

Community Development Block Grant (CDBG)
Consolidated Annual Action Plan

Fiscal Year 2024-2025
Fifth Year of the Five-Year Consolidated Plan



Tom Carney, Mayor
Juli Casale, Vice-Mayor
Rob Long, Deputy Vice-Mayor Commissioner
Angela Burns, Commissioner
Tom Markert, Commissioner
Terrence R. Moore, City Manager, ICMA-CM

City of Delray Beach
Neighborhood & Community Services Department
Neighborhood Services Division
100 NW 1st Avenue
Delray Beach, Florida 33444

Sammie L. Walthour, Director, Neighborhood and Community Services
Ferline F. Mesidort, Neighborhood Services Administrator



Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

*** 2. Type of Application:**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. UEI:

d. Address:

* Street1:

Street2:

* City:

County/Parish:

* State:

Province:

* Country:

* Zip / Postal Code:

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

Title:

Organizational Affiliation:

* Telephone Number:

Fax Number:

* Email:

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

United States Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grants/Entitlement Grants CDBG Program for Entitlement Communities

*** 12. Funding Opportunity Number:**

N/A

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

CDBG Annual Action Plan/Consolidated Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of: *

a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="444,593.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="444,593.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Delray Beach	DATE SUBMITTED August 15, 2024

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.

The City aims to address two major categories of priority needs identified in the Consolidated Plan this year, namely:

Goal Name	Objective	Needs Addressed	Goal Outcome Indicator
Owner-Occupied Housing Rehabilitation	Decent, Safe and Sanitary Housing	Preservation of Affordable Housing Stock	Up to two housing units

Public Service	Providing a suitable living environment	Provision of Public Services by addressing basic need that they do not have or cannot afford	Up to 50 households
----------------	---	--	---------------------

Table 1 - Table 1 - Objectives and Outcomes Identified in the Plan

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 increased from \$463,999 to \$444,593 in 2024. The Consolidated Plan proposes to address owner-occupied housing rehabilitation and public service activities for eligible households. For owner units, the objective is to preserve the stock of affordable housing units by providing assistance to address code violations. During FY2023-2024, the City has expended \$226,992.52 and encumbered approximately 1,975,053.79 on fourteen (14) housing rehabilitation projects and three (3) public service agencies. The CDBG-CV program continues to be advertised. Since FY2020, the allotment of the coronavirus relief funds has secured assistance to seven businesses in the amount of \$216,362 and renters in the amount of \$66,759 for twelve families, thus far. Strategies are ongoing and 91% of Round 1 funds have been expended. Under the public service category; youth care services, fair housing services and landlord/tenant counseling, foreclosure assistance have been the primary focus to date. The City's Urban Development Action Grant (UDAG) program is active having assisted eight (8) homebuyers with achieving the homeownership dream, with set-aside dollars up to \$75,000. There are several projects at the maximum of \$85,000 in que and pending write up preparation. Public service announcement is forthcoming and awards should be madw within frist quarter of the new year. The City continues to open funding cycles for its UDAG monies. The business assistance component will also be advertised in the next quarter. Under the Curb Appeal program, there are two (2) projects completed with seven (7) underway neeing exterior improvements.

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 which is an attachment to this Plan. As required by HUD, a Needs Assessment Meeting was held on May 9. 2024 at City Hall, 100 NW 1st Avenue, to obtain citizen input.

Information was shared during the community outreach as part of "Burning Conversations" meeting on June 12, 2024 to the residents. 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 advertised that the plan was available for a 30-day public comment period from July 6, 2024 - August 10, 2024. 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. The Plan is set to appear before Commission on August 5, 2024.

DRAFT

**CITY OF DELRAY BEACH
PUBLIC MEETING NOTICE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
ANNUAL NEEDS ASSESSMENT
2024-2025 CONSOLIDATED ANNUAL ACTION PLAN**

The City of Delray Beach is an entitlement community eligible to receive federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. The City of Delray Beach is anticipating the announcement regarding the fourth Fiscal Year (FY) 2024-2025 CDBG Allocation. In accordance with federal regulations, 24 CFR, Part 91, the City of Delray Beach is preparing a draft Consolidated Annual Action Plan. This plan provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used in that particular year to develop strong, sustainable, and inclusive communities and is a component of the 2020-2024 Five Year Consolidated Plan.

