

Community Development Block Grant (CDBG)
Five Year Consolidated Plan
Fiscal Year 2020-2024
Fiscal Year 2020-2021



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Executive Summary

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

1. Introduction

The City of Delray Beach became an entitlement city in 1992 for Community Development Block Grant (CDBG) funding through the Department of Housing and Urban Development (HUD). The City of Delray Beach, FL is required to submit a Consolidated Plan under Federal Regulations at 24 CFR Part 91. The Consolidated Plan must be prepared every five years and must be updated annually, via the preparation of an Annual Action Plan for the use of the formula grant funds received from HUD. The formula grant programs guided by the Consolidated Plan includes the Community Development Block Grant (CDBG). The purpose of the City of Delray Beach's FY 2020-2024 Consolidated Plan is to assess the City's housing and community development needs; analyze the City's housing market; establish housing and community development priorities, goals and strategies to address the identified needs; identify the resources to address them; and to stipulate how funds will be allocated to housing and community development activities to develop viable communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for low- to moderate-income persons. Available resources from the CDBG entitlement grant, will be combined with private sector and other public sector funding to address the needs and implement the strategies. The five-year period of the plan is from October 1, 2020 through September 30, 2025.

CDBG funds must be spent on projects that meet at least one of the three national objectives:

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

The City of Delray Beach Consolidated Plan is a planning document that guides funding strategies from FY2020 through FY2024 and applications for funding all Community Planning and Development formula grant programs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

One key component of the CDBG Program is the Consolidated Plan, which is a planning document in which the City identifies and prioritizes the community's needs over a five-year period. The Consolidated Plan contains certain specific elements required by HUD – it must address the City's estimated housing

needs, homeless needs, other special housing needs, public services and non-housing community development needs. The Plan must also summarize the City's priority needs, describe the basis for assigning the priorities, set specific goals and objectives and describe how it plans to allocate funds to meet these identified needs.

3. Evaluation of past performance

As a CDBG entitlement City, Delray Beach receives funding under a formula allocation from HUD. The City's annual allocation varies but has increased from \$408,124 in 2015 up to \$531,055 in 2020. On an annual basis, the City reports through its Consolidated Annual Performance and Evaluation Report (CAPER) accomplishments for the fiscal year that has just ended. This report highlights the different outcomes and progress the City has made in meeting its goals in the areas of public service and the sustainability of affordable housing.

4. Summary of citizen participation process and consultation process

The City of Delray Beach's City Commission delegates responsibility for the preparation of the Consolidated Plan to the Neighborhood and Community Service 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 an adopted Citizen Participation Plan which it follows. (See Attachment - Citizen Participation Plan).

In accordance with the April 1, 2020 Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19 and the April 9, 2020 CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response and Plan Amendment Waiver memos issued by HUD, and the City's Amended Citizen Participation Plan, at least 5 days must be allowed to receive these comments and any comments received should be considered in the preparation of the final Plan.

Due to the COVID-19 emergency and with guidance issued by HUD, two public hearings were held via virtual meetings during the development of the Consolidated Plan. The Plan was available for public review prior to being adopted by the City Council and submitted to HUD.

**CITY OF DELRAY BEACH
CITIZEN PARTICIPATION PLAN**

AMENDMENT #2 – March 20, 2021

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) has made available supplemental funding, flexibility and waivers in response to COVID-19. CDBG-CV funds provided by the CARES Act are to prevent, prepare for, or respond to Coronavirus. Additionally, the CARES Act provides CDBG grantees with flexibilities to make it easier to use CDBG-CV funds, 2019 and 2020 CDBG funds and authorized HUD to grant waivers and alternative requirements.

To take advantage of the funds and flexibility the City of Delray Beach is required to amend the approved plans affected by these changes including the Citizens Participation Plan, Annual Action Plans for 2019 and related Consolidated Plans. Below is a list of waivers as they apply to the Citizens Participation plan.

Citizen Participation and Public Hearings for Consolidated Plans and Action Plans:

CARES Act provides that grantees may amend citizen participation plans to establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than 5 days. The 5-day period may run concurrently for comments on action plan amendment and amended citizen participation plans.

In person meetings are not required. Grantees may meet public hearing requirements with virtual hearing requirements if 1) national/local health authorities recommend social distancing and limit public gatherings for health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with grantees certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

The City is utilizing the 5-day comment period for the notices on the amendments to the 2019 and 2020 Action Plans and corresponding Consolidated Plans and this document.

Notice of amendments issued **March 20, 2021**. Offices are open to the public by appointment only for specified departments to maintain social distancing and help stop the spread of COVID-19 therefore comments may be submitted via email to: mesidort@mydelraybeach.com. Those without access to email may leave a voice message at 561-243-7282 and staff will get back to them. Comments received by 4pm on **April 20, 2021** will be considered and included in submission to HUD.

AMENDMENT #1 – JULY 11, 2020

The Coronavirus Aid, Relief and Economic Security Act (CARES Act) has made available supplemental funding, flexibility and waivers in response to COVID-19. CDBG-CV funds provided by the CARES Act are to prevent, prepare for, or respond to Coronavirus. Additionally, the CARES Act provides CDBG grantees with flexibilities to make it easier to use CDBG-CV funds, 2019 and 2020 CDBG funds and authorized HUD to grant waivers and alternative requirements.

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In person meetings are not required. Grantees may meet public hearing requirements with virtual hearing requirements if 1) national/local health authorities recommend social distancing and limit public gatherings for health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with grantees certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

The City's plans were posted with a 30-day public comment period before the waivers were issued. Draft Consolidated Plan including the 2019 Annual Action Plan and Citizen Participation Plans were posted on June 16, 2019. Press Release providing notice of the 30-day comment period was issued June 16, 2019.

The public meeting was held on July 17, 2019 before the waiver was issued.

The City is utilizing the 5-day comment period for the notices on the amendments to the 2019 and 2020 Action Plans and corresponding Consolidated Plans and this document.

Notice of amendments issued **July 11, 2020**. Offices are open to the public by appointment only for specified departments to maintain social distancing and help stop the spread of COVID-19 therefore comments may be submitted via email to: mesidort@mydelraybeach.com. Those without access to email may leave a voice message at 561-243-7282 and staff will get back to them. Comments received by 4pm on **August 11, 2020** will be considered and included in submission to HUD.

**INTRODUCTION:
Applicability and Adoption**

The following Citizen Participation Plan has been developed in compliance with 24 CFR § 91.105. The plan sets forth the City's policies and procedures for citizen participation as it relates to the federally required Consolidated Plan.

The City of Delray Beach encourages citizens to participate in the development of the *Consolidated Plan* and all substantial amendments to the consolidated plan, and the performance report. The City especially encourages participation by citizens of low- and moderate-income neighborhoods, particularly those living within the CDBG Target Area; through consultation with the Public Housing Authority, the participation of residents of public and assisted housing developments and residents of Section 8 subsidized housing; minorities and non-English speaking persons; and, persons with disabilities.

Adoption of the Consolidated Plan

1. Prior to adoption of the Consolidated Plan, the City of Delray Beach will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate-income.
2. To assure the public adequate time and opportunity to comment on the contents of the Consolidated Plan, the City shall publish a summary of the proposed Consolidated Plan in the local newspaper and shall make copies available for public inspection at the Public Library, City Hall and City webpage. The summary of the Consolidated Plan shall describe the contents and purpose of the plan and shall include a list of the locations of where copies of the plan may be fully examined. Upon request, copies of the plan shall be made available to groups and citizens at no charge.
3. One public hearing shall be held during the development of the Consolidated Plan.
4. A citizen's comment period of not less than 30 days shall be established to receive comments from citizens on the consolidated plan.
5. The City shall consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final Consolidated Plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons thereof, shall be attached to the final Consolidated Plan.

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Amendments to the Consolidated Plan

1. A substantial amendment to the Consolidated Plan shall be defined as the elimination of a previously approved activity or a reduction in funding of a previously publicized activity in order to accommodate the funding of another Community Development Block Grant (CDBG)-eligible activity.
2. The City shall publish in a local newspaper details of the substantial amendment and provide the public with adequate time to comment on the amendment. The public shall be provided with not less than 30 days to provide comments prior to implementation of the amendment.
3. The City shall consider any comments or views of citizens received in writing, or orally at public hearings, if any, in preparing the substantial amendment to the Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted and the reason therefore, shall be attached to the substantial amendment of the Consolidated Plan.

Performance Reports

1. The City shall provide the public with reasonable opportunity to comment on performance reports by publishing in the local newspaper the availability of performance reports and providing the public with not less than 15 days to comment on the reports prior to submission to HUD.
2. The City shall consider any comments or views of citizens received in writing, or orally at public hearings in preparing the performance report. A summary of these comments or views shall be attached to the performance reports.

Public Hearings

1. The City shall provide for two public hearings per year to obtain citizens' views and comments. One public hearing (Needs Assessment Meeting) shall be held at an appropriate time of the program year so that citizens may review program performance and another hearing shall be held prior to publication of the Consolidated Plan in order to provide opportunity for citizens to comment on housing and community development needs, including priority non housing community development needs.
2. At least two weeks advance notice of each public hearing shall be provided to the public. These notices shall be published in the local newspaper.
3. Public hearings shall be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. These public hearings shall be held during the evening hours at City Hall and/or public facilities located within the CDBG Target Area, i.e. Pompey Park or Community Center.

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Citizen Participation Plan Page 4

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4. Because of the substantial number of Haitian-Creole-speaking and Spanish-speaking residents within the City, the City shall provide Haitian-Creole and Spanish versions of all flyers announcing the public hearing. Interpreters shall be provided upon request through the use of Haitian-Creole and Spanish-speaking staff of the Department of Neighborhood and Community Services.

Meetings

Reasonable and timely access to local meetings shall be provided to the public.

Availability to the Public

In accordance with the Americans with Disabilities Act, the adopted Consolidated Plan, substantial amendments and performance reports may be obtained in an alternate format. To obtain an alternative format of either document, contact the Neighborhood and Community Services, Neighborhood Services Division, 100 NW 1st Avenue, Delray Beach, Florida 33444 or telephone the Department at (561) 243-7280.

Access to Records

The City shall provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of funds under programs covered by 24 CFR § 91.105 during the preceding five years.

Technical Assistance

The City shall provide technical assistance to groups' representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan, with the level and type of assistance determined by the City of Delray Beach. The assistance need not include the provision of funds to the group.

Complaints

Complaints relating to the City's Consolidated Plan, Amendments and Performance Reports should be submitted in writing to:

City of Delray Beach
Director of Neighborhood and Community Services
100 NW 1st Avenue
Delray Beach, FL 33444

The Department shall respond to all written complaints within 15 working days where practical.

