



WEST PALM BEACH

2015-2020

# Consolidated Plan



City of West Palm Beach  
Consolidated Plan  
2015-2020



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# Executive Summary / The Process

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

### *Introduction*

As an entitlement community receiving U.S. Department of Housing and Urban Development (HUD) formula program funds, the City of West Palm Beach is required to submit a Five-Year Consolidated Plan that plan serves as the planning tool outlining the jurisdiction's housing and community development needs. The Consolidated Plan is carried out through annual Action Plans which provide a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to develop strong, sustainable, and inclusive communities.

Creating opportunities that will support and empower low-income households and neighborhoods requires a multifaceted and comprehensive approach. The City of West Palm Beach has determined that in order to maximize the production of affordable housing, economic development, and the provision of services to its residents, it must commit to a variety of public/private initiatives and work towards integrative goals that focus on leveraging strategies both internally and across multiple City departments. The City is committed to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, where HUD funds can provide the maximum benefit in terms of unmet needs and limited resources.

Through a combination of statistical analysis and public input, the City has developed a Plan that builds on local assets and coordinates a response to the needs of the community. The participation of City residents, community stakeholders, and guidance of public employees enriched the planning process for the Consolidated Plan and allowed the City to achieve a common vision and strategy for investments of annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) program funds in addition to State Housing Initiatives Partnership (SHIP) Program funds and local funding resources.

The proposed Consolidated Plan consists of three major sections: a housing and community development needs assessment (Needs Assessment), a housing market analysis (Market Analysis) and a strategic plan (Strategic Plan) that identifies those priority housing and community development needs and strategies. The plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress.

As mandated by HUD, the City has developed the 2015 -2019 Consolidated Plan and 2015 Action Plan.

### ***Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview***

The Plan objectives and outcomes based on the needs assessment support HUD's primary objectives under the formula programs, which include providing decent affordable housing, a suitable living environment, and economic opportunities for low to moderate income families and individuals.

The goals will be achieved through the performance framework of (1) availability/accessibility, (2) affordability, and (3) sustainability.

Based on the needs assessment, over the next five years the City will focus on the following activities:

- Increase supply of affordable rental housing;
- Preserve existing affordable housing stock;
- Provide housing and services to special needs populations, with an emphasis on eliminating homelessness;
- Increase homeownership opportunities in areas of the City that have a below average homeownership rate
- Provide funding for public facilities and improvements; and
- Promote economic development activities in the City.

### ***Evaluation of past performance***

The City's Annual Action Plans and CAPERs (Consolidated Annual Performance and Evaluation Report) details the City's accomplishments in meeting the goals and priorities established in the Consolidated Plan. The City's CAPERs may be viewed at: [wpb.org/housing](http://wpb.org/housing).

The City of West Palm has been working diligently to comply with the objectives under of the formula programs. Large turnover in staff and reduced funding over the last several years has greatly affected the Department of Housing and Community Development's (HCD) ability to build staff capacity, maintain consistency in the development and implementation of programs, and continue to expand and grow in its effort to address the needs of the community and its residents. In November 2014, the City hired a new Director with extensive experience in housing and community development and has filled several vacant positions. The new staffing resources combined with innovative strategies will help to insure that community needs are met, resources are leveraged and that compliance with all program requirements is achieved.

### ***Summary of citizen participation process and consultation process***

In preparation for the development of this Consolidated Plan, the City of West Palm Beach followed and exceeded the requirements of its current citizen participation requirements. The City's citizen participation process and consultation services included the following:

- Two (2) Stakeholder meetings and two (2) citizen participation meetings were held; each advertised in a newspaper of major circulation, published on the City's website, Facebook and other social media, and announced and public meetings and forums:
- Invitations to participate in the consolidated planning process were sent to City Commissioners and City Departments to maximize distribution.
- An electronic questionnaire was created for citizen and stakeholder input in English and Spanish and posted on Facebook, the City's website, and announced at various community meetings. Copies of the questionnaire were also made available at the Palm Beach HIV CARE Council meeting.
- Postcards were created providing the link to the questionnaire and were distributed at all public meetings, Coleman Park neighborhood association meeting, the local library, a landlord training class, and the Palm Beach HIV Care Council meeting.
- Staff also met with local businesses and stakeholders, and attended local meeting and forums to

educate residents on the consolidated planning process and encourage participation and input. These efforts resulted in input being received through meetings and surveys of 169 individuals who live, work or are stakeholders in the City of West Palm Beach.

The Draft 2015-2019 Five-Year Consolidated Plan and Draft 2015-2016 Action Plan were available to the public for review and comment between Sunday, June 21, 2015 and ends Monday, July 20, 2015. The City published a notice in the Palm Beach Post on Sunday June 21, 2015 informing the public of the availability of the two documents for review and comment. The documents were also posted on the City's website.

### ***Summary of public comments***

Please reference the attached document from the Citizen Participation section.

### ***Summary of comments or views not accepted and the reasons for not accepting them***

All public comments received were accepted.

### ***Summary***

The City of West Palm Beach understands the importance of citizen participation on the Five Year Consolidated Plan and Annual Action Plan process. Citizen participation and stakeholder consultation are key components of the Consolidated Plan. A well-designed citizen participation and consultation strategy was used to:

- Incorporate local data into planning process and validate the accuracy of this data
- Gather input on priority needs and target areas
- Increase coordination among consultation partners
- Leverage Consolidated Plan activities with other public and private funding sources and programs
- Expand upon the outreach efforts of existing planning processes
- Increase citizen feedback, buy-in, and support of Consolidated Plan activities
- 

The citizen participation plan process provided important feedback from stakeholders and citizens and helped to shape the goals and objectives outlined in this Five Year Consolidated Plan and Annual Action Plan.

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

***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
Lead Agency	City of West Palm Beach	Department of Housing & Community Development
CDBG Administrator	Armando Fana, Director	City of West Palm Beach
HOPWA Administrator	Armando Fana, Director	City of West Palm Beach
HOME Administrator	Armando Fana, Director	City of West Palm Beach

**Table 1 – Responsible Agencies**

***Narrative***

The City of West Palm Beach’s Department of Housing and Community Development’s mission is to assure quality of life for its residents through the development of housing, social, and economic opportunities. The Department is committed to high standards of customer service in the administration and delivery of programs that are collaborative, innovative, and sustainable.

The City of West Palm Beach Department of Housing and Community Development is the lead agency responsible for the oversight and administration of the HOME program, the CDBG program and the HOPWA program. The City works with non-profit organizations either as subrecipients, developers or CHDOs for service delivery or housing development under each program.

The City of West Palm Beach executes a written agreement with each agency that receives funding, and the City is responsible for monitoring all organizations that receive funding in accordance with the executed written agreement and the regulations that apply to the formula program.

***Consolidated Plan Public Contact Information***

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## PR-10 Consultation - 91.100, 91.200(b), 91.215(i)

### **Introduction**

As part of the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)) include the requirement that a jurisdiction consult extensively with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. To comply with these requirements the City reached out through their website, social and print media, public service announcements, and postcards. Individuals and organization were invited via e-mail to attend several stakeholder meetings and public meetings, and to respond to an online survey. This provided every stakeholder, interested party or resident with the opportunity to reach out and provide feedback. At each meeting, attendees were encouraged to participate, provide input and make recommendations. The online survey also provided an opportunity for suggestions and recommendations on the Five Year Consolidated Plan and the One Year Action Plan.

***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 City of West Palm Beach has reached out and consulted with both public and private agencies in the development of this plan. The first step in the consultation process was the identification of stakeholders that would be encouraged to participate in the citizen participation/consultation process. Once the agencies and organizations were identified, they received invitations to stakeholder meetings and public meetings, and were asked to complete the online survey. In addition to these direct invitations, a Public Notice as was placed in a newspaper of major circulation (Palm Beach Post), information was posted on the City website, Twitter, Facebook, Linked In and on the City's television channel. In addition, the meetings were announced at public meetings, forums and events, the Mayor and City Commission were notified, departments within the City were notified, and informational postcards were distributed. By using this method to seek public comment and participation, the City was able to reach out to:

- Public and private agencies that provide health services and social and fair housing services, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons;
- Representatives from both the West Palm Beach Housing Authority and the Palm Beach Housing Authority participated in stakeholder and public meetings and provided feedback and data to support area strategies concerning public housing needs, planned programs, and activities.
- State or local health and child welfare agencies in regard to the portion of its consolidated plan concerning lead-based paint hazards;
- Adjacent governments regarding priority non-housing community development needs and local government agencies with metropolitan-wide planning responsibilities regarding problems and solutions that go beyond a single jurisdiction including representatives from Palm Beach County and the South Florida Regional Planning Council;
- Public and private agencies that address the needs of persons with HIV/AIDS and their families;



and

- Local businesses and industry to determine the needs of these organization in better planning the funds for economic development activities that include façade improvements, revolving loan programs and job creation and retention.

The City staff serves on the board of several committees organized by stakeholders and vice versa. This provides open lines of communication for both the City and stakeholders to keep abreast of existing or proposed activities and programs that serve the community, allows the City and stakeholders to provide support and input of proposed activities, and helps to reduce duplication of efforts. This also helps to identify unmet needs in the community. Also, by serving on these boards and encouraging participation of stakeholders in City committees, boards and meetings, the City continues to maintain a working relationship with these organizations. The open communication with these groups helps to develop and encourage partnerships that may leverage funds for planned and future programs, projects or developments.

***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, children, veterans, and unaccompanied youth) and persons at risk of homelessness***

The City of West Palm Beach works closely with the Homeless and Housing Alliance (HHA) of Palm Beach County (the Continuum of Care lead agency) whose main function is to deliver a comprehensive and coordinated continuum of services for homeless individuals and families, families with children, veterans and unaccompanied youth. This system's fundamental components include homeless prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, permanent housing, and permanent supportive housing. The HHA includes community-based membership with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing service providers, faith groups, education, veterans, health care, and concerned individuals. Palm Beach County Division of Human Services (the Division) continues its role as the lead entity for the HHA which began in January 2006.

The City of West Palm Beach, through the Vickers House, which is part of the Department of Housing and Community Development, provides a front line of contact for many people who are experiencing or at risk of homelessness, referring them to the Senator Philip D. Lewis Homeless Resource Center and/or mainstream support services as appropriate. The City also supports the efforts of the HHA through direct delivery of programs for the homeless including providing permanent housing, the Homeward Bound Program to assist with relocation, referrals to support service providers and beginning in the summer of 2015 a Rapid Rehousing program.