As part of the planning phase, the Department of Neighborhood and Community Services, Neighborhood Services Division will host a public meeting in compliance with federal regulations governing the Consolidated Planning process to engage the general public and private stakeholders in the development of its 2024-2025 Consolidated Plan. City of Delray Beach residents, organizations serving low-to-moderate income residents and special needs populations, and other interested parties are invited to attend the meeting to provide suggestions and comments on housing and community development needs on:

Thursday May 9, 2024
First Floor Conference Room from 6:00 PM – 7:30 PM
100 NW 1st Avenue Delray Beach, FL 33444

The City plans to submit the Consolidated Annual Plan to HUD by August 15, 2024. If you have any questions regarding this process, the Consolidated Annual Action Plan, or other Neighborhood Services Programs, please contact Ferline F. Mesidort, Neighborhood Services Administrator at 561-243-7280.

Publish: The Sun Sentinel
As Legal Line Advertisement

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.

All comments received at public meetings were accepted and incorporated into the Consolidated 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.

7. Summary

It is always the intent of the City to expend one hundred percent of the activities funded in the 2024-2025 Annual Action Plan within the City of Delray Beach in areas that meet the census tract income limits and to focus on individuals/households between low to moderate income.

DRAFT

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 2 – 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. Two 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, Habitat for Humanity of the Greater Palm Beaches (fka Habitat for Humanity South Palm Beach) and Delray Beach Community Development Corporation 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 few 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

DRAFT

Table 3 – 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 is housing partner that collaborates with City to meet resident needs via meetings, survey, in-person.
2	Agency/Group/Organization	Legal Aid Society of Palm Beach County, Inc. FL
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Community Outreach and Education
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Currently is a subrecipient receiving public service dollars to assist with the provision of fair housing education and outreach events and housing enforcement, landlord tenant counseling and foreclosure representation for eligible residents in Delray Beach.
3	Agency/Group/Organization	Delray Beach Community Land Trust
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeownership/Rental
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Development and management of housing units. The continued delivery of quality, affordable housing choices (homeownership/rentals) for very low to moderate income households within the DBCRA target area and city limits.

4	Agency/Group/Organization	Urban League of Palm Beach County
	Agency/Group/Organization Type	Services - Housing Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An affiliate of the National Urban League has assisted African Americans and other minorities in achieving social and economic equality. Primary focus is on empowering communities and changing lives by providing education, housing, employment, and health opportunities to ensure self-reliant and better outcomes. They provide service in the form of workshops and direct individual assistance.
5	Agency/Group/Organization	Palm Beach County Coastal Resilience Partnership (CRP)
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Resiliency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Delray Beach is actively engaged in climate mitigation and adaptation discussions with partners statewide and nationally. The City is an active member Resiliency Florida and the Washington-based American Flood Coalition.
6	Agency/Group/Organization	Cros Ministries
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The mission of Christians Reaching Out to Society is to enable people of all faiths to work together to identify unmet needs of the community and collaborate with community groups in creating solutions to meet those needs. CROS operates Food Pantry providing dry goods to families in need at the City's Neighborhood Resource Center.
7	Agency/Group/Organization	Delray Beach Community Redevelopment Agency
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In 2012, the City recognized that broadband access was critical to community revitalization and economic development. Noted in the Community Redevelopment Plan West Atlantic Redevelopment Plan, it called for the improvement of technology infrastructure necessary to provide broad-band access and community wireless "hot-spots" within the West Atlantic Redevelopment area and surrounding neighborhoods. Hence, funds were provided by the DBCRA for this endeavor. The City partnered also with Palm Beach County, School District of Palm Beach County, Palm Beach County Education Commission, Palm Beach State College, the Center for Technology Enterprise and Development (TED) to provide internet access and computer training to residents in the NW/SW neighborhoods of Delray Beach, within the CRA District. In 2020, the Delray Beach Education Advisory Board whose purpose is to advocate for quality education and to foster partnerships among Delray Beach Schools and the community, and in particular, to engage community, business, and family participation in support of education programs proposed a program to infuse computers into homes of families to increase flexible access to employment opportunities, helping to reduce social isolation and easier access to information about social and government services. This program was an extender to the original digital divide initiative.</p>
---	---

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, etc. including advocacy and self-sufficiency strategies.