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Residential Anti-displacement and Relocation Assistance Plan

The City of Delray Beach will replace all occupied and vacant occupiable low- to moderate-income dwelling units demolished or converted to a use other than as low- to moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR § 570.606(b)(1).

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the City of Delray Beach will make public and submit to the HUD Field Office the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low- to moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low- to moderate-income dwelling unit for at least 10 years from the date of initial occupancy.

The City of Delray Beach will provide relocation assistance, as described in § 570.606(b)(2), to each low- to moderate-income household displaced by the demolition of housing or by the conversion of a low- to moderate-income dwelling to another use as a direct of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, the City of Delray Beach will take the following steps to minimize the displacement of persons from their homes:

Acquisition or demolition activities will be limited to vacant, condemned or dilapidated structures that have been determined unsafe or contribute to blight.

It is not anticipated that displacement of persons will occur as a result of this program. However, if displacement does occur as a direct result of property acquisition for program improvements, tenants and homeowners who are displaced will receive those benefits provided for under the Relocation and Real Property Acquisition Act of 1970, as amended. Every effort will be made to allow those displaced to locate in the neighborhood from which they were displaced, if that is their request. Temporary relocation will be processed in accordance with the City of Delray Beach Optional Relocation Policy.

5. Summary of public comments

As required by HUD, a Needs Assessment Virtual Meeting was held on August 12, 2020 at City Hall, 100 NW 1st Avenue, and a public hearing on June 8, 2021 to approve the Consolidated Plan at City Hall, 100 NW 1st Avenue, to obtain citizen input. In addition to advertising the public hearings, public and non-profit 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 the required 5-day public comment period from May 22, 2021– June 8, 2021 at City of Delray Beach Neighborhood Services Division and the City's website.

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

No comments have been received to date at either public hearing. Any and all comments received at public meetings prior to submittal of the Plan to HUD will be included as an attachment to the Consolidated Plan.

7. Summary

The meetings allowed groups and individuals the opportunity to identify community housing and non-housing needs and to express their views. The Plan sets forth strategies for the use of Community Development Block Grant funds received to guide Action Plan funding allocations.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DELRAY BEACH	Neighborhood & Community Services

Table 1 – Responsible Agencies

Narrative

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 virtual meetings were conducted to introduce and inform the public of the process and collect information necessary to determine the need for the Five-Year Consolidated Plan and Annual Action Plan. The meetings were advertised in the newspaper and available on the City’s website and neighborhood association contacts and sources.

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 via phone 561-243-7280.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

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

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The Palm Beach County Continuum of Care is the countywide strategy (inclusive of Delray Beach) for meeting the needs of individuals and families who are homeless or at risk of becoming homeless. The Continuum of Care known as the Homeless and Housing Alliance of Palm Beach County (HHA) is responsible for developing the homeless delivery system strategy based on information provided by the Continuum of Care members. The HHA Executive Committee serves as the decision-making body responsible for planning evaluation and coordination of HEARTH CoC resources and other relevant homeless funding. The Executive Committee is responsible for managing community planning, coordination and evaluation to ensure that the system of homeless services and housing rapidly ends people’s homelessness permanently. The Committee consists of community-based representatives from government, business, formerly homeless individuals, law enforcement, banking, housing, service providers, faith groups, education, veterans and health care. The HHA collaborates with community task forces to make sure crucial data is included in the Continuum planning process. The Homeless Coalition of Palm Beach County is responsible for developing the Continuum of Care strategy based on information provided by the Continuum of Care Planning Committee. The Homeless Coalition of Palm Beach County’s Board of Directors is a community-based Board with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing, service providers, faith groups, education, veterans and health care. The Homeless Coalition oversees and coordinates the Continuum of Care Planning Committee and all its sub-committees. The Coalition collaborates with community task forces to make sure crucial data is included in the Continuum planning process.

The Delray Beach Housing Authority, Delray Beach Community Land Trust, Delray Beach Community Redevelopment Agency, CROS Ministries, Palm Beach Continuum of Care, and Habitat for Humanity were contacted and participated in a survey completed by non-profits/residents in helping to identify proposed needs within the City. The results of the survey reflected the most necessary needs as demolition and clearance of blighted structures, owner-occupied rehabilitation assistance and an increase in youth and teen services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Continuum of Care system begins with the Homeless Management Information System or HMIS. Homeless Individuals are navigated through the system either by telephone or through direct contact during Outreach efforts. The CoC and community partners have been participating on the Delray Beach Homeless Task Force which is evaluating strategies specific to addressing homelessness in Delray Beach. Targeted outreach efforts have been conducted in Delray Beach through a Homeless Project Connect coordinated by the Homeless Coalition of Palm Beach County. Over the past three years, members of the Delray Beach Homeless Task Force along with City of Delray Beach Staff have participated in the Point-In-Time Counts (PIT). The Point-In-Time count is generally conducted to identify the number of homeless individuals and families in the county. It also serves to measure the needs of the homeless as well as provide direction for future development of housing and services. During the 2019 PIT Count, 72

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persons were counted as unsheltered individuals within Delray Beach (10% of the total Palm Beach County unsheltered). This was increase from 2018 totals of 68. Within the two years, there is still a 6% decrease in the number of unsheltered individuals identified during the PIT Count.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

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

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

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

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Palm Beach Department of Human Services	Strategic Plan goals do not overlap that of the Department of Human Services.
Hunger Relief Plan	CROS Ministries	Provides for the service of food, emergency services (bus passes, Rx, clothing, hygiene items, phone calls, etc. including advocacy and self-sufficiency strategies.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City plans to further increase its partnerships with State and Local agencies that provide services to its residents. With the changes in housing needs, the economy, and the increase of population, it has become very important to maintain positive relationships with agencies to better assist or prevent a delay in necessary services that our needed within the City.

The City has had a continuous relationship with the Delray Beach Housing Authority (DBHA). The DBHA has been in operation since 1973 and has rental assistance programs; the Section 8 Choice Voucher Program and the Public Housing Program and a Family Self-Sufficiency Program as well.

The Delray Beach Community Land Trust was incorporated on January 17, 2006 under the laws of the State of Florida for the sole purpose of owning land and providing affordable housing opportunities for very-low to moderate income households within the Delray Beach CRA target area and City limits.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The City of Delray Beach's City Commission delegates responsibility for the preparation of the Consolidated Plan to the Community Improvement Department/Neighborhood Services Division. The Neighborhood Services Division is responsible for administering the City's housing and neighborhood services programs and develops and manages most contracts with outside agencies and provides housing and social services to residents throughout the City. The City has adopted and follows a Citizen Participation Plan.

For the past several years the City has been engaged in strong and vital planning initiatives with citizens, non-profit organizations, and other community stakeholders to improve housing, economic development, and livability conditions throughout the City. Particular emphasis has been placed on involving residents within the CDBG target area in these planning processes. The City has worked very closely with neighborhood associations and other community organizations to ensure that the planning processes reflect the priorities of those most impacted. In addition, several grassroots planning bodies have been established to create opportunities for ongoing stakeholder involvement, including: The West Avenue Redevelopment Coalition (WARC) - a planning body consisting of representatives from all the neighborhood associations and community organizations within the West Atlantic neighborhoods; as well as the City Commission appointed 11 member Affordable Housing Advisory Committee. Both groups were provided the opportunity to review the plan and provide input. Specific recommendations offered by community stakeholders include:

- Continue to develop and nurture collaborative relationships among community stakeholders and provide coordinated support and technical assistance to residents, neighborhoods associations and other community groups;
- 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

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- 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.

As required by HUD, a needs assessment meeting was held on May 20, 2020 at City Hall, First Floor Conference Room and public hearing advertised for June xx, 2021 through City Commission at City Hall, 100 NW 1st Avenue, to obtain citizen input. In addition to advertising the public hearings, neighborhood associations, public agencies and other interested parties were notified of the date, time, and location of the public hearing. The City also advertised that the plan was available for a 5-day public comment period from May 22, 2021-June 8, 2021. The plan was made available at City of Delray Beach Neighborhood Services Division and on the City's website. Although the meetings allowed groups and individuals the opportunity to identify community housing and non-housing needs and to express their views, only clarifying questions were posed as to the process but no comments were received at either public hearing.

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	Needs Assessment Virtual Meeting	City Residents and Agencies				
2	Public Hearing	City Residents		Not Applicable.	Not Applicable.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

One key component of the CDBG Program is the Consolidated Plan, which is a planning document in which the City identifies and prioritizes the community's needs over a five-year period. The Consolidated Plan contains certain specific elements required by HUD – it must address the City's estimated housing needs, homeless needs, other special housing needs, and non-housing community development needs. The Plan must also 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.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As a CDBG entitlement City, Delray Beach receives funding under a formula allocation from HUD. The City’s annual allocation varies, but has increased from \$404,964 in 2015 to \$531,055 in 2020. This increase is a reflection of the stabilization of the program and the number of entitlement jurisdictions throughout the nation with an accompanying increase in federal funding for the CDBG program. As the funding allocations for the next five years are unpredictable, the 2020-2024 Consolidated Plan has been prepared using the anticipated 2020 allocation as the funding amount for each of the five years covered in the Plan.

The heart of Delray Beach’s commercial area runs from the Intracoastal Waterway to Swinton Avenue, an area of only about ½ mile. In the ¾’s of a mile between Swinton Avenue and interstate 95, the highest concentration of African-American and minority populations exists. The income and ethnic makeup of Delray Beach is typical of other Florida cities. The most affluent and least minority areas are at the beach and on either side of the Intracoastal Waterway. Moving westward the ethnicity becomes more diverse and income levels decrease. Among households within the City of Delray Beach, approximately thirteen (13%) percent are small family households and thirteen (13%) percent of households contain at least one person age 75 or older. About three percent (3%) are large family households consisting of 5 or more members.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	60,522	63,940	6%
Households	28,875	27,360	-5%
Median Income	\$48,997.00	\$50,136.00	2%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,090	3,650	4,705	2,675	12,245
Small Family Households	1,000	710	1,134	780	4,160
Large Family Households	210	200	370	180	315
Household contains at least one person 62-74 years of age	950	890	1,503	660	2,895
Household contains at least one person age 75 or older	1,084	1,380	1,075	484	2,000

Demo

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger	524	384	615	230	774

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	60	70	10	0	140	15	0	4	4	23
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	55	70	10	35	170	4	4	45	20	73
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	65	100	85	320	15	10	95	25	145
Housing cost burden greater than 50% of income (and none of the above problems)	1,399	840	284	20	2,543	1,260	875	620	154	2,909

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	140	370	1,025	350	1,885	255	524	720	354	1,853
Zero/negative Income (and none of the above problems)	225	0	0	0	225	300	0	0	0	300

