

2020-2021  
Five Year & Consolidated Plan  
Needs Assessment Meeting

CITY OF  
DELRAY BEACH

**Presented by:**  
Neighborhood Services Division  
August 12, 2020



# WHAT IS CDBG?

Annual grant allocation from HUD to administer activities that preserve and develop viable communities principally benefiting low income households.



# GOALS OF THE PROGRAM

- Decent, Safe and Sanitary Housing
- Suitable Living Environments and Neighborhoods
- Expand Economic Development Opportunities

SMALL  
BUSINESS **BIG**  
**IMPACT**

# NATIONAL OBJECTIVES

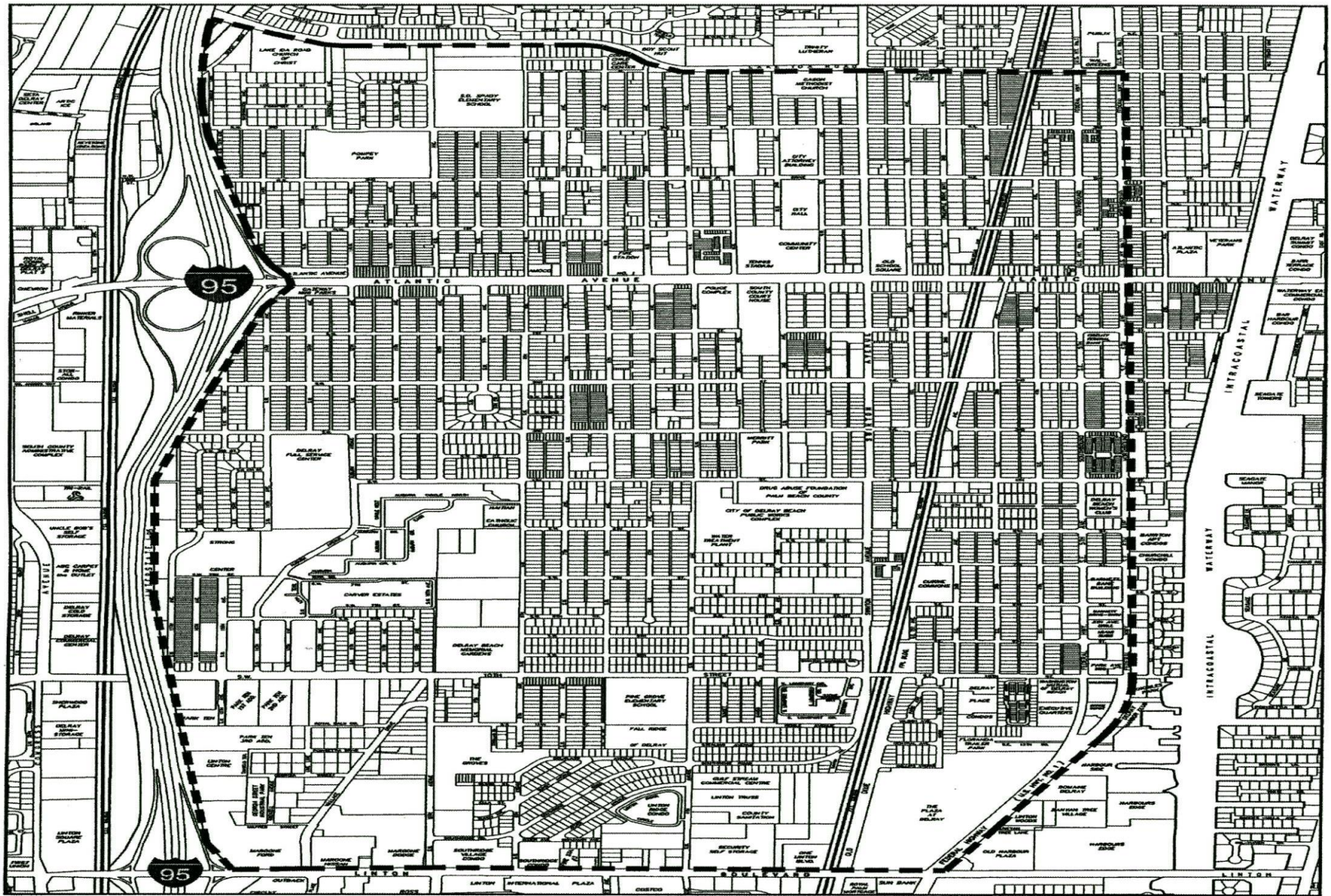
- Benefit Low-Moderate Income Individuals
- Prevent or eliminate slum/blight
- Meet an urgent need that threatens the health or welfare of residents