Table 4 – Other local / regional / federal planning efforts

Narrative (optional)

DRAFT

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. The City continues to engage 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 residing Citywide 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 ten 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. • 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 May 9, 2024, at City Hall, First Floor Conference Room and Commission Approval meeting scheduled for August 5, 2024, 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 30-day public comment period from July 6, 2024 - August 10, 2024. 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 all residents/non-profit agencies	In attendance was one resident and staff persons representing no organizations.	All program questions were answered during meeting. No comments received to be included in Plan.	Not Applicable	https://www.delraybeachfl.gov/government/city-departments/neighborhood-community-services/neighborhood-services-division/neighborhood-services-grantee
2	Public Hearing	Commission meeting is open to the Public	Approximately, xxx (xx) persons were in attendance.	Any comments received are to be included in Plan.	Not Applicable	
3	Internet Outreach	Non-targeted/broad community	To date, approximately, fifty-one (51) persons completed the survey questions.	All comments are attached as supporting backup to the survey results.	Not Applicable	https://www.surveymonkey.com/r/CDBGNeedsSurvey2025

Table 5 – Citizen Participation Outreach

DRAFT

Expected Resources

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

Introduction

During the 2024-2025 program year, the City of Delray Beach will begin to administer the fifth year in its 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	444,593	0	0	444,593	0	Allocation of Community Development Block Grant funds for FY24-25.

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	511,049	0	0	511,049	0	Fund received can be used for the use of purchase assistance subsidy for closing costs/down payment assistance including community land trust; owner-occupied housing rehabilitation, disaster assistance, foreclosure assistance and rental assistance.
Other	public - local	Other	600,000	0	0	600,000	0	The elimination of slum and blight within the Community Redevelopment Area is a priority for the CRA. The Curb Appeal Residential Improvement Program is designed to assist in this goal by providing grants to forty (40) households of single-family residential properties for minor exterior property improvements that can improve the aesthetics of a residential dwelling and increase property value.

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.

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. An agreement is currently in place to begin construction on a fourth property, however, has been slightly delayed due to the need to hire an instructor through the school district.

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 using CDBG funds approximately two (2) substantial housing rehabilitation projects, at least one (1) of which will be committed to homeowners at or below 50% of the area median income. A combination of CDBG, SHIP, Workforce Housing, UDAG and CRA funds will be used to fund the City's housing objectives and assist up to 30 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	Citywide	Owner-Occupied Rehabilitation	CDBG: \$288,987 Community Redevelopment Agency: \$600,000	Homeowner Housing Rehabilitated: 42 Household Housing Unit
2	Public Service	2020	2024	Non-Housing Community Development	Citywide	Public Service	CDBG: \$66,688	Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
3	Program Administration	2020	2024	Non-Housing Community Development Program Administration	Citywide	Planning and Administration	CDBG: \$88,918	Other: 1 Other

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	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 FY2024-2025 and the overall administration of the Neighborhood Services Division.

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Owner-Occupied Rehabilitation
2	Public Service
3	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 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.

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	Owner-Occupied Rehabilitation
	Target Area	Citywide
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Owner-Occupied Rehabilitation
	Funding	CDBG: \$288,987 Community Redevelopment Agency: \$600,000
	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	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	A proposal has been made to assist six (6) homes through the single-family owner-occupied housing rehabilitation CDBG and SHIP program and forty (40) in the Curb Appeal program.
	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	Applications are accepted year-round. City staff routinely promotes the various programs offered to the residents and homeowners.	
2	Project Name	Public Service
	Target Area	Citywide
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$66,688