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,584	1,040	399	140	3,163	1,295	890	765	210	3,160
Having none of four housing problems	254	515	1,495	850	3,114	420	1,199	2,039	1,475	5,133
Household has negative income, but none of the other housing problems	225	0	0	0	225	300	0	0	0	300

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

Demo

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	540	415	419	1,374	265	150	375	790
Large Related	170	110	65	345	40	75	90	205
Elderly	495	490	515	1,500	899	990	629	2,518
Other	478	340	380	1,198	340	209	305	854
Total need by income	1,683	1,355	1,379	4,417	1,544	1,424	1,399	4,367

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	500	255	94	849	240	110	135	485
Large Related	155	65	0	220	20	50	0	70
Elderly	410	370	105	885	709	590	304	1,603
Other	474	215	85	774	305	140	180	625
Total need by income	1,539	905	284	2,728	1,274	890	619	2,783

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	60	135	80	95	370	4	8	70	10	92
Multiple, unrelated family households	65	0	30	30	125	15	10	70	35	130

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	125	135	110	125	495	19	18	140	45	222

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Currently, the demographics show that a larger number of single family households within the extremely-low category are more in need of affordable rental units throughout the city limits per the data reflected in the housing needs table. HUD data does not provide numbers of single persons requiring housing assistance. There is a higher number of elderly households that are cost-burdened higher than 50% within the City. HUD data does not provide numbers of single persons requiring housing assistance. According to the Delray Beach Housing Authority, there are currently 1129 combined housing choice and VASH vouchers provided to assist families. The HCV waiting list is closed however there are plans to re-open it by the end of 2021.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Census 2009-2013 data shows that approximately 7,895 thousand persons or 12.8 % families had at least one member with a disability. We do not have statistics for victims.

What are the most common housing problems?

Per the data provided, small related household renters between 0-30% of the area median income were cost burdened greater than 50% of their income. There was a overall total of 12% cost burdened greater than 50% in the City. Due to the most properties having satisfied mortgages, another common

occurrence is the lack of insurance coverage. Most families are on a limited or fixed income and thereby unable to obtain coverage as well as maintain the properties. It also causes the repair costs to be in excess of the program limits.

Are any populations/household types more affected than others by these problems?

According to the data, 13% of households between 50-80% were cost burdened greater than households within large or elderly households. A slightly higher average of 16% for households between the same income category but cost burdened at greater than 50%. This could be due to a loss of income or other factors.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

There are factors that place currently housed persons at imminent risk of either residing in shelters or becoming unsheltered. Some of which are employment, race, education, current economy and the job market. Median earnings in the past twelve months show that the poverty rate for the population 25 years and over for whom poverty status was determined by educational attainment was 34.9%. There was only a 22.6% of persons 25 years and over meeting graduation status. The Delray Beach Housing Authority has a waiting list between 5 -10 years. Resources are limited and households are overburdened by the housing costs.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

There are approximately 2,379 renters and 810 owners or 12% of total persons between 0-80% of the area median income in the City that are cost burdened greater than 50%. City of Delray Beach does not provide its own estimate of the at-risk population.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The U.S. Department of Housing and Urban Development defines affordability as the extent to which enough rental housing units of different costs can provide each renter household with a unit it can afford (based on the 30-percent-of-income standard). Currently, affordable rentals are difficult to obtain. A large number of homes are being purchased by investors but targeted for the occupancy of persons requiring substance abuse assistance. There is limited or decreased resources to obtain

Demo

duplex/single family homes due to private sector sales. In the past few months, housing values have increased making it more difficult.

Discussion

Housing represents the base solution to the homelessness problem. The lack of affordable housing has led to substandard housing with numerous problems for households between 0-30%, high cost burdens for household renters and elderly owners alike, causing overcrowding amongst that income level. This will either force or place many households at risk of becoming homeless. Increased funding and collaborative partnerships are necessary to alleviate the reality of what is happening. Within the private sector, single family homes and rentals are difficult to obtain with the increasing number of investors purchasing properties for profit. Through the Neighborhood Stabilization Program and our partnership with the Delray Beach Housing Authority, we have been able to purchase and transfer five single family and one duplex for rental to homeowners at or below 50% of the area median income. The Delray Beach Community Land Trust has been donated one home under this strategy. The units are to remain affordable for twenty years secured by a land-use restriction agreement.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data provided below shows the housing problems that affect each racial or ethnic group that has none or one or more housing issues. It generalizes even households with none or negative income but none of the other housing problems. Comparing all income categories between the extremely-low (0-30%) to low categories (50-80%), it is obvious that households within the low categories making up 13% of the jurisdiction lacked complete kitchen and plumbing facilities, had more than one person per room and had a cost burden which was greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,274	289	525
White	1,754	199	255
Black / African American	1,050	55	185
Asian	10	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	424	30	65

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS

Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,835	820	0
White	1,740	565	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	815	100	0
Asian	20	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	244	140	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,915	1,789	0
White	1,955	1,229	0
Black / African American	625	415	0
Asian	30	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	279	125	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,055	1,615	0
White	705	1,195	0
Black / African American	210	300	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	45	0	0
Hispanic	95	90	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Per the data, there is a closer proximity to need within the households that fall within the 50-80% area median income compared to all other income categories where it shows have a larger difference. No percentage data was estimated for households with no/negative income but none of the other housing problems listed in the above tables.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The data in this section shows the total of persons with housing problems that affect each racial or ethnic group that has one or more of four severe housing issues, none of the housing problems or has no/negative income but none of the other housing problems. Again here, comparing each income category from extremely-low (0-30%) to low categories (50-80%), it is obvious that households within the low categories making up 9% of the jurisdiction lacked complete kitchen and plumbing facilities, had more than 1.5 persons per room and had a cost burden which was greater than 50%. Fifteen (15%) of households which make up the 50-80% category has none of the four housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,879	674	525
White	1,544	409	255
Black / African American	950	160	185
Asian	10	0	25
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	339	110	65

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	1,714	0
White	1,185	1,109	0
Black / African American	610	305	0
Asian	20	14	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	109	280	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,164	3,534	0
White	745	2,444	0
Black / African American	300	745	0
Asian	0	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	119	285	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	350	2,325	0
White	220	1,685	0
Black / African American	85	425	0
Asian	0	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	45	0
Hispanic	40	140	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The data shows there is a closer proximity of need within the households that fall within the 80-100% area median income compared to all other income categories where it shows have a larger gap in racial category. There are approximately 450 households with no/negative income, but none of the other housing problems within the 0-30% area median income.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The data currently shows that households less than 30% of the area median income are affected greatly cost burdened, in some cases, three times higher than categories making more income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,254	5,463	6,110	525
White	11,595	3,710	3,995	255
Black / African American	2,240	1,125	1,475	185
Asian	300	40	30	25
American Indian, Alaska Native	4	0	0	0
Pacific Islander	0	45	0	0
Hispanic	1,005	515	559	65

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

There is a disproportionately greater need amongst the White households being at 45% compared to the American Indian, Alaska Native at less than 1% within the 0-30% area median income households. This figure is at least 10 percentage points higher than the percentage of persons in category as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Across the income categories, white households reflect a higher percentage as it compares to other racial categories who have one or more of four housing problems. However it's expected as white households represent 79% of the total population of the City. The white population is not concentrated in one area and most do not live in the geographical area of the CDBG target area. The concentration in this area is primarily Black/African American households.

If they have needs not identified above, what are those needs?

Other needs not identified, which greatly impact the households in terms of housing repair are installation of shutters, roof damage and window replacement. The City currently assists eligible households through it's housing rehabilitation programs made possible with the allocation of Community Development Block Grant, State Housing Initiative Partnership, Community Redevelopment Agency Curb Appeal and Residential Construction Mitigation Program funds.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The heart of Delray Beach's commercial area runs from the Intracoastal Waterway to Swinton Avenue, an area of only about ½ mile. In the ¾'s of a mile between Swinton Avenue and interstate 95 (encompasses the majority of the CDBG target area), the highest concentration of African-American and minority populations exists. The income and ethnic makeup of Delray Beach is typical of other Florida cities. The most affluent and least minority areas are at the beach and on either side of the Intracoastal Waterway. Moving westward the ethnicity becomes more diverse and income levels decrease. The demographic nature of the CDBG target area is changing as a result of investor and owner-occupied properties available after the foreclosure crisis. Per the American Fact Finder, data substantiates that there are 10,487 white households within the target area, 10% percent higher than black households.

NA-35 Public Housing – 91.205(b)

Introduction

The City works very closely with the Delray Beach Housing Authority (DBHA), which manages the public housing component in Delray Beach and the local section 8 program. The DBHA is a public housing authority separately chartered under State law responsible to a Board of Directors. The DBHA submits a Public Housing Agency Plan which details the housing authority’s plans for the next five years and their priorities. HUD provides funds to the DBHA to provide different types of assistance. Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development. Tenant-based vouchers increase affordable housing choices for very low-income families. Families with a tenant-based voucher choose and lease safe, decent, and affordable privately-owned rental housing. The family finds a unit that meets the housing quality standards, the rent is reasonable, and the unit meets other program requirements, the PHA executes a HAP contract with the property owner. This contract authorizes the PHA to make subsidy payments on behalf of the family.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	6	0	0	1,087	134	952	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	8,201	0	0	12,993	10,535	13,308	0	0
Average length of stay	0	0	0	6	3	6	0	0
Average Household size	1	0	0	2	1	2	0	0
# Homeless at admission	0	0	0	1	0	1	0	0
# of Elderly Program Participants (>62)	5	0	0	415	119	296	0	0
# of Disabled Families	0	0	0	126	8	118	0	0
# of Families requesting accessibility features	6	0	0	1,087	134	952	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	1	0	0	283	57	226	0	0	0
Black/African American	5	0	0	797	76	720	0	0	0
Asian	0	0	0	6	1	5	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	126	23	103	0	0	0
Not Hispanic	6	0	0	961	111	849	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Demo

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The waiting list of the Delray Beach Housing Authority's public housing program is insignificant due to the limited number of available public housing units. Since 2005, DBHA has replaced only 5 of the 200 units destroyed by Hurricane Wilma. Therefore the waiting list is limited to 25 applicants, a number that may reasonably be expected to be housed within a 5 to 10-year period. Section 504 Needs data is not available.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In 2010, a lottery application was opened. Seven (7,000) thousand persons applied with only one (1000) vouchers being made available. Currently, the waiting period is five to ten years.

How do these needs compare to the housing needs of the population at large

The number of persons currently receiving housing vouchers are 4% of the households within the City. The average annual income of the households is \$12,993. It is estimated to be two (2) persons per household.