***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***

Although the City does not administer ESG funding, it supports efforts to house and provide support services to the homeless. Through participation in the Continuum of Care administered by the Palm Beach County Human Services Homeless and Housing Alliance, the City is able to participate in and stay informed of the Countywide efforts to end homelessness. This organization has developed performance standards for coordinated intake and assessment, adopting housing first core concepts, implementing

housing first standards, and establishing core components for rapid rehousing and procedures for HMIS administration.

By attending board meetings and events, receiving updates provided on the website, and maintaining open channels of communication, the City of West Palm Beach can better plan and work with the Continuum of Care in the goal of preventing and ending homelessness for vulnerable residents.

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

By holding stakeholder meetings, the City of West Palm Beach was able to obtain input from service providers, housing agencies, and social services agencies who currently provide services or who want to provide services to the residents of the City of West Palm Beach. The agencies who participated or were consulted for the consolidated planning process included the West Palm Beach and Palm Beach County Housing Authorities, Urban League of Palm Beach County, Palm Beach County Departments of Human Services and Economic Sustainability, member agencies of the Homeless and Housing Alliance, the Homeless Coalition, Ryan White service providers and other private entities. Through the use of an online survey, the City has provided full access for comments and recommendations on proposed programs, activities, and services from any organization that has an interest in its five year goals including county, state and other service providers.

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

There were no agency types that were not consulted. Through the use of extensive outreach, stakeholder meetings and an online survey, all agencies and agency types were given an opportunity to comment and provide input.

***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?
10 Year Plan to End Homelessness	HHA	Providing housing and community service programs that are targeted to the homeless is consistent with the 10 Year Plan's objectives

**Table 2 – 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(l))***

The City of West Palm Beach maintains open and consistent communication with Palm Beach County in the implementation and coordination of its programs. The County, through its Department of Economic Sustainability and Human Services, has an array of housing, community development and public service programs that help to enhance the current services and programs available through the City. The City is kept up to date by participating and attending meetings and forums and by regularly reviewing the availability of information published on the county's website. County officials were present at Stakeholder meetings and provided input and the City maintains open communications and

coordination with the County on programs of mutual interest to its citizens.

The State of Florida provides a number of programs and services that help to enhance those provided by the City that are made available to assist residents. Through the Florida Housing Finance Corporation, the Florida Housing Coalition, and the Department of Economic Opportunity, residents and non-profit organizations can receive training and technical assistance and learn about programs and services available to residents. The City also receives funding for affordable housing activities from the State that combined with the technical assistance resources is used to leverage funding for programs, increase participation, and learn about services available to local organizations, service providers and residents.

***Narrative:***

One of the priorities of the City of West Palm Beach is to ensure that we are working with all stakeholders in carrying out the strategic plan and the action plan under this five year consolidated plan. The City will continue to maintain the lines of communication open between non-profit and for-profit organizations, the local government, county government, state and federal agencies. The needs that exist within the City cannot be addressed with the limited funding available. By working in partnership with other organizations who have a vested interest in serving very low and low income residents, we can provide a comprehensive approach to an array of services to better meet the needs of individuals and families.

## **PR-15 Citizen Participation**

***Summary of citizen participation process/Efforts made to broaden citizen participation***

***Summarize citizen participation process and how it impacted goal-setting***

The City of West Palm Beach is engaged in ongoing activities to involve citizens and stakeholders in the Consolidated Planning process. In an effort to increase Citizen Participation among public, private and nonprofit organizations that deliver housing, social services and community/economic development within the City, two well attended Stakeholder meetings were held in City Hall. Two additional public meetings were held, one on Saturday and one in the evening. In addition, a Citizens Survey (English and Spanish) was posted on the City's website and Facebook page. Postcards in English and Spanish with the Survey information were placed in various public areas of the City including landlord meetings, Coleman Park Neighborhood Association meeting, Mandel public library, Palm Beach County HIV CARE council meeting, and the West Palm Beach Landlord Training Class. A paper version of the survey was delivered to Palm Beach CARE council meeting to accommodate those without access to the online survey. All public meeting notices were posted via the City's website, social media (Facebook, Twitter, Linked In) and the local newspaper, Palm Beach Post. Meeting notices were also disseminated via word of mouth at City and Community meetings.

A mailing list was developed encompassing housing, homeless, community development and economic development stakeholders within the City and, where appropriate, the County. This list was used to send personal invitations to the Stakeholder meeting and invitees were encouraged to share the information widely. In addition to the stakeholder list, another list was developed consisting of interested private citizens and neighborhood organizations.

In addition to solicitation of comments at the meetings, attendees voted on funding and project priorities, location priorities for City's HUD investments (District or Citywide) and Income

targeting. These comments, priorities and the results of the survey were analyzed and used to set the City's Consolidated Planning goals.

# Needs Assessment

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## NA- 05 Needs Assessment

### *Needs Assessment Overview*

This section assesses the housing needs in West Palm Beach by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by looking at broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by the citizens of West Palm Beach. The main housing problems assessed are as follows: (a) cost-burdened households; (b) substandard housing; and (c) overcrowding. Furthermore, these housing problems are combined with economic and demographic indicators to discern if certain groups carry a disproportionate burden. Are African-Americans more cost-burdened than other racial groups? Do low-income households experience higher levels of overcrowding? Do large families have more housing problems than small families? These sorts of questions are empirically answered through data analysis. Understanding the magnitude and incidence of housing problems in the community is crucial in aiding the City in setting evidence-based priorities for its CDBG, HOME, and HOPWA programs.

The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are considered.

**Data sources:** Primary data sources for the Consolidated Plan include: 2009-2013 American Community Survey 5-Year Estimates, 2007-2011 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), , and local data sources.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2013 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

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

### *Summary of Housing Needs*

The City of West Palm Beach experienced a population growth of approximately 23% between 2000 and 2013 (2013 ACS 5-Year Estimates) - with the population climbing from 82,103 to 100,778. Over the same time period the Median Household Income increased 22% to \$44,897. The poverty rate increased just slightly, increasing 3% to 19.4% since 2000. Furthermore, the percentage of homeowners with a mortgage who are cost burdened increased by 57% and the percentage of cost burdened renters

increased by 74%. Currently 52% of homeowners with a mortgage and 59% of renters are cost burdened due to housing costs. The data paints a picture of both growth and struggle for the community. Rising prices (in terms of wages and housing) are positive indicators of economic growth, but expensive housing puts continued pressure on low-to-moderate income households pushing many of them into unsustainable housing situations.

The chart below highlights demographic changes in population, number of households, and income between 2000 and 2013.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	82,103	100,778	23%
Households	34,679	41,377	19%
Median Income	\$36,774.00	\$44,897.00	22%

**Table 3 - Housing Needs Assessment Demographics**

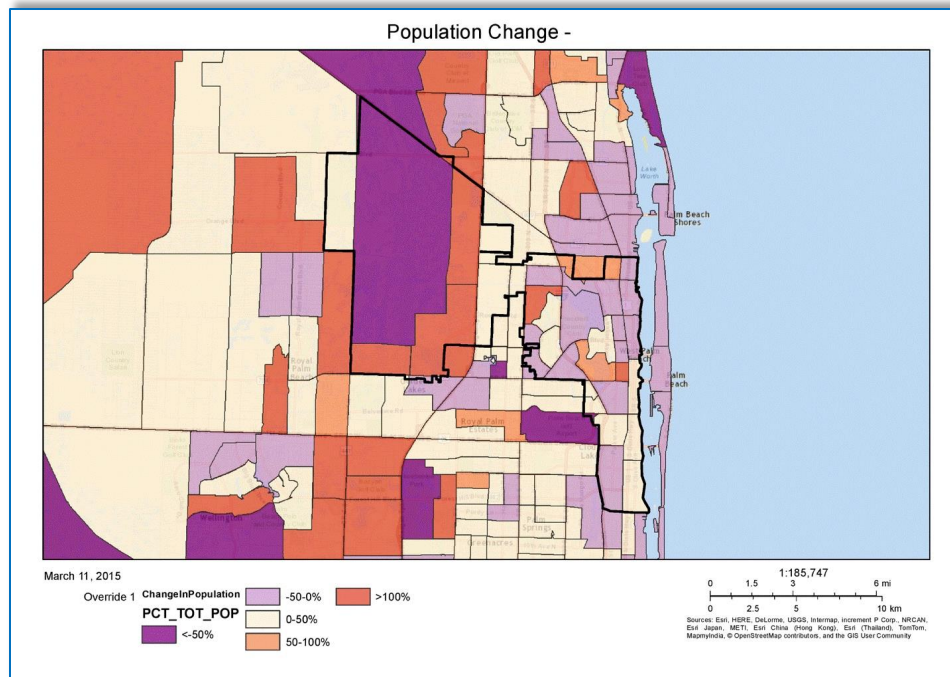
*Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)*

### ***Demographic Maps***

This series of maps visually display the geographic distribution of demographic trends in the City of West Palm Beach across a few key indicators. Population change, density, income, and poverty are amongst the variables that will be reviewed. The data source for these maps is 2007-2011 American Community Survey Estimates.

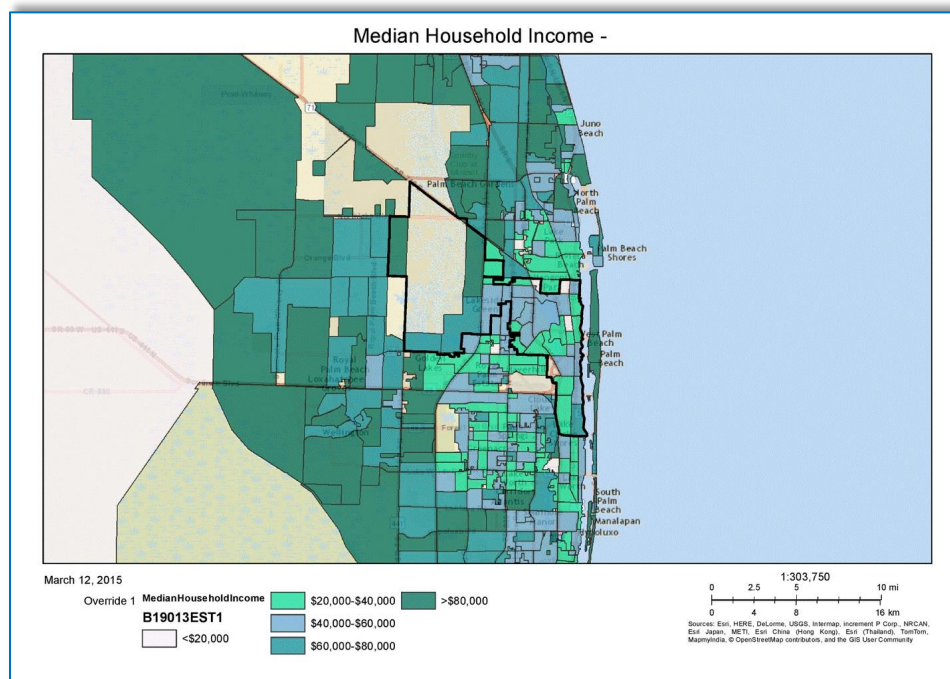
### ***Population Change***

The map below displays population change throughout West Palm Beach since 2000. While the average growth rate for the City as a whole was 23%, some areas experienced much higher, and others much lower, growth. The dark purple shaded areas of the map saw a population decline of greater than 50%, whereas the lighter purple areas declined between 50% and 0%. The beige shaded areas experienced between 0% and 50% population growth, whereas the light orange areas experienced between 50% and 100%. The dark orange areas of the map saw the highest growth rates at greater than 100%.