# WHO IS LOW TO MODERATE-INCOME?

## MEDIAN FAMILY INCOME - \$79,100

Income Limit Area	<u>Median Income</u> \$79,100	Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person
West Palm Beach-Boca Raton, FL HUD Metro FMR Area	PROGRAM TYPES	<u>Extremely Low</u> (0 - 30%)	18,450	21,100	23,750	26,350	30,680	35,160	39,640	44,120	Refer to HUD	Refer to HUD
		<u>Very Low</u> (31 - 50%)	30,750	35,150	39,550	43,900	47,450	50,950	54,450	57,950	61,460	64,972
	CDBG 0-80%	<u>Low</u> (51 - 80%)	49,200	56,200	63,250	70,250	75,900	81,500	87,150	92,750	98,336	103,995
	<u>CLT/SHIP/RCMP</u> 0-120%	<u>Moderate</u> (81- 120%)	73,800	84,360	94,920	105,360	113,880	122,280	130,680	139,080	147,504	155,933
	<u>CURB APPEAL CODA</u> 0-140%	<u>High Moderate</u> (121- 140%)	86,100	98,420	110,740	122,920	132,860	142,660	152,460	162,260	172,088	181,922



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CITY OF DELRAY BEACH, FL  
 PLANNING & ZONING DEPARTMENT

# COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA

-- DIGITAL BASE MAP SYSTEM --

MAP REF: LM168

# ELIGIBLE ACTIVITIES CAN BE GROUPED AS:

- **Real Property and Housing-related activities:**
  - Acquisition/Disposition of land and/or buildings
  - Clearance and Demolition
  - Homeownership Assistance, such as down payment assistance
  - Rehabilitation of Single-Family Properties
  - Code Enforcement
  - Historic Preservation
  - Lead-based paint testing, evaluation, reduction and clearance
- **Public Facilities & Infrastructure:**
  - Installation or construction of a public facility – such as a park, homeless shelter, resource center etc.
  - Infrastructure improvement including the installation of sidewalks, road paving, and paving of alleyways and water/sewer system.

# PUBLIC SERVICES ACTIVITIES:

- Fair Housing Education
- Education and Youth Services
- Family Support Services
- Child Care – Extended Day Program
- Tenant/Landlord Counseling
- Home ownership Counseling





# ALLOWABLE USES:

**CDBG regulations allow the use of grant funds for a wide range of public service activities including, but not limited to:**

- Child care
- Health care
- Job training
- Recreation programs
- Education programs
- Public safety services
- Fair housing activities
- Services for senior citizens
- Services for homeless persons
- Drug abuse counseling and treatment
- Energy conservation counseling and testing
- Homebuyer down payment assistance
- Emergency assistance payments
- Eligible operating expenses

# ECONOMIC DEVELOPMENT ACTIVITIES:

- Funds in support of individual small businesses within the target area
  - Must create a full time position
- Funds in support of technical assistance to small businesses



# PLANNING AND ADMINISTRATION:

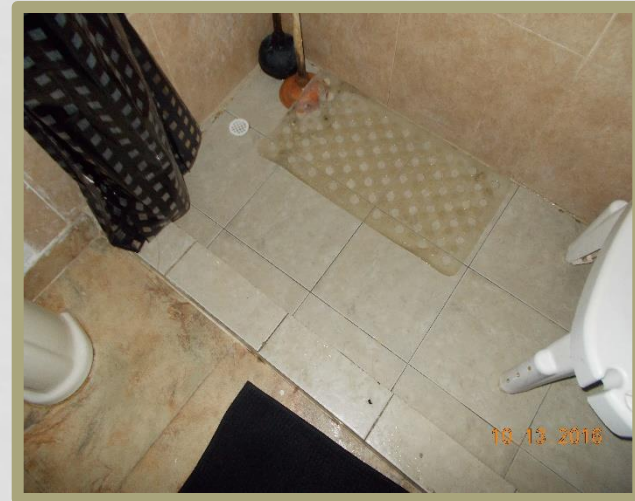
- Preparation of general plans such as the Consolidated Plan
- Day to day management of housing-rehab program
- Oversight of neighborhood initiatives
- Management of environmental and historic preservation related issues
- Compliance with rules such as: Environmental Review Standards, Federal Labor Standards (Davis Bacon Act), Section 3 Requirements
- General Program Administration
  - ✓ Includes general management, office supplies, training, travel and salaries
  - ✓ Includes public information, indirect costs, and preparation of applications for federal funds