Discussion

The DBHA will continue to use its strategy for extending the supply of assisted housing to include: (a) applying for additional rental vouchers; (b) reducing public housing vacancies; (c) leveraging private/other public funds to create additional housing opportunities, and to acquire or build additional units and developments.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness does not discriminate. Based on the Palm Beach County Point-in Time Count, there were a total of 44 unsheltered persons in Delray Beach with 42 falling within the CDBG target area with a 33444 zip code.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Data is not available for number of persons becoming and exiting homelessness each year specifically for the Delray Beach CDBG target area. Therefore we are unable to describe these categories.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Per the data received, we are unable to estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Per the data received, we are unable to describe the nature and extent of homelessness by racial and ethnic group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on the Palm Beach County Point-in Time Count, there were a total of 44 unsheltered persons in Delray Beach with 42 falling within the CDBG target area with a 33444 zip code.

Discussion:

Based on the Palm Beach County Point-in Time Count, there were a total of 44 unsheltered persons in Delray Beach with 42 falling within the CDBG target area with a 33444 zip code.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Although the City will use relatively few, if any, Consolidated Plan resources to meet the needs of the Special Needs population over the next five years, the City hopes to meet some of those needs. Through its partnership with the DBHA, DBCLT and agencies such as CROS Ministries the City will continue to provide increased housing opportunities for families to purchase their first home, accessibility for the disabled will continue to be addressed as a component of the City's housing rehabilitation program, funding provided to small businesses for economic development activities will create job creation for low-income persons, and the City will continue to provide funding to non-profit and social service agencies for programs that benefit special needs residents

Describe the characteristics of special needs populations in your community:

Within the past few years, there has been increased efforts to assist special needs households with necessary housing rehabilitation measures. Additionally, the first priority is to serve homeowners with developmental disabilities by providing home modifications, including technological enhancements and devices which will allow homeowners to remain independent in their own homes and maintain their homeownership. Twenty (20%) percent of State Housing Initiatives Partnership (SHIP) funds is to be expended to meet this requirement. It has always been a priority to help a property become ADA accessible to its residents.

What are the housing and supportive service needs of these populations and how are these needs determined?

The first priority of these special needs funds must be used for persons with developmental disabilities with an emphasis on home modifications, including technological enhancements and devices, which will allow homeowners to remain independent in their own homes and maintain their homeownership. Palm Beach County has established a Special Needs Program to provide for citizens with certain medical problems during a major emergency. The Special Needs Shelter is a facility with physicians and nurses on staff. It has auxiliary electrical power, is wind resistant, and not flood-prone.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Within the Delray Beach jurisdiction, there are currently 1063 or 13% HIV/AIDS cases. (Source: FL DOH, Bureau of Communicable Diseases, HIV/AIDS and Hepatitis Section, data as of May 31, 2015).

Discussion:

Funding to support the goals listed above i.e., special needs, housing and supportive needs will come from a variety of sources, including the City's CDBG allocation, SHIP, RCMP, NSP1, and the City's General Fund dollars.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

There are several excellent neighborhood/recreation facilities located within the CDBG Target area. The City has undertaken many renovations over the past 15 years to keep these facilities current. The City has included approximately \$838,000 in the 2014-2018 Capital Improvement Plan (CIP) for improvements to the redesign of the Pompey Park pool which is ADA accessible, Currie Commons Park renovations, and The Tennis Center rehabilitation.

How were these needs determined?

The needs are determined by Citizen input charettes and surveys through Parks and Recreation department which is then approved through City Commission and placed in the cities Capital Improvement Plan. Based on the necessity to improve the safety and livability of neighborhoods to include a full range of public facilities and utilities, that will meet the needs of low- to moderate-income residents of Delray Beach, particularly those residing within the CDBG target area.

Describe the jurisdiction’s need for Public Improvements:

The City has included \$1,001,500 in the 2014-2018 Capital Improvement Plan (CIP) for improvements in the heart of the CDBG target area. In addition, funding is allocated in the CIP for Swinton and Atlantic intersection and possible future anticipation of sidewalk/bikepaths installation through a grant. The City provides funds to make infrastructure improvements, generally construction or installation (e.g., sidewalks, street improvements, water and sewer lines). CRA is allocating funds annually for sidewalk improvements identified in the SW Neighborhood Plan.

How were these needs determined?

The needs are determined by the Environmental Services Department of the City of Delray Beach. The City ranks its streets, water main upgrades plan in target area. It's been doing it for fifteen years. It was rated all pavement in coordination with waterway plan to address needs based on the necessity to improve the safety and installation of infrastructure improvements that will meet the needs of low- to moderate-income residents of Delray Beach, particularly those residing within the CDBG target area. The Osceola Park area implemented some improvement to three (3) alleys a year as identified in the Plan.

Describe the jurisdiction’s need for Public Services:

HUD allows for up to fifteen (15%) percent of its annual allocation to be expended on public service activities to protect and enhance the health, safety, and welfare of low- to moderate-income persons residing in Delray Beach and to further the stabilization of deteriorating neighborhoods. The City will spend \$398,291 over the next five years on this activity. The activities identified during the needs assessment meetings as being a priority include, but are not limited to: youth services, senior services, child care services, crime prevention services, fair housing, tenant/landlord counseling, employment training, and recreational services.

How were these needs determined?

The City held a needs assessment meeting on May 20, 2020 and residents helped to complete a survey to identify the priority needs within the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City's primary focus over the next few years will continue to be the development and maintenance of affordable housing within the jurisdiction. The City plans to accomplish approximately 8 substantial housing rehabilitation projects, at least three (3) of which will be committed to homeowners at or below 80% of the area median income. A combination of CDBG, SHIP, CRA, Workforce Housing and Urban Development Action Grant (UDAG) funds will be used to fund the City's housing objectives. 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 the following sources:

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Data from the 2011-2015 American Census Survey indicated 36,074 housing units in the City of Delray Beach, with 28,582 occupied and 7,492 vacant. Of the total occupied units, 17,687 or 62% were owner-occupied units and 10,895 or 38% were rental units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,700	36%
1-unit, attached structure	3,915	11%
2-4 units	5,770	16%
5-19 units	5,960	17%
20 or more units	6,805	19%
Mobile Home, boat, RV, van, etc	165	0%
Total	35,315	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS



SELECTED HOUSING CHARACTERISTICS

Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Delray Beach city, Florida					
Label	Estimate	Margin of Error	Percent	Percent Margin of Error	
HOUSING OCCUPANCY					
Total housing units	36,074	±835	36,074	(X)	
Occupied housing units	28,582	±684	79.2%	±1.2	
Vacant housing units	7,492	±505	20.8%	±1.2	
Homeowner vacancy rate	3.0	±1.1	(X)	(X)	
Rental vacancy rate	5.7	±1.7	(X)	(X)	
UNITS IN STRUCTURE					
Total housing units	36,074	±835	36,074	(X)	
1-unit, detached	12,156	±480	33.7%	±1.2	
1-unit, attached	4,520	±396	12.5%	±1.1	
2 units	879	±176	2.4%	±0.5	
3 or 4 units	4,751	±387	13.2%	±1.0	
5 to 9 units	3,441	±411	9.5%	±1.1	
10 to 19 units	2,980	±340	8.3%	±1.0	
20 or more units	7,000	±535	19.4%	±1.4	
Mobile home	244	±112	0.7%	±0.3	
Boat, RV, van, etc.	103	±88	0.3%	±0.2	
YEAR STRUCTURE BUILT					
Total housing units	36,074	±835	36,074	(X)	
Built 2014 or later	904	±173	2.5%	±0.5	
Built 2010 to 2013	871	±186	2.4%	±0.5	
Built 2000 to 2009	4,064	±365	11.3%	±1.0	
Built 1990 to 1999	4,485	±371	12.4%	±1.0	
Built 1980 to 1989	8,840	±608	24.5%	±1.6	
Built 1970 to 1979	10,911	±617	30.2%	±1.5	
Built 1960 to 1969	2,958	±316	8.2%	±0.9	
Built 1950 to 1959	1,961	±264	5.4%	±0.7	
Built 1940 to 1949	356	±118	1.0%	±0.3	
Built 1939 or earlier	724	±160	2.0%	±0.4	
ROOMS					
Total housing units	36,074	±835	36,074	(X)	
1 room	355	±134	1.0%	±0.4	
2 rooms	707	±168	2.0%	±0.4	
3 rooms	4,667	±479	12.9%	±1.3	
4 rooms	12,227	±768	33.9%	±1.8	
5 rooms	7,829	±601	21.7%	±1.6	
6 rooms	5,090	±383	14.1%	±1.0	
7 rooms	2,306	±291	6.4%	±0.8	
8 rooms	1,514	±229	4.2%	±0.6	
9 rooms or more	1,379	±199	3.8%	±0.6	
Median rooms	4.5	±0.1	(X)	(X)	
BEDROOMS					
Total housing units	36,074	±835	36,074	(X)	
No bedroom	365	±134	1.0%	±0.4	
1 bedroom	4,913	±498	13.6%	±1.4	
2 bedrooms	17,306	±844	48.0%	±1.7	
3 bedrooms	9,800	±575	27.2%	±1.5	
4 bedrooms	3,113	±316	8.6%	±0.9	
5 or more bedrooms	577	±156	1.6%	±0.4	
HOUSING TENURE					
Occupied housing units	28,582	±684	28,582	(X)	
Owner-occupied	17,687	±713	61.9%	±1.9	
Renter-occupied	10,895	±572	38.1%	±1.9	
Average household size of owner-occupied unit	2.27	±0.08	(X)	(X)	
Average household size of renter-occupied unit	2.46	±0.12	(X)	(X)	
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	28,582	±684	28,582	(X)	
Moved in 2017 or later	3,570	±365	12.5%	±1.3	
Moved in 2015 to 2016	4,666	±442	16.3%	±1.5	
Moved in 2010 to 2014	7,784	±499	27.2%	±1.7	
Moved in 2000 to 2009	6,636	±545	23.2%	±1.7	
Moved in 1990 to 1999	3,809	±357	13.3%	±1.2	
Moved in 1989 and earlier	2,117	±277	7.4%	±1.0	

https://data.census.gov/cedsci/table?q=Delray_Beach&t=Housing&tid=ACSDP5Y2019.DP04&hidePreview=true

2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	55	0%	185	2%
1 bedroom	1,175	7%	2,195	21%
2 bedrooms	7,195	42%	5,415	53%
3 or more bedrooms	8,700	51%	2,439	24%
Total	17,125	100%	10,234	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Presently, the City receives funding from the U.S. Department of Housing and Urban Development (Community Development Block Grant), Florida Housing Finance Corporation (State Housing Initiatives Partnership), the Department of Emergency Management (Residential Construction Mitigation Program) and local agencies such as the Community Redevelopment Agency (Curb Appeal Program). All funds are allocated specifically to assist individuals/households that fall within the extremely low to moderate income per the area median income through housing rehabilitation efforts.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Delray Beach Housing Authority (DBHA) does not anticipate the expiration of any Section 8 Contracts. Through the Section 8 Housing Choice Voucher Program, DBHA continues to provide housing subsidies to 1123 families consisting of 1111 housing choice vouchers and 12 public housing units.