## Household Income

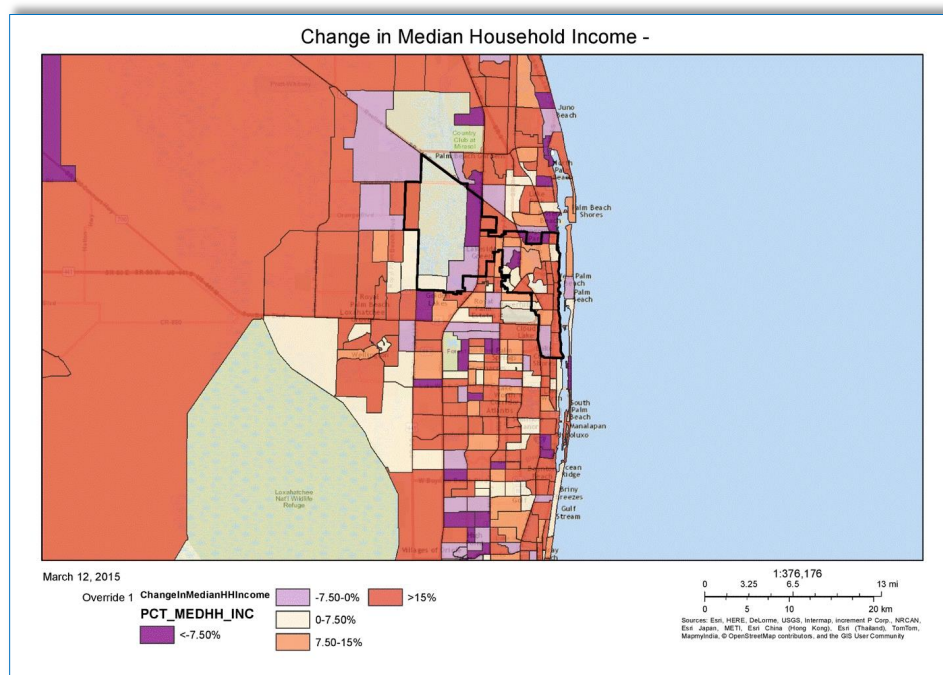
The map below displays median household incomes throughout the City. In 2013 the median household income for City of West Palm Beach was \$44,897. Areas shaded in white represent the lowest income ranges with median incomes of less than \$20,000. Median incomes increase as the shading for the areas darken. Areas shaded in dark green have median incomes of over \$80,000.





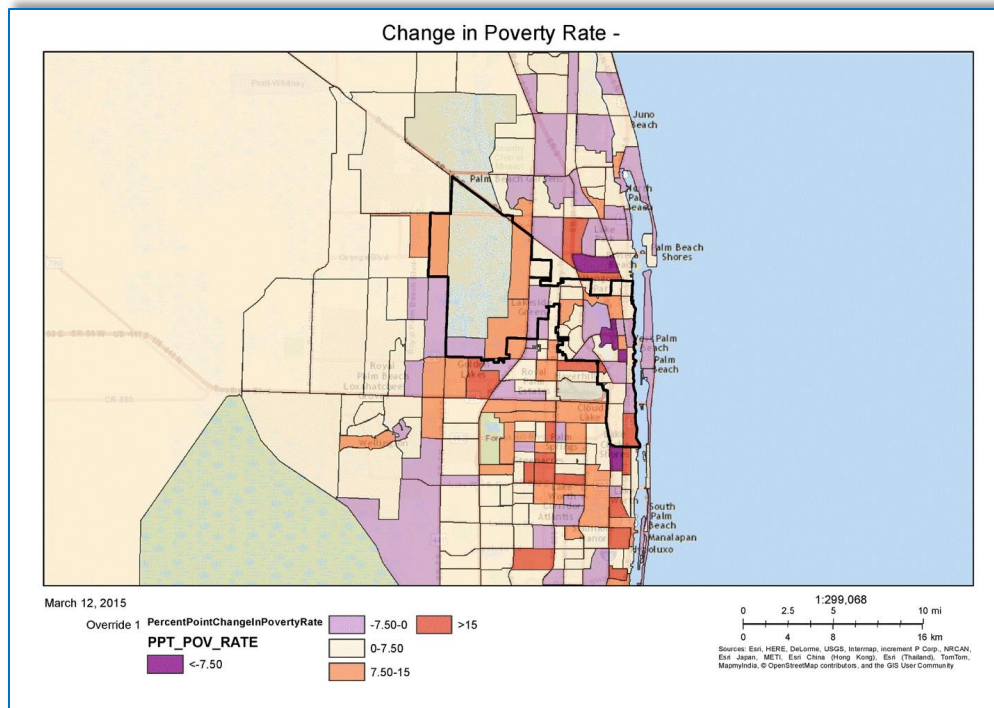
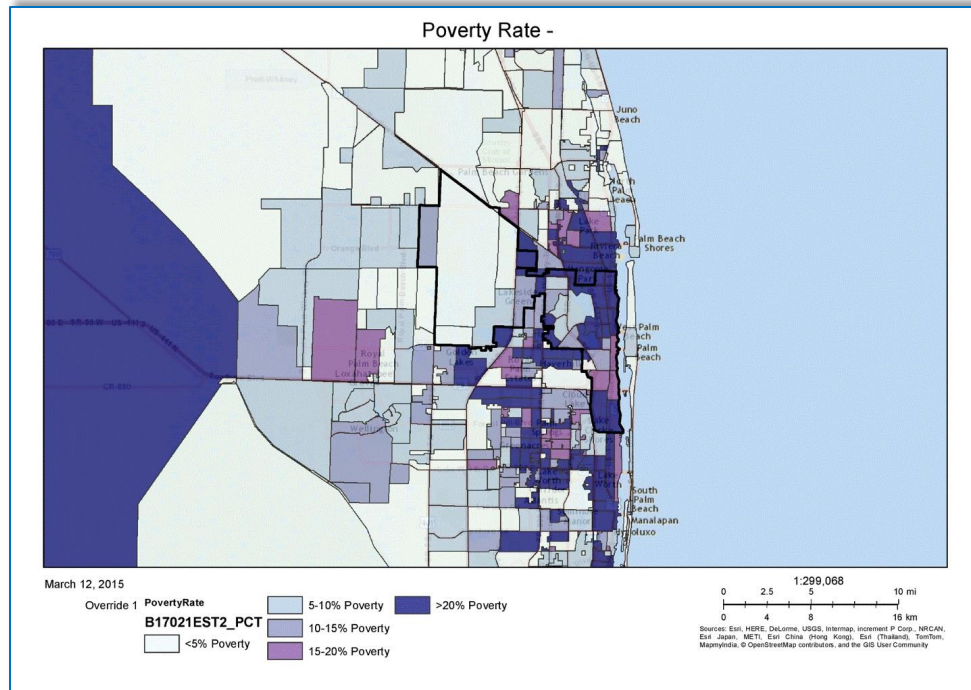
## Change in Income

The next map shows how median incomes have changed in the community over time. Median household income grew 22% between 2000 and 2013. The dark purple shaded areas represent those areas where median incomes have decreased greater than 7.5%. Beige colored regions saw incomes rise between 0% and 7.5%, whereas the lighter orange areas experienced income growth between 7.5% and 15%. The darkest orange areas saw the highest jump in incomes, growing more than 15%.



## Poverty

The following two maps look at poverty in West Palm Beach. The first map displays the current concentrations of poverty throughout the city and the second shows how poverty has changed over time. As noted above, there has been a slight 3% increase in the poverty rate. Between the years 2000 and 2013 the percentage of individuals living below the poverty level in West Palm Beach rose from 18.9% to 19.4%.



