low-impact development, new jobs, and an expanded tax base. Incentives matter to people who want to improve our community, and they can generate goodwill while helping us reach our goals.

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 will continue to work 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 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 planned to foster and maintain affordable housing

A variety of affordable housing units have come on line within the City. There are currently eight (8) developments that consist of workforce housing units, thirty (30) affordable, single-family units to be constructed on lots owned by the Community Redevelopment Agency (CRA); 54 multi-family rental units through the Delray Beach Housing Authority (DBHA) and site scattered single family units built by the Delray Beach Community Land Trust and Habitat for Humanity of South Palm Beach County. The purpose of the City's Housing Element is to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet the needs of the city's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system.

Actions planned to reduce lead-based paint hazards

HUD lead based paint regulations are applicable to rehabilitation activities that are funded under the CDBG program. During FY 2020-2021, the City will continue to implement its housing related activities in a manner which assesses lead-based paint risk throughout the target area. When providing assistance under housing programs, the City consistently provides all clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. When lead is detected in items to be disturbed by rehab or on mouthable surfaces, the work-write up incorporates measures for contaminated areas. This involves qualified contractors using safe lead practices. After rehab is

completed in such units, a clearance test is performed to ensure the home is lead-free.

Actions planned to reduce the number of poverty-level families

The goals, objectives and actions outlined in the 2020-2024 Consolidated Plan and in this 2021-2022 Action Plan are intended, in all cases, to assist those currently living in poverty by providing them with resources to move out of poverty, or to assist those in danger of moving into poverty to remain out of poverty. The City's holistic approach to community development provides various programming efforts and initiatives aimed at reducing the number of poverty level families. Various partnerships with area social service and housing provider agencies greatly increase the effectiveness and efficiency of our commitment. The 2019-2022 Local Housing Assistance Plan (LHAP) is to be updated in May 2022. The Plan is prepared by the City's Neighborhood Services Division alongside the Affordable Housing Advisory Committee. The LHAP includes local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. The City is unable to assess the extent to which its current housing policies and programs might assist in reducing the number of households with incomes below the poverty level. The Delray Beach Housing Authority's Family Self-Sufficiency (FSS) Program serves as an anti-poverty tool. The program provides a holistic approach to service delivery that includes homeownership, adult education, vocational training, social and economic counseling, employment counseling and placement, medical screenings, and transportation assistance. A family-centered approach is utilized as well, so that the needs of each family are addressed. In addition, the DBHA applies for Section 8 rental assistance whenever HUD makes funds available. Both the City and the DBHA follow HUD guidelines pertaining to Section 3, which require contractors working on projects funded with HUD dollars to be diligent in attempting to hire low-income persons. This has the potential of reducing poverty.

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 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 2021-2022 the NRC office space will continue to serve as home to agencies such as the CROS Ministries, Legal Aid of Palm Beach County, Urban League of Palm Beach County and Delray Beach Community Land Trust. 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.

Discussion:

During the 2021-22 program year, the City of Delray Beach will continue to conduct random on-site monitoring visits to housing rehabilitation projects from the past 12-24 months. Additionally, the Division conducts site visits to public service subrecipients to ensure compliance with all federal regulations and City policies. In addition, all documentation pertaining to subrecipient activities and monitoring is retained at the Neighborhood Services Division. Files include site visit reporting, before and after condition assessments and evaluations of measurable results.

Program Specific Requirements

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

Introduction:

The City under section AP-20 "Annual Goals and Objectives" have identified its targeted activities planned with respect to all CDBG funds expected to be available during the program year (including program income that will have been received before the start of the next program year). Unfortunately, the City does receive HOME/American Dream Downpayment Initiative (ADDI) or Emergency Shelter Grant (ESG) funds?

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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.	100.00%

One hundred percent of activities funded under the Annual Action Plan focus on the City of Delray Beach's low to moderate population (at or below 80% of the area median income). The City does not anticipate the receipt of any program income.