Does the availability of housing units meet the needs of the population?

Eliminating barriers to affordability has been the primary objective of the Delray Beach Community Land Trust (DBCLT) program since its inception in 2006. In July 2006 the City transitioned its First Time Homebuyer Program, which provided traditional down payment assistance, into a Sub-Recipient Partnership Program with the DBCLT for the purpose of creating affordable homeownership opportunities. Over the years, through the Neighborhood Stabilization Program and our partnership with the Delray Beach Housing Authority, the city has been able to purchase and transfer five single family and one duplex for the purpose of facilitating housing assistance to renters at or below 50% of the area median income. The Delray Beach Community Land Trust has been donated one home under this strategy. All units under the NSP program are to remain affordable for twenty years secured by a land-use restriction agreement.

Describe the need for specific types of housing:

Under the Sub-recipient Housing Partnership Program, subsidy is awarded (based on occupants income eligibility) to the DBCLT to be applied towards the principal reduction of construction costs of DBCLT units. This strategy enhances each unit's affordability by keeping the subsidy joined to the unit as opposed to the occupant and buys down the cost of each unit's affordability in perpetuity. Under the NSP program, properties were purchased directly from lender(s) and rehabilitated through approved general contractors. They were then transferred to DBHA for the provision and continued affordability to renters at or below 50% of the area median income. The City currently utilizes its Workforce Housing ordinance in an effort to create additional affordable and workforce housing throughout the City.

Discussion

The City will continue to assist potential homebuyers through financial assistance to reduce the construction costs of DBCLT units. The City will also continue to assist potential homebuyers to purchase affordable market rate units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs for homeowners in Delray Beach continues to be slightly lower than in Palm Beach County as a whole. According to the Florida Realtors, the median sale price of a home in Florida was \$178,000, a 5.3% increase from a year earlier.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	274,200	183,700	(33%)
Median Contract Rent	1,095	1,128	3%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,040	10.2%
\$500-999	3,445	33.7%
\$1,000-1,499	3,283	32.1%
\$1,500-1,999	1,415	13.8%
\$2,000 or more	1,050	10.3%
Total	10,233	99.9%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	374	No Data
50% HAMFI	929	2,315
80% HAMFI	4,424	4,925
100% HAMFI	No Data	6,779
Total	5,727	14,019

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a deficit of housing for households at the extremely low and high moderate income levels as identified in the above tables.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to the Palm Beach Post home values hit rock bottom in 2006, foreclosures at their peak in 2011. 2012 home prices are noted to be on the rise and continue through this year. On Zillow.com, it states home values have gone up 10.8% over the past years and the median rents have also increased.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME/Fair Market rents are generally lower than the Area Median Rent. This creates a hardship on persons with lower incomes being able to occupy most units since they are not priced at a rate that is affordable.

Discussion

The affordability of housing will be a challenge as the housing market recovers and price of real estate values increase due to demands. Another struggle that the City of Delray Beach is experiencing is companies purchasing apartment complexes and homes in the target area that are being converted to sober homes. Over the past five (5) years, the City has seen a decrease in its affordable housing stock due to this issue.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Delray Beach through its Neighborhood Services Division uses various funding sources to assist project area property owners in making needed improvements to their homes and properties. The intent of the program is to improve the quality and standard of housing for very-low, low and moderate-income residents.

Definitions

The City's Housing Rehabilitation program addresses interior and exterior building/electrical/plumbing problems, health and safety issues, as well as, retrofit of items for those with special needs, upgrade major systems, and soft costs. Substandard condition is noted as when the structure has few or no significant standard deficiencies or needs only cosmetic repairs. Substandard condition but suitable for rehabilitation (Deteriorated/ Needs Rehabilitation as referenced in the Program Descriptions Manual) is identified as when the structure has significant standard deficiencies but can be substantially rehabilitated within the resources, conditions, and priorities of the program.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,195	36%	5,425	53%
With two selected Conditions	119	1%	385	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,805	63%	4,430	43%
Total	17,119	100%	10,240	100%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,880	11%	1,680	16%
1980-1999	6,240	36%	4,570	45%
1950-1979	8,315	49%	3,614	35%
Before 1950	679	4%	365	4%
Total	17,114	100%	10,229	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,994	53%	3,979	39%
Housing Units build before 1980 with children present	1,710	10%	825	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

A large portion of the homes located within the CDBG target area will require extensive rehabilitation at some point in time. Most properties are well over thirty years old and require the installation of roofs electric upgrades and window replacement. Annually we received over fifteen applications requesting assistance with repair issues. We generally expend up to \$37,000 per home through our housing rehabilitation program.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

All of the properties that are repaired through the program are tested for lead-based paint. There is a larger percentage of homes that do not have lead present due to previous maintenance that has addressed these issues.

Discussion

The City will continue to make funds available under is housing rehabilitation program and continues to address lead-base paint if necessary after inspection. As a national objective , it is the City's intent to continue to make homes sustainable.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

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

The City Commission has supported the DBHA in the past by providing funds for infrastructure improvements within the DBHA complex and providing funds to assist with the acquisition of property adjacent to the DBHA property for future expansion. Construction or demolition projects initiated by the DBHA are subject to the City’s permitting and inspection process. One of the strengths of the DHBA is the longevity of its administrative personnel of more than 20 years and operations since 1973. The agency provides rental assistance programs; the Section 8 Choice Voucher Program and the Public Housing Program and a Family Self-Sufficiency Program as well. This reflects program continuity and stability.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	6	0	0	1,111	171	940	0	0	0
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Through the Section 8 Voucher Program, DBHA continues to provide housing subsidies to 1148 families including 52 families from other Housing Authority jurisdictions who utilized the portability aspect of the Voucher Program. Additionally, support services are provided to 45 families through the Families Self-Sufficiency program, a case management effort designed to reduce participants reliance upon public assistance, including housing subsidy.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Delray Beach Housing Authority (DBHA) owned and operated Carver Estates, the only Public Housing complex comprising of 200 units of low rent housing to a population of 600 persons. The complex was demolished due to the devastation of Hurricane Wilma in 2005. A report by MEP Structural Engineering and Inspection, Inc. found the structures were essentially obsolete and in need of demolition. The site has a land mass of 15 acres and is located in the City's CDBG target area. The DBHA acquired a 3-acre lot of vacant land just south of the previous property in 2004. A three-phased redevelopment plan is currently underway at the former public housing site. This plan includes the recently completed Phase I, Villas at Village Square, (a 144-unit family development) and Phase II, an 84-unit elderly phase to be completed by November 2015 known as the Courts at Village Square. Phase III is expected to begin in 2016. Financing was made possible by 9% and 4% Low Income Housing Tax Credit (LIHTC) program, along with bonds and local Delray Beach Community Redevelopment Agency (CRA) grants and loans. The elderly housing phase will include a Project Based Section 8 contract. DBHA is utilizing its first of two 5-year allocations of Replacement Housing Factor funds to acquire and rehabilitate units scattered throughout its jurisdiction. Five units, including two donated by the CRA have been acquired and rehabilitated to house extremely-low income families as part of the program. DBHA also purchased six (6) single family units and one (1) duplex at \$10/unit under the Neighborhood Stabilization Program to house families at or below 50% of the median income. Five are currently occupied. Staff is planning to rebuild the 6th unit due to severe fire damage.

The Delray Beach Housing Authority (DBHA) owned and operated Carver Estates, the only Public Housing complex comprising of 200 units of low rent housing to a population of 600 persons. The complex was demolished due to the devastation of Hurricane Wilma in 2005. A report by MEP Structural Engineering and Inspection, Inc. found the structures were essentially obsolete and in need of demolition. The site has a land mass of 15 acres and is located in the City's CDBG target area. The DBHA acquired a 3-acre lot of vacant land just south of the previous property in 2004. Presently, DBHA has already begun to manage a 144-unit family development, now known as Village Square, a commitment to rebuild a three-phase development including 84-unit Senior Housing community and 25 single-family homes. Phase Three is anticipated to begin in 2016. Financing is possible by 9% tax credit for the housing development, 4% tax credit on the senior housing, bonds and local Delray Beach Community Redevelopment Agency (CRA) grants and loans as well as Project Based Section 8 funds. DBHA is utilizing its first of two 5-year allocations of Replacement Housing Factor funds to acquire and rehabilitate units scattered throughout its jurisdiction. Five units, including two donated by the CRA have been acquired and rehabilitated to house extremely-low income families as part of the program. DBHA also purchased six (6) single family units and one (1) duplex at \$10/unit under the

Neighborhood Stabilization Program to house families at or below 50% of the median income. Five are currently occupied. Staff is planning to rebuild the 6th unit due to severe fire damage.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The tenants of Carver Estates have successfully been relocated within and outside the jurisdictional boundaries of the City. Rent is based at 30% of the resident's monthly income, with a target income group of those earning at or below 30% of the Area Median Income. The unit size varies from one to four bedrooms, with a corresponding maximum occupancy of one to eight people. Approximately 95% of their households are families with a female head of household.