# History of CDBG Expenditures:

Over the past twenty years, the City has received and allocated more than \$7.2 million dollars for various improvement projects in the target area. Listed below are some of the projects/ improvements we have completed with the use of CDBG funds:

- Housing Rehabilitation
- Infrastructure Improvements/Sidewalks
- Demolition and Clearance
- Public services agencies such as, Legal Aid Society, Milagro Center, Knights of Pythagoras Mentoring Network, Urban League and Achievement Centers for Children & Families.
- Economic Development – Technical Assistance: Business Loan Fund  
Direct Financial Assistance: Aloha Cleaners & Original Popcorn House
- Public Facilities – Rehabilitation of Neighborhood Resource Center, Caring Kitchen

# HOUSING REHABILITATION



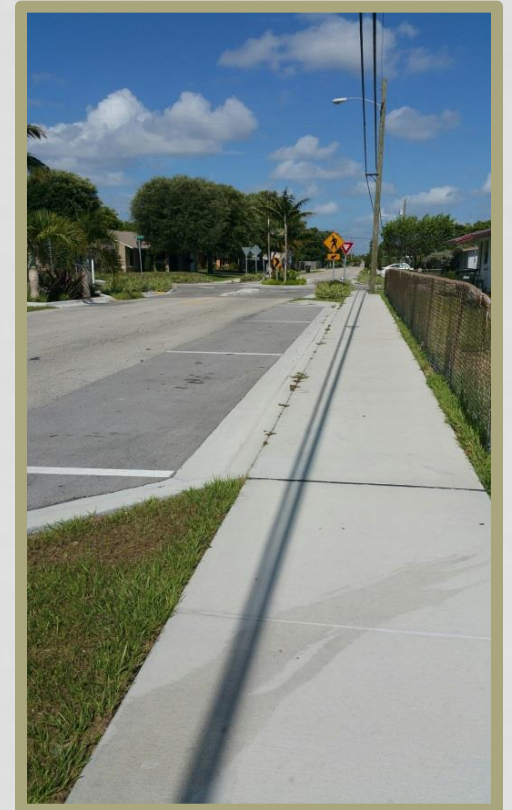
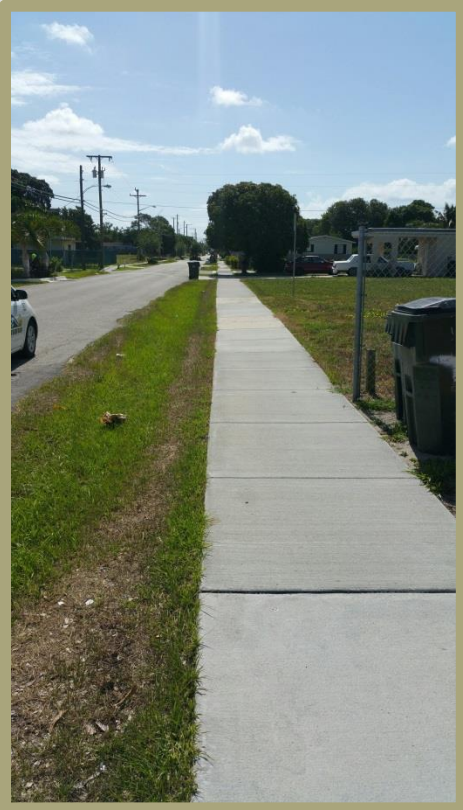
# CURB APPEAL



# ROOF REPAIR



# INFRASTRUCTURE





# DEMOLITION



# ECONOMIC DEVELOPMENT

## DIRECT FINANCIAL ASSISTANCE



# PROPOSED USE OF FUNDS 2020-2021

## \$ 531,136 CDBG ALLOCATION

### ACTIVITY

### PROPOSED AMOUNT

#### Planning & Administration

\$ 106,227

- Providing for the overall administration of the CDBG Program and Neighborhood Services Division. Costs include staff and related expenses required for overall program management, coordination, monitoring, reporting and evaluation and Fair Housing Initiatives. These costs are subject to a statutory limitation of not more than 20% of the annual grant funds plus program income.