### Number of Households Table

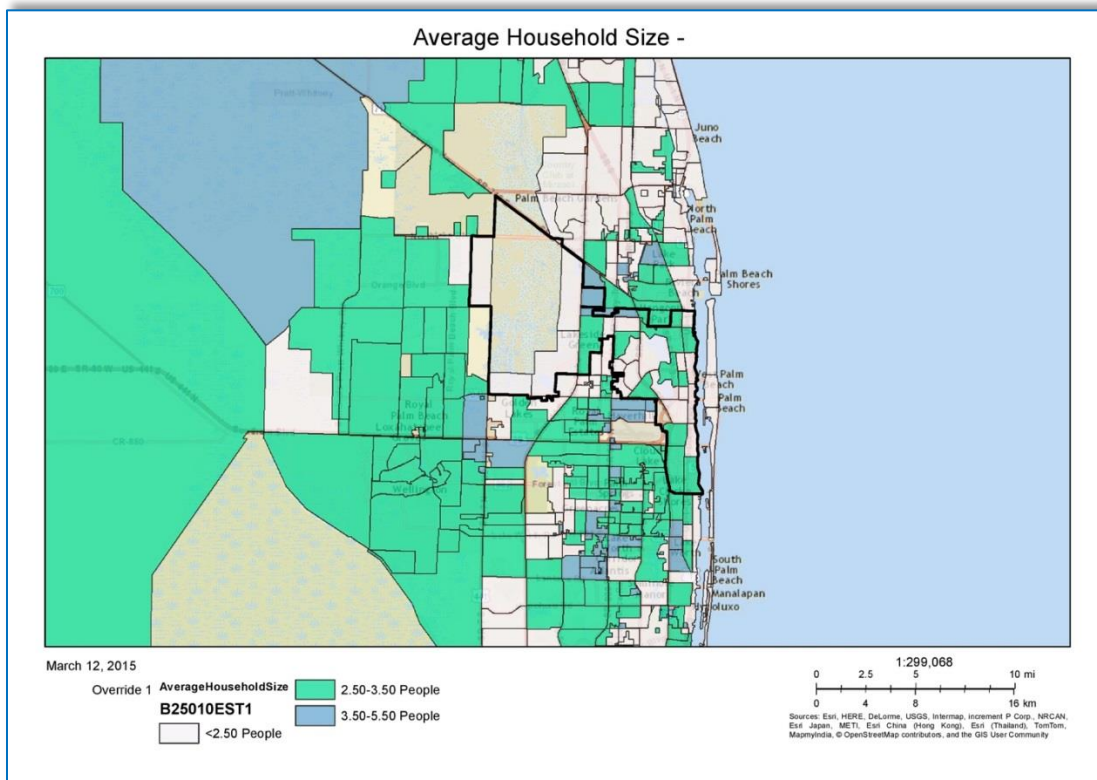
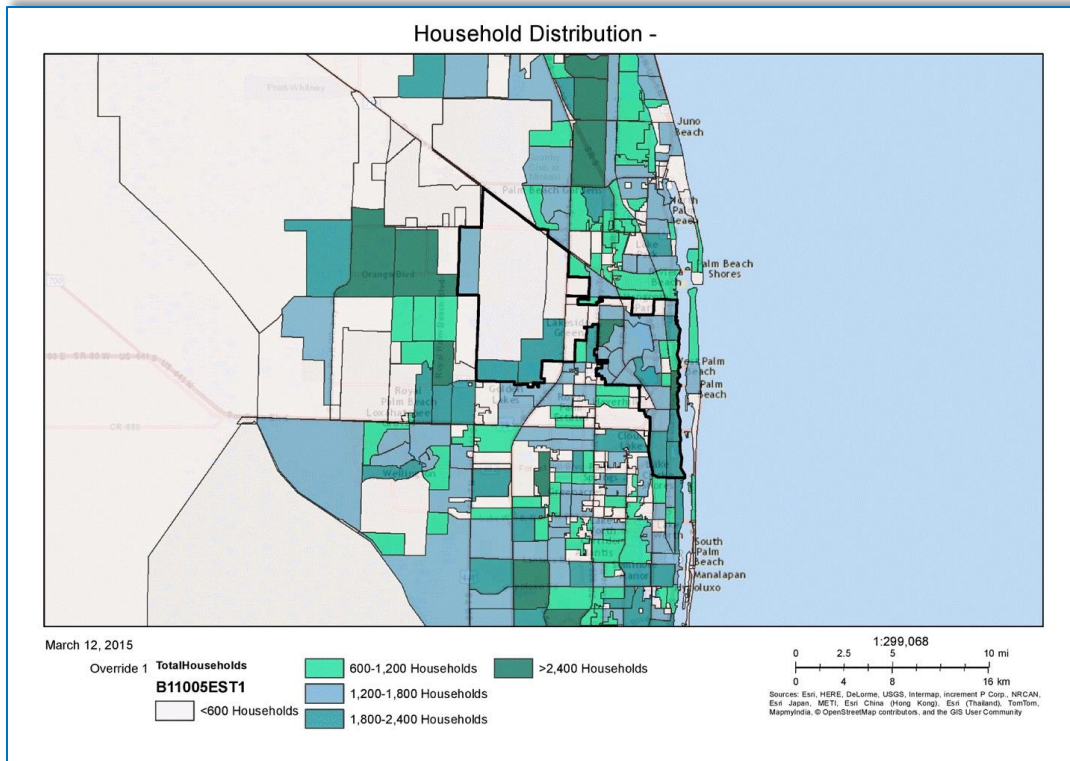
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HA MFI	>100% HAMFI
Total Households *	7,775	5,925	7,925	4,710	14,645
Small Family Households *	2,225	1,964	3,050	1,425	5,780
Large Family Households *	315	505	345	300	515
Household contains at least one person 62-74 years of age	1,345	970	1,529	810	3,050
Household contains at least one person age 75 or older	1,245	1,150	980	555	1,375
Households with one or more children 6 years old or younger *	1,110	1,135	1,334	639	970

**Table 4 - Total Households Table** \* the highest income category for these family types is >80% HAMFI

**Data Source: 2007-2011 CHAS** -This table breaks down family dynamics and income in West Palm Beach using 2011 CHAS data. Small families are much more prevalent, which is keeping with the smaller average household size in West Palm Beach and the nation as a whole.

### Household Density and Size

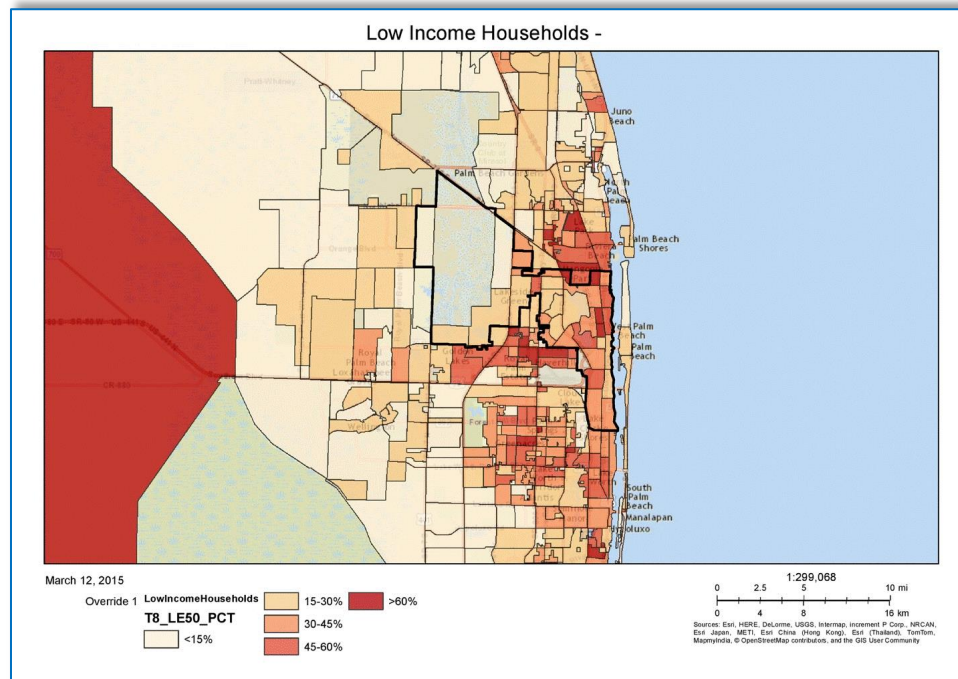
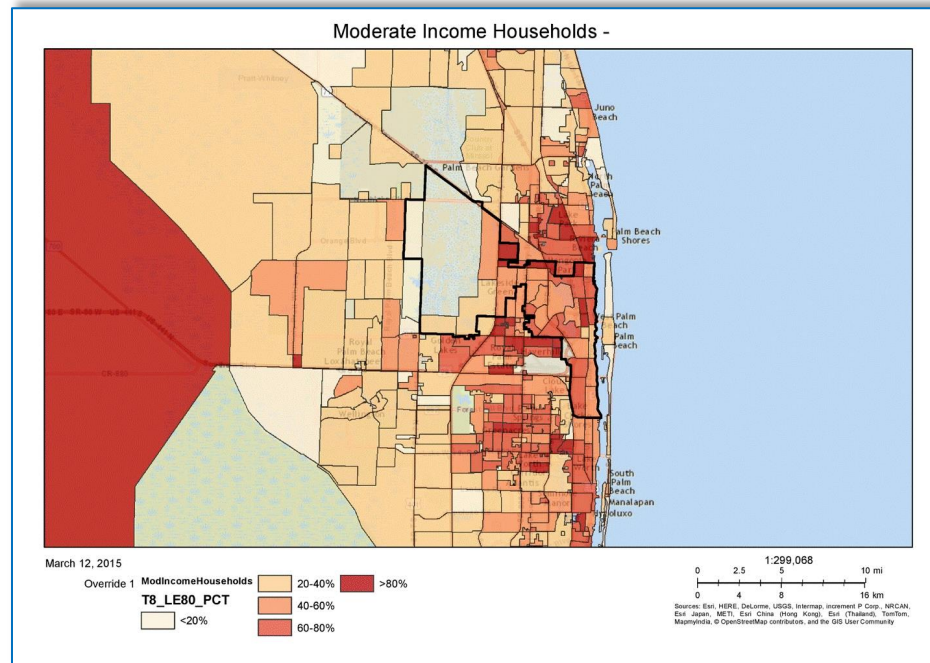
The following two maps look at the distribution of households in the community. The first map looks at the total distribution of households in West Palm Beach. The second map displays average household size, giving a view of where larger and smaller families tend to live throughout the city.

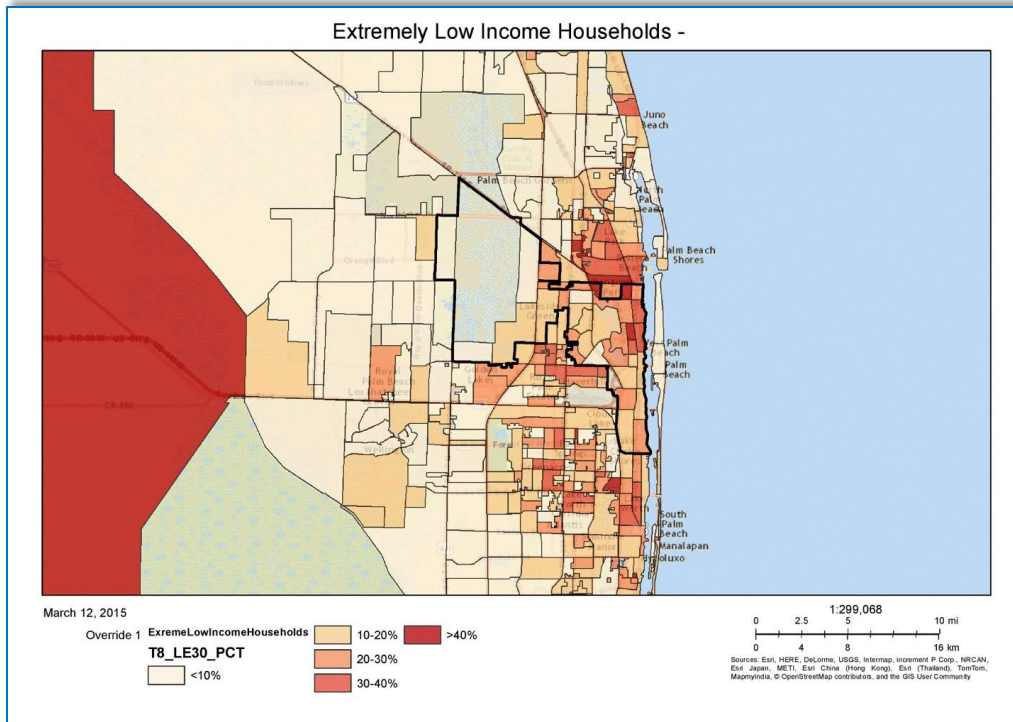




## Low and Moderate Income Households

The following series of maps displays concentrations of Low and Moderate Income (LMI) households throughout West Palm Beach. The first map displays the distribution of moderate income households, whereas the second map focuses on low-income and the third on extremely low-income.