Discussion:

There is a definite need for additional public housing units in Delray Beach for all housing categories, including Section 8 vouchers. The DBHA's strategy for extending the supply of assisted housing include (a) applying for additional rental vouchers; (b) reducing public housing vacancies; (c) leveraging private/other public funds to create additional housing opportunities, and to acquire or build additional units and developments.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Palm Beach County's Continuum of Care (CoC) is known as the Homeless and Housing Alliance (HHA). The Division of Human and Veteran Services (DHS) serves as the Lead Agency for the HHA, which is governed by an Executive Committee consisting of nine (9) members: two (2) funders, one (1) formerly homeless individual, one (1) Domestic Violence Service Provider, one (1) Homeless Family Service Provider, one (1) Homeless Individual Service Provider, one (1) Faith Based Service Provider, the Chair of the HMIS Oversight Committee, and one (1) Veterans Service Provider the HHA oversees and coordinates the Continuum of Care Planning Committee and all its subcommittees. The HHA collaborates with community tasks forces to make sure crucial data is included in the Continuum planning process.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In PBC, a Homeless Resource Center (HRC) opened in July 2012 to serve as the central point of access. HHA utilizes a Universal Application and Universal Assessment to ensure consistent data collection and assessments.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Currently, persons are referred to the Palm Beach County Human Services Division which provides, serves, and educates eligible residents of Palm Beach County through case management, social services, advocacy and community linkage thereby empowering the individual/family to improve their quality of life. Homeless individuals are referred to the Senator D. Lewis Center for assistance with finding shelter and permanent housing. It acts as a central point of access for individuals and families seeking to end their homelessness. Here people get connected with supportive services and housing to restore them to self-sufficiency.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Presently the City of Delray Beach has priority preference measures within the housing rehabilitation program to provide assistance to households with one or more members with special needs. A minimum of 20 percent of the annual State Housing Initiatives Partnership (SHIP) fund allocation is to serve persons with special needs as defined in s. 420.0004, Florida Statutes. The first priority of these special needs funds must be to use them for persons with developmental disabilities. Within the CDBG program, special attention is given to address special needs households by addressing ADA accessibility measures i.e., bathroom fixtures; high toilets, lower sinks, roll-in showers, and grab bars. As well as outside wheelchair ramps and widening of doors. Most handicapped accessibility needs are addressed within the bathroom repairs, kitchen and for inside and outside accessibility of the home.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Services requiring the supportive housing needs of the elderly (frail elderly), persons with disabilities and persons with alcohol and other drug addictions would be referred to the appropriate agencies under the health and housing sector. The City does not directly have supporting housing measures to assist this population at this time.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City has a current partnership with Healthier Delray, an initiative to assist persons with behavioral health issues. Through this partnership, the City hopes to identify more agencies that provides other services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Currently, the City does not receive HOME funds nor does it have a program that addresses tenant-based assistance. We do plan to continue our relationships with agencies like the Urban League of Palm Beach County and Palm Beach County Community Action program as feeders to the necessary services to persons with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City through its housing rehabilitation program can address many ADA accessibility measures in the home if necessary however all other services would be referred to outside agencies based on the need required.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Housing affordability is a key component to the quality of life for the City's residents. Some obstacles that impede housing availability include low 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 most recent effort is the passage of the Family Workforce Housing Ordinance. The Ordinance provides regulations and incentives to encourage developers to build housing within the City's CDBG target area; and includes and preserves Family/Workforce housing along with market rate housing. The City has also continued to partner with the Delray Beach Community Land Trust to maintain affordable housing, primarily within the CDBG target area and in the next year, plans to evaluate its effectiveness in meeting all income categories through its programs. No public policies have been identified as barriers or as having a negative effect upon the availability of affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	412	24	2	0	-2
Arts, Entertainment, Accommodations	4,510	5,858	20	20	0
Construction	1,052	2,048	5	7	2
Education and Health Care Services	4,301	7,289	19	25	6
Finance, Insurance, and Real Estate	1,858	1,726	8	6	-2
Information	547	811	2	3	1
Manufacturing	670	911	3	3	0
Other Services	1,157	1,264	5	4	-1
Professional, Scientific, Management Services	2,534	2,601	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	3,456	5,388	16	18	2
Transportation and Warehousing	539	362	2	1	-1
Wholesale Trade	1,161	1,015	5	3	-2
Total	22,197	29,297	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,719
Civilian Employed Population 16 years and over	30,125
Unemployment Rate	10.70
Unemployment Rate for Ages 16-24	47.89
Unemployment Rate for Ages 25-65	6.94

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,665
Farming, fisheries and forestry occupations	1,039
Service	4,005
Sales and office	7,310
Construction, extraction, maintenance and repair	1,668
Production, transportation and material moving	1,245

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,713	72%
30-59 Minutes	6,259	23%
60 or More Minutes	1,520	6%
Total	27,492	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,719	440	1,365

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,925	480	1,935
Some college or Associate's degree	6,800	975	1,880
Bachelor's degree or higher	9,795	429	1,740

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	240	405	1,225	1,535
9th to 12th grade, no diploma	1,000	945	430	1,269	1,094
High school graduate, GED, or alternative	1,240	1,720	1,670	3,950	4,095
Some college, no degree	1,835	1,955	1,505	3,225	3,105
Associate's degree	270	805	519	1,652	879
Bachelor's degree	409	2,200	1,720	3,885	2,655
Graduate or professional degree	24	893	970	2,295	2,450

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,992
High school graduate (includes equivalency)	45,420
Some college or Associate's degree	55,726
Bachelor's degree	103,639
Graduate or professional degree	201,639

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Delray Beach's top 5 sectors of Healthcare/Social Assistance, Accommodation and Food Services, Wholesale-Retail Trade, Finance, Insurance and Real Estate and Other Services supports Delray Beach's

reputation as a pedestrian-friendly shopping and dining destination in South Palm Beach County for residents, visitors and tourists. With more than 250,000 SF of office space being developed and/or under construction in the next 36 months (2015 – 2017), the City anticipates growth in the Professional, Scientific and Technical Services sector along with a possible \pm 1,000 new jobs to our community.

Describe the workforce and infrastructure needs of the business community:

At the heart of Delray Beach’s local economy are small and entrepreneurial businesses. In fact, it is estimated that 93% of businesses in Delray Beach are small business which are defined as enterprises employing less than 30 workers. The average firm size is 10 employees paying an average annual wage of \$42,093. As such, our business community requires a more systematic approach to small business and entrepreneurial development. Local businesses need technical business development assistance (capacity-building) and easy to access funding programs to grow their business. In 2015, Delray Beach piloted a Microenterprise Loan Program (a partnership of HUD, City and CRA) which is expected to fund 4 – 5 businesses by year-end and during its first funding round. Additionally, Delray Beach is growing a partnership with CareerSource Palm Beach County to expand employer services, job seeker services, work-readiness programs and job fairs in our community to ensure our small businesses have the talent they need to succeed

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Delray Beach is experiencing the next wave of development and anticipates the following impacts during the next 36 months (2015 – 2017): \$750+ million private capital investment. In the past few years, the City has created many new incentives i.e., workforce housing ordinance and due to this many new developments particularly in the West Atlantic Redevelopment corridor have incorporated not only the workforce housing incentive but also the creation of jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Per the data, forty (40%) percent or 9,368 persons of the population have attained bachelors degrees and are currently in the labor force. Twenty-five (25%) percent are nearing retirement in the next two to twenty years.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Currently, as part of the City's economic development strategy in support of direct financing to businesses, it requires that businesses connect with Career Source of Palm Beach County (Workforce Alliance) to find skilled trainees to fill any newly created positions in their business.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As part of the Treasure Coast Regional Planning Council, the City is in partnership with the preparation of this strategy. It is intended for use as a guide or business plan for regional and local collaboration on economic development initiatives and to help the Region achieve long-term economic sustainability and regional competitiveness within the regional planning process . Delray Beach is one of the historic mainland cities that make up the population within the region. Emphasis has been directed at the creation of jobs through economic development activities and providing decent standard infrastructures throughout the designated target area.

Discussion

The City's diverse business community remains one of the key foundations of the City's financial stability. Ninety-three (93%) of the businesses are small or micro-enterprises. Several incentives are available in the forms of grants or loans to assist with the growth of the business. Delray Beach actively enlists the help of existing businesses to attract new firms.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The Southwest Area Neighborhood Redevelopment Plan was initiated as part of an on-going effort by community leaders and the City of Delray Beach to revitalize the City's neighborhoods and commercial districts. The plan seeks to identify core strengths and assets that will move the Southwest neighborhoods towards stability and stimulate private sector investment in the area. The plan links housing development and economic development efforts to create positive synergy and take advantage of current development opportunities centered around the West Atlantic Avenue business district.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The CDBG target area's mixture of owner and renter housing is an issue for future redevelopment. With the exception of the area's one housing developments (Auburn Trace) and the future site of Village Square, are the area's two larger multi-family complexes, the area's rental market is mixed throughout single-family neighborhoods/blocks. Rental units take the form of single and duplex single family residence as well as small apartment complexes. Village Square will includes three phases; an apartment, family and elderly complex.

What are the characteristics of the market in these areas/neighborhoods?

The characteristics of the market in the area do not necessarily mirror that as the City as a whole, market values are increasing.

Are there any community assets in these areas/neighborhoods?

Yes, within the Community Development Block Grant target area sits the Spady Museum in the historic West Settlers District of Delray Beach, and is dedicated to discovering, collecting and sharing the African-American history and heritage of Florida. Located in the former home of the late Solomon D. Spady, the most prominent African American educator and community leader in Delray Beach from 1922 to 1957, the museum opened in July 2001 and is the only African American Cultural Heritage museum of its kind in Palm Beach County. The Cason Cottage Museum serves as a archive for the City's history. Focus is on the years 1915 to 1935, and this historic house is furnished as if a family lived there in that period. A Native Florida Plant Garden has also been planted on site.

Are there other strategic opportunities in any of these areas?

As a general rule, a mix of this type of rental housing within an otherwise single-family ownership neighborhood tends to destabilize the land values of ownership housing. This is usually due to the fact

that renters do not have the same investment level in the unit or neighborhood as a homeowner. A renter is less likely to maintain the presence of the home and lawn, which can in turn impact the overall appearance of the neighborhood. A major effort has been made with Village Square where a property management company will handle all of the day-to-day management of the development. This will ensure an increase in stabilizing the areas that currently remains 90% or greater in home ownership. More focus should be given in transitional areas where ownership has fallen to between 70%-89%. In an attempt to stabilize these “ownership” areas, care needs to be taken to ensure a range of housing product. Most newer developments in the area have offered a mix of ownership and rental opportunities. This will help mis-labeling an area as “lower income housing” area but rather a moderate-income housing area.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Delray Beach has been included in a Municipality WiFi Project that was generated through a partnership between local municipalities, Palm Beach County, The Education Foundation of Palm Beach County, and The School District of Palm Beach County (SDPBC). The project is focused on WiFi hardware being mounted on poles, around densely populated areas where families have indicated they do not have internet access. The infrastructure being installed is called a "WiFi Mesh Network" which is a simple radio that connects broadband service to residences using WiFi Extenders This project is being funded in part by Federal Cares Act dollars and is currently being installed in the City.