	Description	The objective of the project is to improve and expand public service that address senior services, crime prevention, childcare, youth services, fair housing counseling, recreational services, tenant/landlord counseling and employment training.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated outreach is up to forty (40) families throughout the various public service agencies that the City may support within the fiscal year.
	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 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	Program Adminsitration
	Target Area	Citywide
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$88,918 State Housing Initiative Partnership: \$51,104
	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	9/30/2025

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>In the next year, the City anticipates the assistance of eighty-six (86) households through the owner-occupied housing rehabilitation, public service initiatives under non-profit agencies and the Curb Appeal program including other funding sources. Ten (10) of the families are expected to be at or below eighty (80%) percent of the area median income as required by program guidelines.</p>
<p>Location Description</p>	<p>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.</p>
<p>Planned Activities</p>	<p>Funds used for program management, coordination, monitoring, and evaluation of the CDBG program in 2024-2025 and the overall administration of the Neighborhood Services Division.</p>

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 under CDBG focus 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 program are Citywide focusing in areas that meet the census tract eligibility requirements. There are currently still four (4) focus areas in the western communities that the City will aim to market all of the programs to for increased participation.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100
CDBG TARGET AREA	

Table 9 - 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

The Carver Square Park homes and Island Cove Apartments are both fully occupied. Island Cove, the multi-family rental development consisting of 60 rentals managed through the Delray Beach Housing Authority opened its doors in January of 2024. 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. There continues to be infill homes built through the Delray Beach Community Land Trust (DBCLT) and Habitat for Humanity of the Greater Palm Beaches.

The DBCLT, active since 2006, is one of several affordable and workforce housing initiatives created to provide a middle ground where both individual families and the community at large share in the long-term affordability and wealth creation that results from the wise investment of public funds in privately owned housing. Within its inventory are ninety-five (95) owned single-family units and townhomes, three (3) are under construction, two (2) vacant lots, seven (7) owned rental units and forty (40) non-owned rental units. and in the past five years, ten (10) developments have been built with the inclusion of workforce housing units.

The Delray Beach Community Development Corporation (CDC) has been aiding our community since 1992. Over the years, the CDC has built over 300 affordable homes/units for Delray Beach residents.

There are three active programs: 'Path to Home Ownership', 'Repair & Restore', and 'We Are Home-Build on Existing'. Through community outreach, the CDC identified 14 of the 20 homeowners for the exciting CRA and Pulte Homes project: Carver Square. To date, all units have been sold and are occupied by income-eligible buyers. The CDC and Pulte worked with the local Delray community to help and educate 34 prospective homebuyers get approved from a trusted lender (including credit repair) and approved for the Palm Beach County Workforce Housing Program. Beyond Carver Square, they are helping buyers use purchasing assistance programs from the City and the County. The CDC has an ever-growing list of prospective buyers (now at 232) while working on conducting credit repair workshops, housing program workshops, lender comparison workshops, etc.

The Delray Beach Community Redevelopment Agency (CRA) was established by the City Commission on June 18, 1985 to guide the City in its redevelopment efforts. The purpose of the CRA is to revitalize the physical environment and the economy of the Community Redevelopment Area. The CRA's activities are designed to solve the underlying problems of slum and blighted conditions through planning, redevelopment, historic preservation, economic development and affordable housing so that the tax base can be protected and enhanced by these mutually supportive activities. The agency works alongside the City in its efforts to make available "The Curb Appeal Residential Improvement Program", which helps to enhance the aesthetics of the Northwest and Southwest residential neighborhoods by facilitating minor cosmetic improvements to single-family homes and duplexes. The program funds a variety of improvements, such as roof repair and replacement, landscaping, irrigation, exterior painting, and driveway improvements.

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 Economic Sustainability, Delray Beach Community Land Trust, Legal Aid Society of Palm Beach County, Delray Beach Community Development Corporation, Knights of Pythagoras Mentoring Network, Milagro Center and Urban League of Palm Beach County. All neighborhood association presidents from areas with minority concentration were encouraged to attend meetings, complete survey and participate in the action plan process. All meetings were open to the public.