### ***Housing Needs Summary Tables***

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
<b>Total Number of Households</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	165	120	30	335	0	0	35	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	0	95	0	175	0	15	25	0	40

Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	180	230	185	185	780	4	45	30	15	94
Housing cost burden greater than 50% of income (and none of the above problems)	3,255	1,374	300	35	4,964	1,515	1,020	1,030	425	3,990
Housing cost burden greater than 30% of income (and none of the above problems)	540	1,425	1,700	575	4,240	290	610	1,120	810	2,830
Zero/negative Income (and none of the above problems)	560	0	0	0	560	355	0	0	0	355

**Table 5 – Housing Problems Table**

The above table provides an overview of housing problems in West Palm Beach. Using 2011 CHAS data, it provides the numbers of households experiencing each category of housing problem broken out by income ranges (up to 100% AMI) and owner/renter status. For example, the first data cell (top left) shows that 20 renter households in the City made 30% or below area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is the biggest housing problem in West Palm Beach which is a common trend in many communities across the state and nation today. According to the 2011 CHAS data there were 9,204 renters and 6,820 home owners (in the 0% to 100% AMI range) paying more than 30% of their income in housing costs.

The sections below provide more detail and break these issues down further.

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
<b>Total Number of Households</b>										



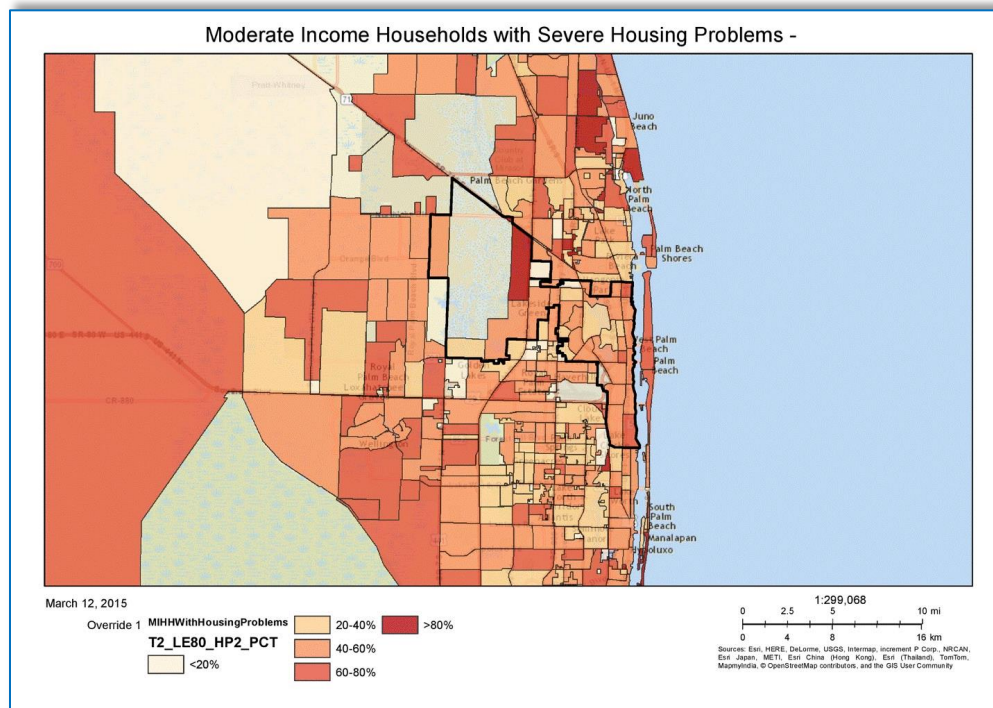
Having 1 or more of four housing problems	3,535	1,774	700	255	6,264	1,520	1,075	1,125	440	4,160
Having none of four housing problems	1,285	1,685	3,570	1,990	8,530	520	1,395	2,520	2,025	6,460
Household has negative income, but none of the other housing problems	560	0	0	0	560	355	0	0	0	355

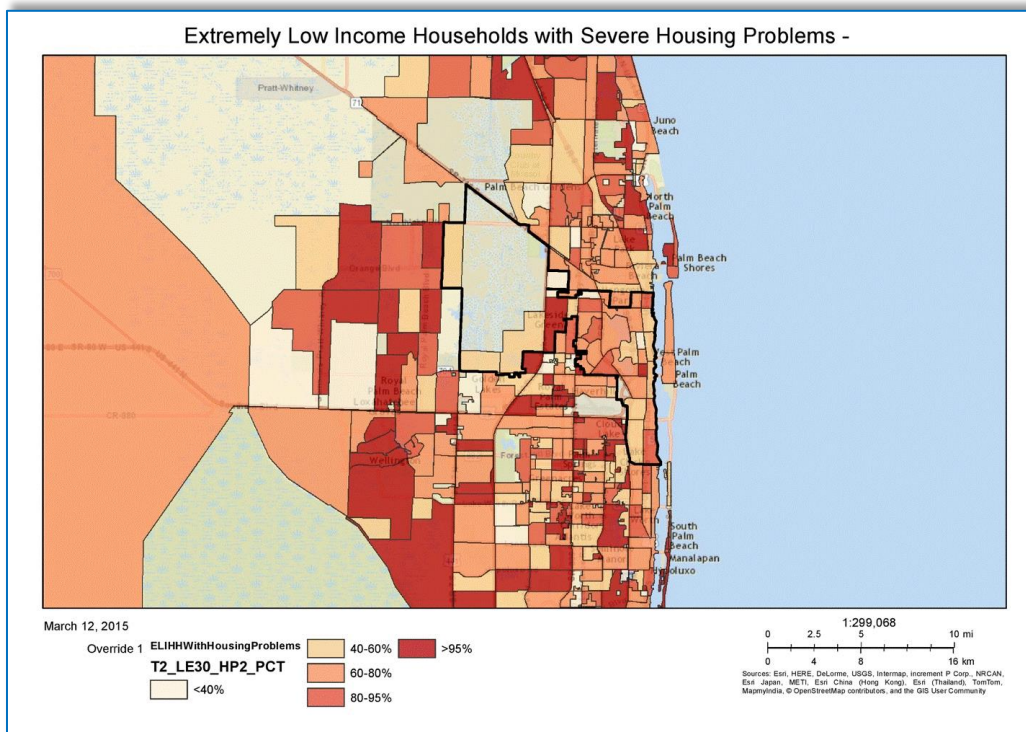
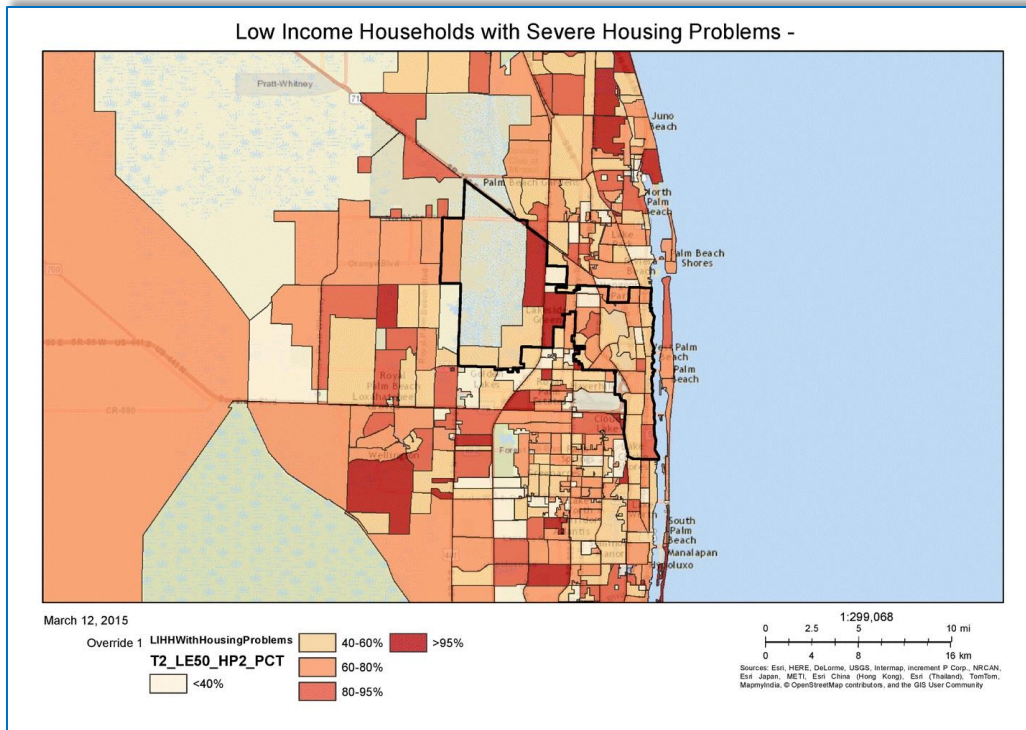
**Table 6 – Housing Problems 2**

The above table shows households with at least one severe housing problem broken out by income and occupancy. The data shows that the lower the income in a household, the greater the presence of severe housing problems.

### ***LMI Households with Severe Housing Problems***

The following three maps show the concentrations of extremely low income, low income and moderate income households that have at least one severe housing problem.