#### Public Services

\$ 79,670

- Funds in support of various eligible public service activities consistent with needs identified in the City's Five-Year Consolidated Plan and are subject to a 15% cap of annual allocation. All proposed activities serve low-moderate income persons.

# PROPOSED USE OF FUNDS 2020-2021

## \$531,136 CDBG ALLOCATION

ACTIVITY	PROPOSED AMOUNT
Owner-Occupied Housing Rehabilitation	\$ 346,064

- Providing for the substantial rehabilitation of owner-occupied residential homes. The primary goal of the Owner-Occupied Housing Rehabilitation Program is to enable income-eligible households to maintain a safe, habitable and suitable living environment. Cost also includes salaries and direct costs of operating rehab program.

# OTHER FUNDING SOURCES

	<b><i>CDBG-CV</i></b>	\$ 312,450
State Housing Initiatives Partnership (SHIP)		\$ 716,462 approx.
	<b><i>Coronavirus Relief Funds (CRF)</i></b>	\$ 224,573
Community Redevelopment Agency (CRA)		\$ 150,000 approx.
Rock The Block		\$ 15,000
Workforce Housing (WF)		
❖ Purchase Assistance		\$ 299,393
❖ Owner-Occupied Rehabilitation		\$ 37,113
❖ Rental Assistance		\$ 66,698
❖ Land Acquisition		\$ 300,000
❖ Development Costs		\$ 46,000

# SURVEY SAMPLE



**City of Delray Beach Consolidated Plan  
Needs Assessment Survey  
Fiscal Years 2020-2024**



The City of Delray Beach is a direct grantee of Community Development Block Grant (CDBG) funds. In order to determine which eligible activities will best serve the needs of the community, a five-year Consolidated Plan and Consolidated Annual Plan is developed. This survey is intended to assess those priority needs for activities to be funded.

These CDBG funds are also leveraged with other federal and state programs.

The State Housing Initiative Program (SHIP) provides direct assistance to individuals to purchase housing, or to organizations that provide affordable housing for low-income households. These programs can provide down payment assistance for first-time homebuyers.

The Residential Construction Mitigation Program (RCMP) provides hurricane mitigation retrofit measures to owner-occupied properties which address code violation issues as well as standard housing rehabilitation. Delray Beach Community Redevelopment Agency provides funds to assist homeowners with the cost of minor structural and cosmetic property improvements.

The City's federally funded program is aimed to help low-income residents:

1. The **Community Development Block Grant (CDBG)** projects can be undertaken where more than 51% of the people in an area have incomes below 80% of the region's median family/household income. Our program has provided community improvements such as housing rehabilitation, sidewalks, accessibility ramps, and accessibility features to properties over the past five years. Additionally, up to 15% of the CDBG grant can be used to provide public services benefitting low-income people.

Below are areas of need identified in prior Consolidated Plans. Please rank the following items which you feel are of greatest need for the residents of Delray Beach.

**1 through 8, with 8 being the greatest need**

- General Housing
- Homeless Assistance
- Economic Development
- Public Services
- Special Needs Housing and Services
- Infrastructure and Public Facilities
- Code Enforcement
- Demolition and Clearance



**City of Delray Beach Consolidated Plan  
Needs Assessment Survey  
Fiscal Years 2020-2024**



Please check **the one** activity for each category below which you feel is most crucial to address for low to moderate income residents of Delray Beach.