The WiFi Mesh Network is not 5G technology. It is a simple radio that connects
The location of installation of the Mesh Network was identified by the School District through a heat map which showed the areas in the County that had the least amount of connectivity. In order to receive a WiFi extender and receive free internet connectivity the child must be on the Free and Reduced Lunch program. In Delray Beach, the Mesh Network is being installed in the area with the highest concentration of low and moderate income households and will provide 770 households with free internet connections. Free WiFi not only helps the child with school work but the family with connectivity to jobs and other services. There is still a need for broadband wiring to a few other geographical areas in the City that are not covered by this Mesh Network which includes a large senior population.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There is a decreased need to provide competition by having more than one broadband Internet Service provider in the City of Delray Beach. This is based on a collaborative partnership for a digital inclusion project that was funded by the Federal Cares Act dollars. The digital project is for the installation of a WiFi mesh network system that will provide free internet access to a large geographical area where a majority of our low and moderate income households are located.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City has been engaged in extensive strategic planning activities such as the Center for the Arts, Vision 2020, Pompey Park Needs Assessment, Campaign for Grade Level Reading and Delray Beach Full Service Center -Adult Education with community stakeholders over the past several years to identify comprehensive community needs. Residents throughout the City, especially the CDBG target area, have participated in these ongoing efforts to plan for the revitalization and maintenance of the City's civic, social, and physical infrastructure, as well as its economic systems and institutions. As a result, several neighborhood and redevelopment plans i.e., SW Redevelopment Plan, West Atlantic Redevelopment Plan, and the Osceola Park Redevelopment Plan have been formalized to revitalize distressed and transitional neighborhoods; improve local schools and service networks through Campaign for Grade Level Reading to help with educational attainment and Healthier Delray Initiative; rebuild the downtown area and create additional jobs and commerce; and, improve the relationship among the City's diverse ethnic and cultural groups.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The heart of Delray Beach’s commercial area runs from the Intracoastal Waterway to Swinton Avenue, an area of only about one-half mile. In the three-quarter of a mile between Swinton Avenue and interstate 95 (encompasses the majority of the CDBG target area), the highest concentration of African-American and minority populations exists. The boundaries of the CDBG target area extend from Lake Ida Road (north) to Linton Blvd. (south) and from Interstate 95 (west) to U.S. 1 (east).

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Owner-Occupied Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Owner-Occupied Rehabilitation Public Facilities/Infrastructure
	Description	Single-family residential rehabilitation to preserve and enhance the supply of safe, sanitary, adequate, affordable housing that will meet the needs of the extremely low- low-, and moderate- income residents of Delray Beach; increase the supply of supportive housing for persons with special needs; and to provide affordable housing that is accessible to job opportunities.
	Basis for Relative Priority	Single-family residential rehabilitation to preserve and enhance the supply of safe, sanitary, adequate, affordable housing that will meet the needs of the extremely low- low-, and moderate- income residents of Delray Beach; increase the supply of supportive housing for persons with special needs; and to provide affordable housing that is accessible to job opportunities.
	2	Priority Need Name
Priority Level		Low
Population		Extremely Low Low Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Technical/Direct Financial Assistance provided to small or micro-enterprises in order to obtain loan funds for the growth/expansion of the business. Helps to establish, stabilize, and expand small businesses.
	Basis for Relative Priority	Through this strategy the City is able to help businesses create or retain jobs within the City.
3	Priority Need Name	Demolition and Clearance
	Priority Level	Low
	Population	Extremely Low Low
	Geographic Areas Affected	
	Associated Goals	Demolition and Clearance
	Description	Demolition of unsafe and dilapidated housing.
	Basis for Relative Priority	In an effort to eliminate slum and blight, this strategy helps to demolish unsafe and dilapidated housing.
4	Priority Need Name	Public Service
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Service
	Description	The objective of the current five-year period is to improve and expand public services that address senior services, crime prevention, child care, youth services, fair housing counseling, recreational services, tenant/landlord counseling and employment training.
	Basis for Relative Priority	This increases the availability and accessibility of services to the community residents to meet public service needs.
5	Priority Need Name	Planning and Administration
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Program Administration

	Description	These funds will be used for program management, coordination, monitoring, and evaluation of the CDBG program and the overall administration of the Neighborhood Services Division.
	Basis for Relative Priority	In order to effectively manage, coordinate, monitor, and evaluate compliance of the CDBG program and its rules and regulations.

Narrative (Optional)

The Plan must 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. Activities are selected for funding in accordance with the priority needs established in the Consolidated Plan and the statutory requirements to provide decent housing, a suitable living environment and expansion of economic opportunity.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the 2020-2021 program year, the City of Delray Beach will begin to administer 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	513,098	0	0	513,098	0	
Other	public - state	Admin and Planning Housing	442,858	0	0	442,858	0	Fund received can be used for the use of purchase assistance subsidy for closing costs/down payment assistance; owner-occupied housing rehabilitation, disaster assistance, community land trust homeownership, foreclosure assistance and rental assistance.

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 - local	Other	150,000	0	0	150,000	0	Funds received to provide assistance to single-family residential units for exterior improvements.

Table 49 - Anticipated Resources

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.

Discussion

The City's primary focus over the next year will continue to be the development and maintenance of affordable housing within the jurisdiction. The City plans to accomplish approximately 7 substantial housing rehabilitation projects, at least two (2) of which will be committed to

homeowners at or below 50% of the area median income. A combination of CDBG, SHIP, and CRA funds will be used to fund the City's housing objectives and assist up to 15 properties.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DELRAY BEACH	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Other
Delray Beach Housing Authority	PHA	Public Housing	Other
Delray Beach Community Land Trust	Non-profit organizations	Ownership Rental	Jurisdiction
Habitat for Humanity of South Palm Beach County	Non-profit organizations	Non-homeless special needs neighborhood improvements	Jurisdiction
URBAN LEAGUE OF PALM BEACH COUNTY, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Measurable strengths of the delivery system of housing and community development programs include the number of foundations and non-profit agencies in the community actively participating in a variety of activities benefiting the community including the increase in the number of financial institutions participating in the various programs. A gap in the institutional delivery system would be the number of agencies available to assist families at or below 50% attain affordable homeownership or rental units.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS			X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Services targeted to homeless persons with HIV and all other mainstream services would be referred to Palm Beach County Department of Health and Human Services. The City however does have a Homeless Task Force which is made up of various non-profit and faith-based agencies that meet on a monthly basis to discuss the needs and services that are necessary. The City has a Service Population advocate which directly works with homeless persons in finding housing and mainstream services that could be available to each individual.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Through the Neighborhood Resource Center assistance can be provided to help homeless persons through our partnership with CROS Ministries however not directly by the City of Delray Beach. The South County Health Department is located on Congress Avenue and is easily accessible from the neighboring community.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to partner with agencies like CROS Ministries to assist in furthering its mission to serve the hungry in Palm Beach County through community collaborations. The City continues to provide office and pantry space at the Neighborhood Resource Center to CROS Ministries to provide the services referenced above. Through this partnership, an increase in service is anticipated. Finding ways to connect with increased local services is another measure to overcome any gap in the institutional structure.

SP-45 Goals Summary – 91.215(a)(4)

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		Owner-Occupied Rehabilitation	CDBG: \$345,213 State Housing Initiative Partnership: \$120,000	Homeowner Housing Rehabilitated: 24 Household Housing Unit
2	Public Service	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$79,664	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
3	Economic Development	2020	2024	Non-Housing Community Development		Economic Development	CDBG: \$0	
4	Program Administration	2020	2024	Non-Housing Community Development Program Administration		Planning and Administration	CDBG: \$106,219 State Housing Initiative Partnership: \$44,285	Other: 3 Other
5	Demolition and Clearance	2020	2024	Non-Housing Community Development		Demolition and Clearance	CDBG: \$0	Buildings Demolished: 0 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Facilities/Infrastructure	2020	2024	Non-Housing Community Development		Owner-Occupied Rehabilitation	CDBG: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 0 Households Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Forgivable loans are provided to qualified 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 \$60,000 per unit (subject to change per program guidelines). Funds are provided for rehabilitation administration as an activity delivery cost(Housing Rehab. Specialist and Housing Rehab. Inspector).
2	Goal Name	Public Service
	Goal Description	Provision of public service assistance to households in a manner that coincides with the City's Comprehensive Plan in meeting policy goals. Services could include the following: Subsidized childcare services and extended daycare services for youth; grant funds for a portion of the staffing costs; provision of housing counseling and emergency intervention programs; health, housing counseling, job training as well as fair housing outreach and education, etc.
3	Goal Name	Economic Development
	Goal Description	Utilize CDBG funds to provide financial and technical assistance to eligible for-profit businesses to carry out an economic development activity and/or direct financial assistance to eligible for-profit businesses located, or will be located within the established City limits, in conjunction with the various redevelopment plans.

4	Goal Name	Program Administration
	Goal Description	Funds to be used for program management, coordination, monitoring, and evaluation of the CDBG program and the overall administration of the Neighborhood Services Division.
5	Goal Name	Demolition and Clearance
	Goal Description	Funds are provided for the demolition of unsafe and dilapidated housing structures. Demolition and Clearance activity includes the removal of dilapidated structures, junk vehicles, scrap materials, junk, debris and other hazard or nuisance items from the property in order to make it a safe and sanitary condition.
6	Goal Name	Public Facilities/Infrastructure
	Goal Description	Funds are provided for the construction of infrastructure improvements not limited to bikepaths/sidewalks. Infrastructure needs are diverse and encompass a wide range of improvements such as renovating or upgrading existing buildings to make them ADA compliant; the improvement of streets and sidewalks.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City through its provision of affordable housing anticipated helping eight (8) households under its housing rehabilitation strategy funded by CDBG and its State Housing Initiatives Partnership rehabilitation strategy, ten (10) exterior improvement projects and up to seven (7) households under its purchase assistance strategy. This program is expected to keep an average of 15 units per year from becoming dilapidated and eventually lost to demolition. Unfortunately, the City does not receive HOME funds. The HOME program is available through Palm Beach County.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Presently, any home which includes an individual with disabilities (any person who has a physical or mental impairment that substantially limits one or more major life activities) address Section 504 compliance. We ensure through all housing rehabilitation projects during inspection for repair that the accessibility items are included and that the property is substantially rehabilitated. We also provide ADA accessibility repairs to be included under the purchase assistance strategy.

Activities to Increase Resident Involvements

Within the Neighborhood Services Division is a Neighborhood Planner which continually invigorates the community through neighborhood association meetings and ensuring that information is disseminated throughout the City. The marketing of resources to the residents of the various programs available is a daily responsibility. The Planner manages and oversees the Neighborhood Resource Center which currently houses up to four agencies: the Delray Beach Community Land Trust, CROS Ministries, Legal Aid of Palm Beach County, Inc., and Urban League of Palm Beach County.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

The Delray Beach Housing Authority is not a troubled agency.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Housing affordability is a key component to the quality of life for the City's residents. Some obstacles that impede housing availability include low 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 most recent effort is the passage of the Family Workforce Housing Ordinance. The Ordinance provides regulations and incentives to encourage developers to build housing within the City's CDBG target area; and includes and preserves Family/Workforce housing along with market rate housing. The City has also continued to partner with the Delray Beach Community Land Trust to maintain affordable housing, primarily within the CDBG target area and in the next year, plans to evaluate its effectiveness in meeting all income categories through its programs. No public policies have been identified as barriers or as having a negative effect upon the availability of affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to partner with the Delray Beach Community Redevelopment Agency to provide affordable housing for families in Delray Beach through the development of scattered development projects. The City relies on the Delray Beach Housing Authority to provide units for renters at or below 50% of the area median income through properties that were purchased under its previously received Neighborhood Stabilization Program funds and its current oversight of affordable rental communities i.e., Village Square and the Delray Beach Community Land Trust to build affordable housing on scattered sites, primarily within the CDBG target area which beneficiaries can qualify for purchase assistance funds. In the next year, staff will continue to evaluate its effectiveness in meeting all income categories through its programs. No public policies have been identified as a barrier or as having a negative effect upon the availability of affordable housing. However, the Affordable Housing Advisory Committee (AHAC) has begun to review the incentives currently within the Local Housing Assistance Plan (LHAP) to recommend any modifications it deems necessary.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

CROS Ministries has operated the Caring Kitchen over twenty years. While locally housed at the Neighborhood Resource Center the agency provides food, emergency services, advocacy, and long-term self-sufficiency. Palm Beach County also houses the Senator Philip D. Lewis Center to assist individuals who are homeless in Palm Beach County through outreach, assessment, and housing. Homeless Services staff assess individuals at the Lewis Center for Housing Focused Services and provide Case Management to homeless individuals in Transition. Services are prioritized to the most vulnerable homeless persons. Palm Beach County is transitioning services towards a Housing First philosophy in its practices. Individuals who are homeless in Palm Beach County. Services are prioritized utilizing the Service Prioritization Decision Assistance Tool (SPDAT).