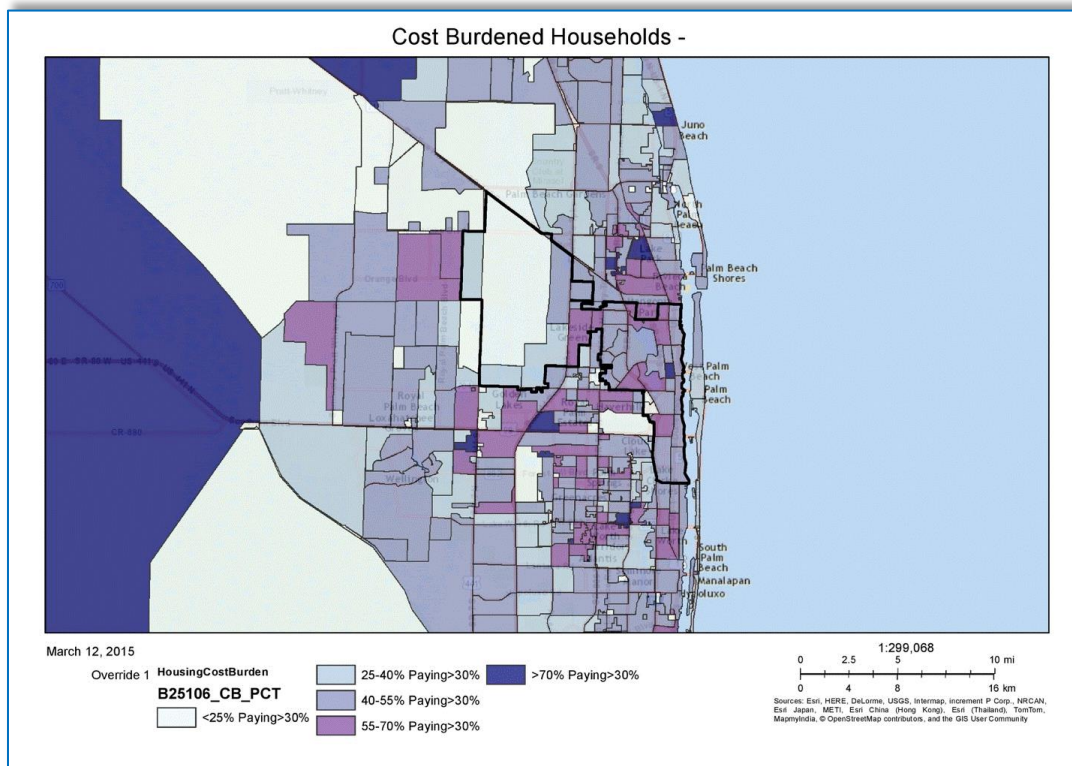


### Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>Total Number of Households</b>								
Small Related	1,360	1,080	705	3,145	295	560	945	1,800
Large Related	230	265	85	580	30	55	85	170
Elderly	985	635	370	1,990	905	764	684	2,353
Other	1,490	1,149	935	3,574	585	240	515	1,340
Total need by income	4,065	3,129	2,095	9,289	1,815	1,619	2,229	5,663

**Table 7 – Cost Burden > 30%**

The table above displays 2011 CHAS data on cost burdened households in West Palm Beach in the 0% to 80% AMI sections. HUD defines cost burden as paying more than 30% monthly income on housing costs. The map below shows the distribution of cost-burdened households.



### Cost Burden > 50%

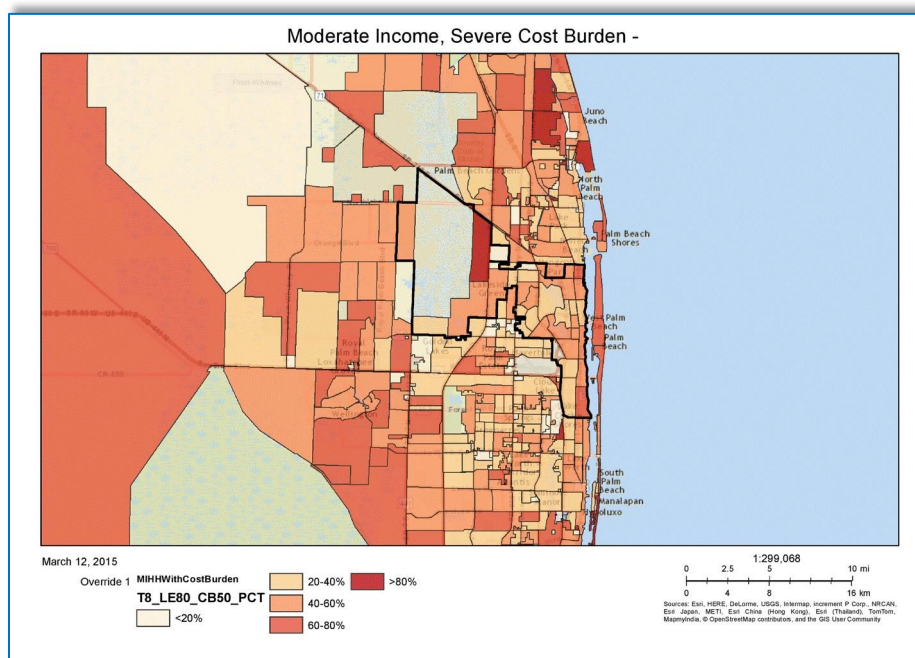
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>Total Number of Households</b>								
Small Related	1,230	525	60	1,815	285	415	405	1,105
Large Related	185	110	0	295	15	25	30	70
Elderly	705	340	135	1,180	670	394	295	1,359
Other	1,365	539	105	2,009	550	180	320	1,050
Total need by income	3,485	1,514	300	5,299	1,520	1,014	1,050	3,584

**Table 8 – Cost Burden > 50%**

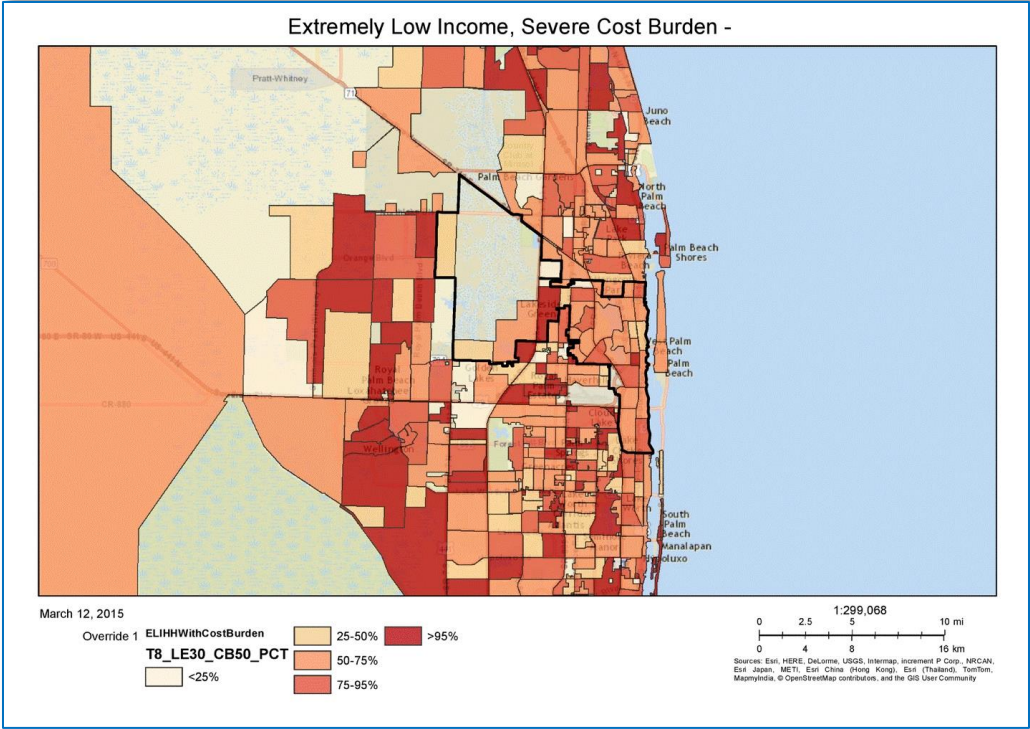
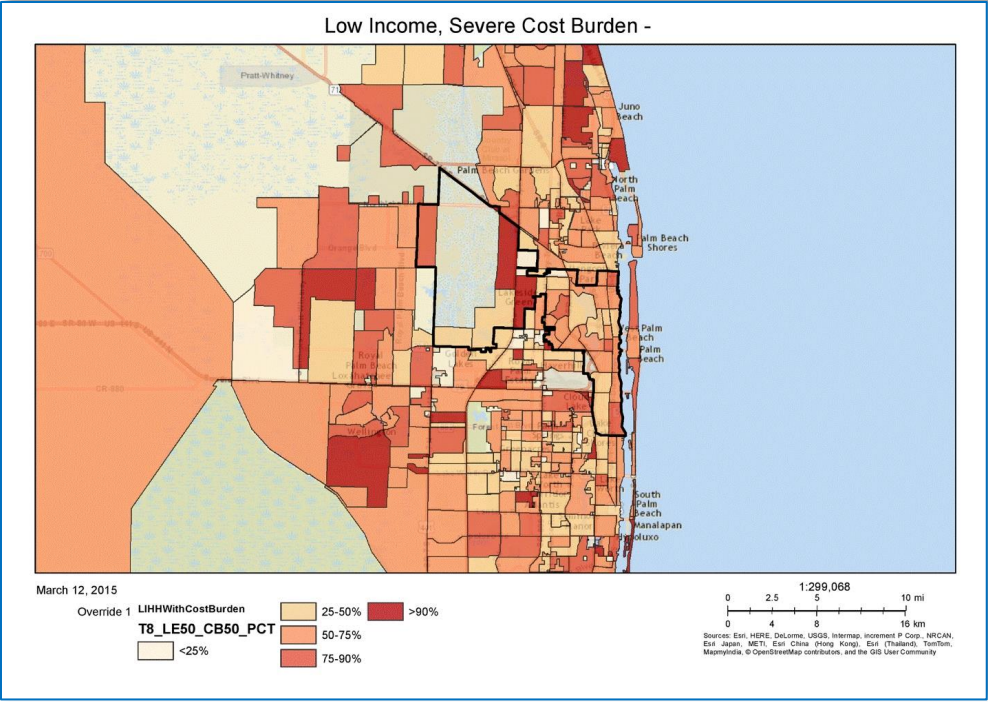
The data above highlights the problem of severe cost burden in West Palm Beach, which is defined as paying more than 50% of household income on housing costs.

### Severely Cost Burdened LMI Households

The below series of maps displays the percentages of extremely low, low and moderate income households that are severely cost burdened in West Palm Beach.







***Crowding (More than one person per room)***

**Table 9 – Crowding Information – 1/2**

	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
<b>Total Number of Households</b>										
Single family households	225	180	195	165	765	4	60	35	15	114
Multiple, unrelated family households	0	50	95	0	145	0	0	15	0	15
Other, non-family households	30	0	35	25	90	0	0	10	0	10
Total need by income	255	230	325	190	1,000	4	60	60	15	139
	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
<b>Total Number of Households</b>										
Households with Children Present										

**Table 10 – Crowding Information – 2/2**

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

The Five-Year Estimates of the 2013 American Community Survey show that 39% of occupied housing units in West Palm Beach are single-person households or a total of 16,137 households. Furthermore, single-person households are much more likely to be renters. Approximately 43% of renter-occupied units are single-person households as compared to 34% of owner-occupied households.