**General Housing**

- Construction of affordable housing
- Assistance with home rehabilitation
- Assistance with rental housing
- Assistance to first-time homebuyers with housing counseling and down payment assistance

**Public Services**

- Youth and teen programs      Such as: \_\_\_\_\_
- Senior programs                Such as: \_\_\_\_\_
- Special needs                    Such as: \_\_\_\_\_
- Foreclosure Education/Assistance
- Other \_\_\_\_\_

**Economic Development**

- Technical Assistance
- Direct Financial Assistance

**What is your current zip code?** \_\_\_\_\_

Comments/Other Community Needs:

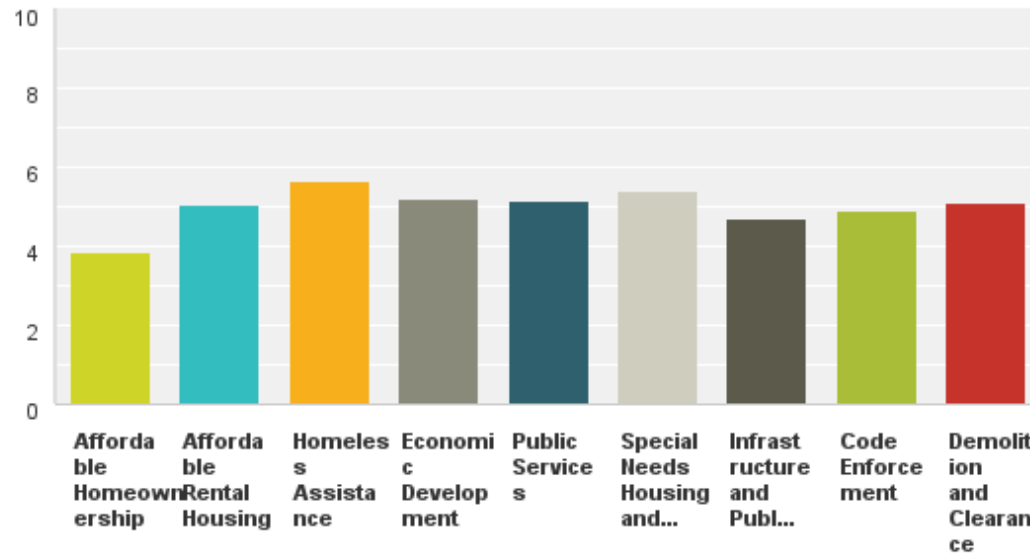
**Thank you for taking the time to complete these forms. Your input will shape the way future funds will be allocated benefiting the residents of Delray Beach and your clientele.**

To return, fax or mail to:  
 City of Delray Beach  
 Ferline F. Mesidort, Neighborhood Services Administrator  
 Neighborhood Services Division  
 100 NW 1<sup>st</sup> Avenue  
 Delray Beach, FL 33444  
 Office # (561) 243-7280  
 Fax#: (561) 243-7221