Addressing the emergency and transitional housing needs of homeless persons

Currently, the City refers persons requiring emergency shelter and transitional housing to the Senator Philip D. Lewis Center. To assist individuals who are homeless through outreach, assessment, and temporary/permanent 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.

In order to help homeless persons transition to permanent housing. The City will continue to refer persons requiring assistance to these agencies i.e, Senator Phillip D. Lewis Center, The Lord's Place, Family Promise, etc. Homeless Services staff will assess individuals at the Lewis Center for Housing Focused Services and provide Case Management to homeless individuals in Transition. The Service Population Advocate, a City staff member, works tirelessly to ensure homeless persons are referred to agencies that can assist.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Through the various partnerships the City has, the avoidance of becoming homeless is decreased. Residents becomes more knowledgeable and aware of the numerous services that are offered and know where to turn for this assistance.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The U.S. Environmental Protection Agency (EPA) amended the rule in 2011 that required the Renovation, Repair and Painting (RRP) and specifically addressed lead-based paint hazards. The RRP requires that contractors become certified via EPA-approved training to work on residential renovation, repair and painting projects which disturb lead based paint in homes built prior to 1978. The exterior and interior of the home must be tested before work begins, and renovators must use lead-safe practices during construction. As part of the housing rehabilitation program, each home built before 1978 is tested for lead-based paint hazards by a qualified company. The company performs a lead inspection and assessment. If the home tests positive for lead, the write-up then includes measures to abate the issue and bring the property to a current level of being at safe. At which point a lead clearance test is performed when work is complete.

How are the actions listed above related to the extent of lead poisoning and hazards?

Proper measures must be taken in order to abate a property with lead. The action above reflects the City's responsibility to making sure it is addressed if necessary.

How are the actions listed above integrated into housing policies and procedures?

The testing and abatement measures have become an integral part of the housing rehabilitation measures. A request for proposals is requested following the Purchasing Procedures to find the most responsive company to perform the necessary services as part of the process.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The goals, objectives and actions outlined in the 2020-2024 Consolidated Plan and in the 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 approach to community development provides various programming efforts and initiatives aimed at reducing the number of poverty level families. Numerous partnerships with area social service and housing provider agencies greatly increase the effectiveness and efficiency of our commitment.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Florida Housing Finance Corporation was submitted the 2019-2022 Local Housing Assistance Plan (LHAP) prepared by the City's Neighborhood Services Division. The LHAP includes local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. The City also has a Workforce Housing Plan which further helps to make funds available for housing measures. The strategies are used to assist extremely-low to moderate income families through affordable housing. The Affordable Housing Advisory Committee is to discuss the extent to which current housing policies and programs could further assist increasing homeownership opportunities, sustainability of owner-occupied units. The City continues to make a concerted effort to partner with agencies that can assist individuals/households by offering office space to social service and housing provider agencies at its Neighborhood Resource Center. Through these efforts the City can reach out to persons within this area. The DBHA's Family Self-Sufficiency (FSS) Program serves as an anti-poverty tool. The program provides service delivery that includes homeownership, adult education, vocational training, social and economic counseling, employment counseling and placement, medical screenings, and transportation assistance.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure program compliance, the City conducts a regular on-site monitoring to each subrecipient at least every other year or more often if necessary. The monitoring visit is one element in assuring compliance with applicable federal requirements and that performance goals are being achieved. Grantee monitoring must cover each program, function, or activity. The on-site monitoring visit also provides the City with an opportunity to identify potential problem areas and to provide subrecipients with technical assistance as needed. The City utilizes a monitoring toolkit form and HUD provided exhibits as a standard form to monitor the subrecipients.

Expected Resources

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

Introduction

During the 2020-2021 program year, the City of Delray Beach will begin to administer 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	513,098	0	0	513,098	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Admin and Planning Housing	442,858	0	0	442,858	0	Fund received can be used for the use of purchase assistance subsidy for closing costs/down payment assistance; owner-occupied housing rehabilitation, disaster assistance, community land trust homeownership, foreclosure assistance and rental assistance.
Other	public - local	Other	150,000	0	0	150,000	0	Funds received to provide assistance to single-family residential units for exterior improvements.

Table 53 - 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.

Discussion

The City's primary focus over the next year will continue to be the development and maintenance of affordable housing within the jurisdiction. The City plans to accomplish approximately 7 substantial housing rehabilitation projects, at least two (2) of which will be committed to homeowners at or below 50% of the area median income. A combination of CDBG, SHIP, and CRA funds will be used to fund the City's housing objectives and assist up to 15 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		Owner-Occupied Rehabilitation	CDBG: \$345,213	Homeowner Housing Rehabilitated: 8 Household Housing Unit
2	Public Service	2020	2024	Non-Housing Community Development		Public Service	CDBG: \$79,664	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
3	Program Administration	2020	2024	Non-Housing Community Development Program Administration		Planning and Administration	CDBG: \$106,219	Other: 3 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	

2	Goal Name	Public Service
	Goal Description	
3	Goal Name	Program Administration
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

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

Table 55 – 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

1	Project Name	PROGRAM ADMINISTRATION
	Target Area	
	Goals Supported	Program Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$106,219
	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	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	In the next five (5) years, the City anticipates the assistance of forty (40) households through the owner-occupied housing rehabilitation program including other funding sources. All families are expected to be at or below eighty (80%) percent of the area median income as required by program guidelines. The City expects to assist up to eight (8) non-profit agencies with public service initiatives and up to ten (10) businesses through economic development.
	Location Description	All projects/activities assisted through the CDBG program to be used Citywide to qualified families. Unable to provide addresses at this time. Locations are identified once applications have been deemed eligible for repair and projects have been approved.
Planned Activities	Funds used for program management, coordination, monitoring, and evaluation of the CDBG program in 2020-2024 and the overall administration of the Neighborhood Services Division.	
2	Project Name	HOUSING REHABILITATION
	Target Area	
	Goals Supported	Owner-Occupied Rehabilitation
	Needs Addressed	Owner-Occupied Rehabilitation
	Funding	CDBG: \$345,213

	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	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	A proposal has been made to assist four (4) homes through the single-family owner occupied housing rehabilitation program.
	Location Description	Homes are to be located citywide to qualified families. Properties are identified as applications are deemed eligible according to rehabilitation needs.
	Planned Activities	Applications are accepted year-round. Inspectors routinely advise homeowners of programs and communication is maintained with homeowners associations of current programs offered to the residents. Applications are evaluated for eligibility and repair needs.
3	Project Name	PUBLIC SERVICE
	Target Area	
	Goals Supported	Public Service
	Needs Addressed	Public Service
	Funding	CDBG: \$79,664
	Description	The objective of the project is to improve and expand public service that address senior services, crime prevention, child care, youth services, fair housing counseling, recreational services, tenant/landlord counseling and employment training.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Anticipated outreach up to fifty (50) families.

	Location Description	
	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.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Underway are three (3) affordable housing projects, Corey Jones Isles, Village Square consisting of single family units and a multi family rental development and to build an additional 20 single-family homes for workforce housing in Carver Square. 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. In the past five years, four developments have been built with the inclusion of workforce housing units.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	1
Total	4

Table 57 - 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	4
Acquisition of Existing Units	0
Total	4

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

The Delray Beach Housing Authority is not considered a troubled agency.

Discussion

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

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

Introduction

CROS Ministries operates the food pantry, located at the Neighborhood Resource Center in the City's CDBG NW neighborhood. In 2020 CROS reported serving an estimated 4,282 meals to the homeless, seniors and people of low income. The data on meals served is not recorded as unduplicated individuals; i.e., the same individual may be served on multiple days and be counted once for each meal. The facility also provided support in the way of basic needs and services or referrals to 7,350 individuals. The food pantry also provides groceries for homeless and low-income individuals while they are pending food stamps or in other crises. Of the total 4,282 persons who received food from this pantry location in 2020, 357 of them were children.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City continues to provide office and pantry space to CROS Ministries to provide the services referenced above. Through this partnership, an increase in service is anticipated.

Addressing the emergency shelter and transitional housing needs of homeless persons

Currently, the City refers persons requiring emergency shelter and transitional housing to the Senator Philip D. Lewis Center. To assist individuals who are homeless in Palm Beach County through outreach, assessment, and housing. Services are prioritized to the most vulnerable homeless persons. Palm Beach County is transitioning services towards a Housing First philosophy in its practices.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Persons are referred to social service agencies that have active programs to support the prevention of becoming homeless and other related services.

Discussion

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

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

Introduction:

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

Discussion:

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 come on line within the City. There are currently eight (8) developments that consist of workforce housing units, thirty (30) affordable, single-family units to be constructed on lots owned by the Community Redevelopment Agency (CRA); 54 multi-family rental units through the Delray Beach Housing Authority (DBHA) and site scattered single family units built by the Delray Beach Community Land Trust and Habitat for Humanity of South Palm Beach County.

The purpose of the City's Housing Element is to analyze local housing and neighborhood conditions, local housing trends and housing issues, identify existing and projected deficits in the supply of housing to meet

the needs of the city's population, and develop policies to improve the livability of neighborhoods, provide a range of housing choices, improve the equity of the housing market and increase efficiency of the housing delivery system.

Actions planned to reduce lead-based paint hazards

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

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

The Neighborhood Resource Center continues to uphold its mission by enriching the quality of life of City residents and promoting a sense of community through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles. During program year 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 2020-24 program year, the City of Delray Beach will continue to conduct random on-site monitoring visits to selected housing rehabilitation projects from the past 12-24 months. 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:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(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.	0.00%

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.

Appendix - Alternate/Local Data Sources