Because single-person households are more likely to be renters, it's important to note that ACS estimates show 59% of renters in West Palm Beach are cost burdened - meaning they pay more than 30% of their income on housing costs (2013 ACS). In contrast, 52% of homeowners are cost

burdened. Overall, these percentages represent a significant portion of the population experiencing housing cost burden and needing assistance. Furthermore, the poverty rate in the City has increased to 19.4%.

***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.***

***Elderly***

The elderly (65+) make up 17.8% of the West Palm Beach population and they tend to be more female (57%) than the general population. The elderly are nearly three times more likely to be military veterans and 33.2% are disabled. Of these, 19.4% are in the labor force and 91.5% are on social security. The elderly population also has a higher rate of living at over 150% of the poverty level and has a higher rate of home ownership than the general population. (Source: American Community Survey 2013).

***Disability***

Approximately 10,208 individuals, 10.3% of the City's population, have some sort of disability. Of that population with a disability that are at least 16 years old, 38.7% are in the work force and 25.4% are unemployed.

***What are the most common housing problems?***

Like many communities across the nation, affordability is by far the largest housing problem in West Palm Beach. Census estimates show 59% of renters and 52% of homeowners with a mortgage as paying more than 30% of their income on housing costs (2013 ACS). In total, nearly 20,000 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There is a disparity between CHAS data and the American Community Survey when it comes to substandard housing. The table above, based on CHAS data, shows 370 total households (335 renter and 35 owner) that lack either complete plumbing or complete kitchen facilities. However, 2013 ACS data estimate that the number is closer to 484. The value of the CHAS data here is that it provides insight into the percentages of owners and renters who experience these housing problems, whereas ACS only provides totals. Combining the two sources, while noting their limitations, provides a more complete picture. Of the households without either complete kitchen or plumbing facilities, approximately 10% are owner-occupied households and 90% are renters. Renters are much more likely to live in substandard housing than homeowners.

While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having between 350 and 500 households living without adequate basic facilities is a problem that warrants attention.

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

The 2011 CHAS data, while yielding different totals than the recent Census, provides a more nuanced view into which segments of the population experience housing problems. In general, lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income



ranges, and extremely low-income renters more so than owners. When those facts intersect we see that low and extremely low-income renters are more affected by housing problems than other groups. For example, extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

***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***

Several indicators may be used to estimate households and families at risk of homelessness. One indicator for households at risk of homelessness is the number of Extremely Low-Income (ELI) households (income  $\leq 30\%$  AMI) with severe cost burden (paying  $>50\%$  for housing) are at risk of homelessness. In West Palm Beach, 1,515 renter households and 1,520 owner households fall into this category. Another indicator is the number of families with children below 150% of the poverty level; West Palm Beach has 3,683 such families. According to a third indicator, the number of families below the poverty level without Social Security, Supplemental Security Income, or cash assistance, 2,225 families are at risk of homelessness in West Palm Beach.

These households can easily be pushed into homelessness due to an unexpected crisis or expense, such as a job loss, illness, or breakdown of an automobile used for commuting. Rent, mortgage, and utility assistance can help these households maintain their housing. For households that have already lost their permanent housing, and are precariously doubled up with relatives or living in motels, security and utility deposit assistance can help them return to permanent housing. In the long term, these households may require more education, job training, and employment opportunities to avoid future housing crises.

Due to the high costs of rental housing in West Palm Beach, and the low wages of jobs available to individuals with limited education and job training, transitioning from rapid re-housing assistance to maintaining housing independently can be extremely difficult. With limited housing assistance available, households may resort to expedients such as crowding into small units and stretching their cash incomes with in-kind assistance from food banks and clothing drives. The need for affordable housing to help these families move ahead is obvious, but the pace of production for deeply subsidized units is painfully slow. Thus, a parallel strategy of education, job training, and job creation is essential to provide these households with realistic opportunities to support themselves.

***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:***

Data for the number of extremely low-income households (income  $\leq 30\%$  AMI) with severe cost burden is derived from the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) dataset. Data for the number of families with children below 150% of the poverty level and for the number of families below the poverty level without Social Security, Supplemental Security Income, or cash assistance indicators are derived from the 2013 5-year and 3-year American Community Survey (ACS), respectively.

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

Common housing-related risk factors for homelessness include:

- Doubling up with friends or relatives due to economic hardship
- Living in a hotel or motel not paid for by a government or charitable organization
- Frequent moves
- Exiting from a publicly funded institution
- Severe overcrowding
- Living in severely substandard housing

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

### Introduction

Specific racial or ethnic groups may experience housing problems more often than the jurisdiction as a whole. Housing problems include the lack of complete kitchen facilities, lack of complete plumbing facilities, overcrowding (more than 1 person per room), and cost burden (greater than 30%). According to HUD guidelines, a disproportionately greater need exists when the rate of housing problems experienced by a specific racial or ethnic group is at least 10% greater than the rate experienced by that category of the population as a whole.

### 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	5,890	975	910
White	2,285	305	500
Black / African American	2,235	480	260
Asian	75	15	80
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,245	180	70

**Table 11 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are as follows:

1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. Overcrowding, more than 1 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	4,875	1,034	0
White	2,115	400	0
Black / African American	1,660	460	0
Asian	110	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	965	169	0

**Table 12 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are as follows:

1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. Overcrowding, more than 1 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	4,650	3,275	0
White	2,080	1,295	0
Black / African American	1,425	1,225	0
Asian	105	20	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	995	720	0

**Table 13 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are as follows:

1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. Overcrowding, more than 1 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	2,080	2,630	0
White	1,190	1,400	0
Black / African American	235	620	0
Asian	35	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	560	495	0

**Table 14 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2007-2011 CHAS

\*The four housing problems are as follows:

1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. Overcrowding, more than 1 person per room 4. Cost burden, greater than 30%

**Discussion**

Among the 7,775 households with incomes 0% – 30% of AMI, 5,890 or 75.8% experience one or more housing problems. Disproportionately greater needs exist for the 10 American Indian and Alaskan Native households (100%), and for 1,245 Hispanic households (83.3%).

Among the 5,909 households with incomes 30% – 50% of AMI, 4,875 or 82.5% experience one or more housing problems. Disproportionately greater needs exist for the 110 Asian households (100%) and for the 10 American Indian and Alaskan Native households (100%).

Among the 7,925 households with incomes 50% – 80% of AMI, 4,650 or 58.7% experience one or more

housing problems. Disproportionately greater needs exist for the 105 Asian households (84%).

Among the 4,710 households with incomes 80% – 100% of AMI, 2,080 or 44.2% experience one or more housing problems. Disproportionately greater needs exist for the 560 Hispanic households (53.1%).

In conclusion, among the income groups within the 0 – 100% AMI range Hispanic households, at 1,805, constitute the greatest number of households experiencing housing problems at disproportionate levels.

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

### Introduction

Specific racial or ethnic groups may experience severe housing problems more often than the jurisdiction as a whole. Severe housing problems include the lack of complete kitchen facilities, lack of complete plumbing facilities, severe overcrowding (more than 1.5 person per room), and severe cost burden (over 50%). According to HUD guidelines, a disproportionately greater need exists when the rate of severe housing problems experienced by a specific racial or ethnic group is at least 10% greater than the rate experienced by that category of the population as a whole.

### 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	5,060	1,805	910
White	2,065	520	500
Black / African American	1,810	900	260
Asian	60	30	80
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,065	355	70

**Table 15 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are as follows:

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**

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	2,845	3,080	0
White	1,190	1,325	0
Black / African American	1,010	1,109	0
Asian	95	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	535	599	0

**Table 16 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2007-2011 CHAS

\*The four severe housing problems are as follows:

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**

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	1,825	6,100	0
White	975	2,400	0

Black / African American	440	2,215	0
Asian	25	105	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	380	1,340	0

**Table 17 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are as follows:

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**

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	695	4,015	0
White	390	2,210	0
Black / African American	45	815	0
Asian	15	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	805	0

**Table 18 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2007-2011 CHAS

\*The four severe housing problems are as follows:

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



## Discussion

Among the 7,775 households with incomes 0% – 30% of AMI, 5,060 or 65.1% experience one or more severe housing problems. Disproportionately greater needs exist for the 10 American Indian and Alaskan Native households (100%).

Among the 5,925 households with incomes 30% – 50% of AMI, 2,845 or 48% experience one or more severe housing problems. Disproportionately greater needs exist for the 95 Asian households (86.4%).

Among the 7,925 households with incomes 50% – 80% of AMI, 1,825 or 23% experience one or more severe housing problems. Disproportionately greater needs exist for the 975 White households (28.9%).

Among the 4,710 households with incomes 80% – 100% of AMI, 695 or 14.8% experience one or more severe housing problems. Disproportionately greater needs exist for the 250 Hispanic households (23.7%).

In conclusion, among the income groups within the 0 – 100% AMI range White households, at 975, constitute the greatest number of households experiencing severe housing problems at disproportionate levels.

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

### Introduction

This section compares the existence of housing cost burden and severe cost burden among racial or ethnic groups against that of the jurisdiction as a whole in an effort to see if any group shares a disproportionate burden of the area's cost burden. According to HUD guidelines, a disproportionately greater need exists when the rate of housing problems experienced by a specific racial or ethnic group is at least 10% greater than the rate experienced by that category of the population as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,579	7,490	9,340	910
White	12,180	4,405	4,750	505
Black / African American	4,970	2,700	3,035	260
Asian	405	235	205	80
American Indian, Alaska Native	40	10	10	0
Pacific Islander	0	15	0	0

Hispanic	3,139	1,860	1,780	70
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**Table 19 – Greater Need: Housing Cost Burdens AMI**

**Discussion:**

By HUD’s definition of a disparity of 10% or higher, Pacific Islanders experience a disproportionately burden of the area's cost burden. Jurisdiction wide, 28.5% of households pay between 30% and 50% of monthly income on housing costs (regular cost burden) compared to 100% of Pacific Islander households. No groups experience a disproportionate need when it comes to severe housing cost burden.

**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?***

***Housing Problems***

By HUD’s definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems.

Among the 7,775 households with incomes 0% – 30% of AMI, 5,890 or 75.8% experience one or more housing problems. Disproportionately greater needs exist for the 10 American Indian and Alaskan Native households (100%), and for 1,245 Hispanic households (83.3%).