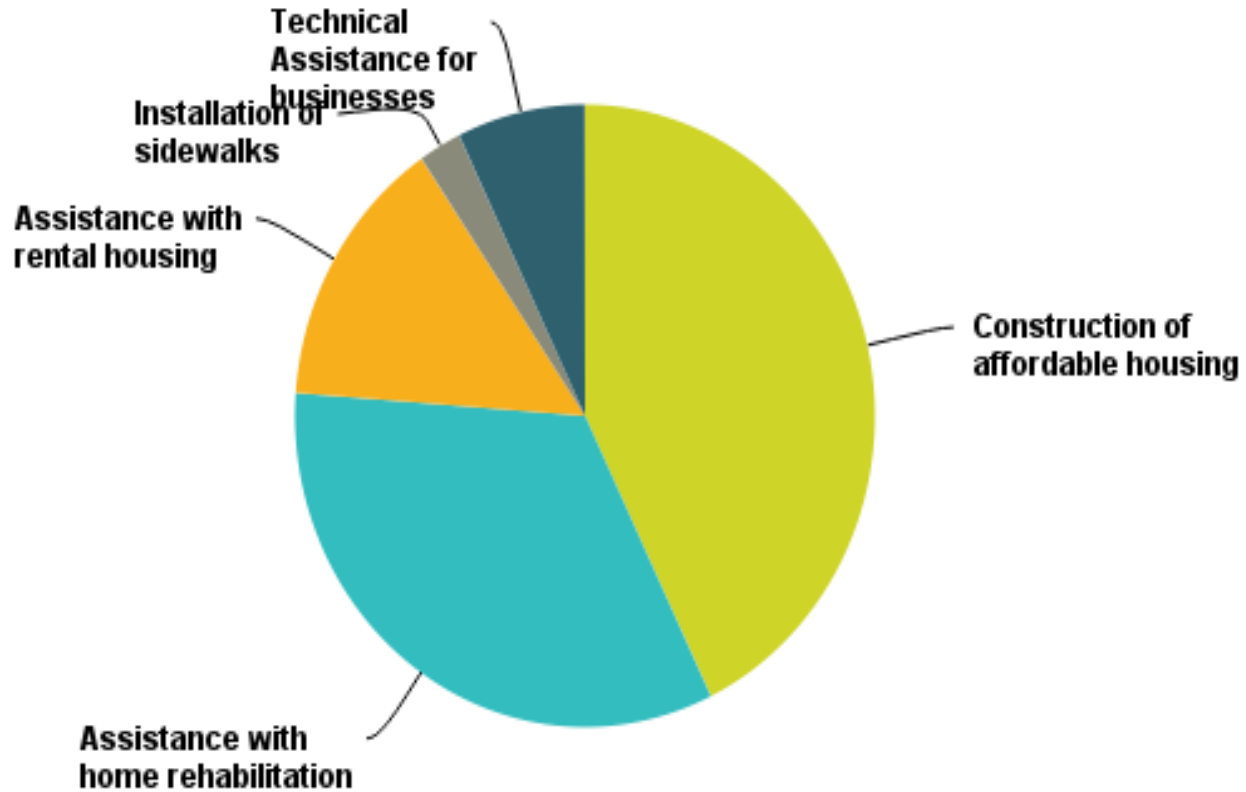
# AREAS OF GREATEST NEED

**Q1 Please rank the following items which you feel are of greatest need for the residents of Delray Beach. 1 through 9, with 9 being the greatest need:**

Answered: 42 Skipped: 0

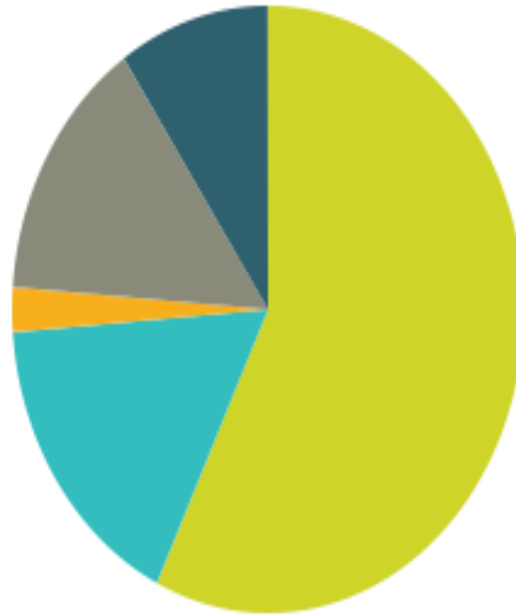


# GENERAL HOUSING





# PUBLIC SERVICES



■ Youth and teen programs   ■ Senior programs   ■ Special Needs  
■ Foreclosure Education/Assistance   ■ Other (please specify)

# TIMELINE

<b>Aug. 12, 2020</b>	Virtual Needs Assessment Meeting
<b>Aug. 22, 2020</b>	Public Service Application Period open
<b>Aug. 20, 2020</b>	Open Citizens 30-day comment period
<b>Sept. 22, 2020</b>	Public hearing on Consolidated Annual Action Plan; City Commission approval and final adoption
<b>Once Executed</b>	Annual Action Plan submission to HUD for approval HUD comment period expires

THE PLAN WILL BE MADE AVAILABLE FOR REVIEW AT:

NEIGHBORHOOD SERVICES DIVISION  
CITY HALL  
100 NW 1<sup>ST</sup> AVENUE

& ONLINE

SUBMIT QUESTIONS TO  
[MESIDORT@MYDELRAYBEACH.COM](mailto:MESIDORT@MYDELRAYBEACH.COM)  
OR CALL (561) 243-7282