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

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	0
Acquisition of Existing Units	0
Total	0

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

Discussion

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. The Delray Beach Housing Authority is designated by the Department of Housing and Urban Development as a "HIGH Performing Agency" consecutively for over 25 years. The 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 and quality housing. Within the last five years, through the agency's Self-Sufficiency Program, there were (5) families transition from the Housing Choice Voucher Program into Homeownership. One of the strengths of the DHBA is the longevity of its administrative personnel of more than 25 years and operations since 1973.

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

The Housing Authority's Portfolio consists of the following: (1186) Section 8 HCV- Housing Choice Vouchers, (312) Project Based Section 8 for elderly housing subsidy layered (Lake Delray Apartments & the Courts Village Square), (1) Homeownership Voucher, (30) Emergency Housing Vouchers, (40) VASH Vouchers for Veterans and (13) Public Housing units in Delray Beach. 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. The Waiting List consists of 2855 Applications including (856) Section 8 Housing Choice Voucher Program, (11) Public Housing (1021) Project Based Elderly Section 8 (Lake Delray and the Courts) and (967) Delray Housing Group Affordable Housing. The Delray Beach Housing Authority plans to convert its assistance under HUD's Public Housing Program to HUD Project Based Section 8 Program. This conversion is intended to preserve and sustain the assets as long-term affordable 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, 2024-25, CROS reported serving meals to 3,877 households. 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 facility also provided support in the way of basic needs and services or referrals individuals. The food pantry also provides groceries for homeless and low-income individuals while they are pending food stamps or in other crisis. Of the total 3,877 persons who received food from this pantry location in as of May 2024, 2,015 were children and 1,420 seniors.

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. The City also has a service population advocate whose primary responsibility is to conduct advocacy efforts and initiatives on behalf of the City's recovery community, homeless community and individuals with behavioral health issues.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City continues to refer 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 works through the Delray Beach Police Department (DBPD) in the Community Response Team. This position was hired as part of a new program since 2017 to help connect with the mentally ill, homeless and those battling addiction in the City of

Delray Beach. The advocate is a licensed mental health counselor and master certified addiction professional. Later the advocate developed the DBPD's CARES (Community Advocacy Response Education Service) program. She continually helps those in need by connecting them with mental health, homeless and treatment services. In 2021, she worked with 278 new individuals and 522 overall for the year. Currently, the outreach team includes two sworn officers and part-time intern who assist the 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

As a requirement to the Comprehensive Plan, the City intends to provide a Housing Needs Assessment 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 Housing Element incorporated within the 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 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 Used area. In September 2021, the Delray Beach Community Land Trust (DBCLT) opened Corey Jones Isle, an affordable housing development with 10 single-family houses in the Southwest neighborhood of Delray Beach. Later in early 2022, the Delray Beach Community Redevelopment Agency (CRA) made available 20 single-family home to eligible homeowners with the assistance of the Delray Beach Community Development Corporation. As the demand increases, the availability of lots decrease from investor sales and it becomes rather difficult for new affordable home construction to happen. Over the past year, the Affordable Housing Advisory Committee (AHAC), have

discussed barriers to current strategies and analyzed methods that will encourage participation in the many programs that are available to residents of the community. Current focus is on the preservation of current housing stock, particularly those that are fifty-years or older and requiring standard repairs to meet code standards. The committee has also discussed various ways to make affordable housing incentives that could assist in the availability of new homes within the City.

Discussion:

As Delray Beach has become even more popular since the COVID-19 pandemic, one of its biggest challenges has been affordable housing. Rent and property prices continue to soar. 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 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 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 become available within the City. There are currently ten (10) 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); 60 completed 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, Habitat for Humanity Greater Palm Beaches, and the Delray Beach Community Development Corporation.

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 2024-2025, 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 2022-2023 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 2022-2025 Local Housing Assistance Plan (LHAP) was approved and 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 2020-2024, the NRC office space will continue to serve as home to agencies such as the Delray Beach Community Land Trust, CROS Ministries/Caring Kitchen, Legal Aid of Palm Beach County, and Urban League of Palm Beach County. 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 2024-25 program year, the City of Delray Beach will continue to conduct random on-site monitoring visits to selected housing rehabilitation projects. Additionally, the Division conducts on site visits to each public service subrecipient 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(I)(1,2,4)

Introduction:

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	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.