Among the 5,909 households with incomes 30% – 50% of AMI, 4,875 or 82.5% experience one or more housing problems. Disproportionately greater needs exist for the 110 Asian households (100%) and for the 10 American Indian and Alaskan Native households (100%).

Among the 7,925 households with incomes 50% – 80% of AMI, 4,650 or 58.7% experience one or more housing problems. Disproportionately greater needs exist for the 105 Asian households (84%).

Among the 4,710 households with incomes 80% – 100% of AMI, 2,080 or 44.2% experience one or more housing problems. Disproportionately greater needs exist for the 560 Hispanic households (53.1%).

In conclusion, among the income groups within the 0 – 100% AMI range Hispanic households, at 1,805, constitute the greatest number of households experiencing housing problems at disproportionate levels.

***Severe Housing Problems***

By HUD’s definition of a disparity of 10% or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to severe housing problems.

Among the 7,775 households with incomes 0% – 30% of AMI, 5,060 or 65.1% experience one or more severe housing problems. Disproportionately greater needs exist for the 10 American Indian and Alaskan Native households (100%).

Among the 5,925 households with incomes 30% – 50% of AMI, 2,845 or 48% experience one or more severe housing problems. Disproportionately greater needs exist for the 95 Asian households (86.4%).

Among the 7,925 households with incomes 50% – 80% of AMI, 1,825 or 23% experience one or more

severe housing problems. Disproportionately greater needs exist for the 975 White households (28.9%).

Among the 4,710 households with incomes 80% – 100% of AMI, 695 or 14.8% experience one or more severe housing problems. Disproportionately greater needs exist for the 250 Hispanic households (23.7%).

In conclusion, among the income groups within the 0 – 100% AMI range White households, at 975, constitute the greatest number of households experiencing severe housing problems at disproportionate levels.

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

There were no needs not identified above.

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

HUD's Affirmatively Furthering Fair Housing Mapping Tool shows specific areas with racial or ethnic concentrations in West Palm Beach. Black / African American households are concentrated in the northern portion of the City while Hispanic households are concentrated in the southern part of the City. White, Asian, American Indian and Alaskan Native, and Pacific Islander households are distributed throughout the City and are not concentrated in any specific area.

## NA-35 Public Housing – 91.205(b)

### Introduction

The demand for affordable housing continues to exceed the resources available. Limited funding impacts the ability to continue to serve and meet the needs throughout the City. The West Palm Beach Housing Authority (WPBHA) understands that residents need a comprehensive approach to improve the quality life that not only includes housing, but also includes employment opportunities, education, transportation, and affordable child care. The West Palm Beach Housing Authority provided the data for the charts in this section.

### Totals in Use

	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 in use	0	0	564	2,840*	47	2,793	315	0	175

**Table 20 - Public Housing by Program Type**

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

\*The West Palm Beach Housing Authority is currently “leasing up” to its voucher allocation of 3,324. Leasing was curtailed due to a funding shortage, but it has since resumed.

***Characteristics of Residents***

	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project Based	Tenant Based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10746	15951	16190	15692	15338	0
Average length of stay	0	0	5	7	5	10	10	0
Average Household size	0	0	2	3	3	2	3	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	246	533	1	532	50	0
# of Disabled Families	0	0	243	664	3	661	236	0
# of Families requesting accessibility features	0	0	0	0	0	0	2	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 21 – Characteristics of Public Housing Residents by Program Type**

***Race of Residents***

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project Based	Tenant Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	163	789	7	782	192	0	35
Black/African American	0	0	421	2051	40	2011	123	0	140
Asian	0	0	1	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	2	0	0	0
Other	0	0	0	0	0	0	0	0	0

**Table 22 – Race of Public Housing Residents by Program Type** *\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

***Ethnicity of Residents***

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project Based	Tenant Based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	163	424	6	418	47	0	23
Not Hispanic	0	0	421	2416	41	2375	268	0	153

**Table 23 – Ethnicity of Public Housing Residents by Program Type** \* includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

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

The Waiting Lists for the WPBHA do not track accessibility needs by type.

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

- Safe, decent affordable housing
- Jobs paying a livable wage
- Reliable and affordable public transportation
- Twenty-four hour high quality, affordable child care
- Financial Literacy
- Strategies to keep students on track to high school graduation
- Parental Guidance

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

These needs are compatible with the needs of 99% of the population. However, persons and families who participate in housing programs are extremely low income (ELI,) and many of the immediate needs noted above are financially out of reach. It is a constant struggle for poor families to get and keep a job, keep their children safe, keep their children well fed and successful in school, and simultaneously resist the “quick money” temptations of the street. In addition, extremely low income Black/African American males are disappearing at an alarming rate: either by entering into the criminal justice system, where incarceration is almost inevitable, or by meeting an early, often violent death. This population becomes trapped in cyclical debt and stigmatized by a felony record. The absence of men has had a devastating effect on the quality of life for their families.

**Discussion**

To improve the lives of current residents requires a comprehensive approach that includes not only decent, safe and affordable housing, but also includes education, financial literacy, transportation, child care, job training, and employment opportunities.

## **A-40 Homeless Needs Assessment – 91.205(c)**

**Introduction**

As the City of West Palm Beach is not a direct recipient of Emergency Solutions Grant (ESG) funds, responsibility for homelessness planning and strategies is traditionally left to Palm Beach County, which is an ESG entitlement. Though the County takes a lead role, the City is committed to the smooth coordination of services between the two governments and with the organizations that provide services to homeless populations.

As a result, the City is cooperating in the Palm Beach County Continuum of Care’s efforts to comply with the standards of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and pursue the goals of Opening Doors: Federal Strategic Plan to Prevent and End Homelessness. These goals include a focus on Housing First, including Rapid Re-Housing and Permanent Supportive Housing,



and the use of coordinated intake and assessment to more effectively match people with services that meet their needs.

### ***Homeless Needs Assessment***

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Non-Sheltered				
Persons in Households with Adult(s) and Child(ren)	53	148		3,108	3,056	
Persons in Households with Only Children	0	17				
Persons in Households with Only Adults	772	431		4,524	4,164	
Chronically Homeless Individuals	24	424		634		
Chronically Homeless Families	0	4				
Veterans	86	71		170		
Unaccompanied Child	46	56				
Persons with HIV	18	10		20		

**Table 24 - Homeless Needs Assessment**

Alternate Data Source Name: 2015 Point in Time (PIT) Count

The above table shows 2015 Point-in-Time (PIT) Count data on homeless populations and subpopulations in Palm Beach County. The Continuum of Care also provided an HMIS report on people who entered and exited the homeless service system between 1/1/2014 and 1/1/2015. The only information available for West Palm Beach specifically was the City's share of the homeless population in the 2015 PIT Count. West Palm Beach had 332 literally homeless people, the single largest count of any municipality in the County, and 40% of all literally homeless people in the County.

The Palm Beach County Continuum of Care identified a total of 1,421 literally homeless people in its 2015 PIT Count, a 20% drop since 2007. Over half of these individuals (772 people) were unsheltered adults. People in adult-only households were more likely to be unsheltered than sheltered, while

people in households with adults and children were more likely to be sheltered than unsheltered.

Approximately 33% of the County's homeless population in the 2015 PIT Count (448 people) were chronically homeless individuals, a 36% increase since 2007. Most chronically homeless individuals (424 people) were sheltered, which may reflect both the success of efforts to target resources to this population and the difficulty of locating and engaging the remaining unsheltered chronically homeless population.

While the populations of veterans, unaccompanied youth, and people with HIV/AIDS were relatively small in the 2015 PIT Count (157, 102, and 28, respectively), significant proportions of each population were unsheltered. The veteran population has declined by 13% since 2011.

***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):***

Palm Beach County's 2015-2020 Consolidated Plan provides the following data:

Entering Homelessness: The majority of individuals, families with children, veterans, and the chronic homeless cites the most common reason for their homelessness as: employment/financial issues (43%) family issues (21%), and housing issues (19%). Twenty-eight percent (28%) of the total homeless population on a given day have experienced homelessness four (4) or more times during a three (3) year period while 32% have experienced one prior episode of homelessness and 15% had no prior episode of homelessness.

Exiting Homelessness: Finding and maintaining employment and locating affordable housing are the top reasons, persons exit homelessness. Forty-seven percent (47%) of the total homeless population on a given day have been homeless for one year or longer while 25% have been homeless for more than 3 months but less than one year and 16% have experienced homelessness for 1 to 3 months. Less than 5% have experienced homelessness for less than 1 week.

***Nature and Extent of Homelessness:***

Race	Sheltered	Unsheltered (optional)
White	309	495
Black or African American	285	288
Asian	0	2
American Indian or Alaska Native	0	11
Pacific Islander	1	2
Ethnicity:	Sheltered:	Unsheltered (optional)

Hispanic	79	90
Not Hispanic	517	735

**Data Source: 2015 PIT Count**

**Data Comments:** The table above provides 2015 PIT Count data at the County level. Data on the numbers of literally homeless people by race and ethnicity was not available for West Palm Beach specifically.

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

On the night of the Continuum of Care's 2015 PIT Count, 59 households with at least one adult and one child, consisting of 201 people, were literally homeless in Palm Beach County. This number is only 5% of all literally homeless households in the 2015 PIT Count, compared to 10% in the 2007 PIT Count. The total number of people in families has declined by 25% since 2007. The CoC attributes the decline in literal family homelessness to successful implementation of rapid re-housing programs and a coordinated intake and assessment system.

The data on homelessness entries and exits for people in families paint a fuller picture. 3,108 people in families entered the homeless service system in 2014, and 3,056 people left the system. This suggests that the population of homeless families is high-volume and high-turnover, with most families exiting literal homelessness within a year.

Although the number of families with children that are literally homeless at any point in time may be declining, family homelessness appears to be increasing according to a broader dataset maintained by Palm Beach County K-12 schools. 3,107 students were identified as homeless during the 2012-2013 academic year (the most recent for which data is available), a 59% increase since the 2009-2010 academic year. Most of these students and their families (68%) are doubled up with friends or relatives when identified as homeless by the school district liaison for homeless students, and 19% are in shelters or places not meant for human habitation. Overall, the school district data shows increased housing instability among families with children, although some students' homeless episodes may be very short.

The 2015 PIT Count identified 157 veteran households in the County with a total of 164 people. All 71 sheltered veteran households consisted of an unaccompanied veteran. The 86 unsheltered veteran households included 93 people, of whom seven (7) were not veterans. Thus, fewer than ten (10) literally homeless veteran households were family households. The small number of homeless veteran household may reflect the impact of programs like Supportive Services for Veteran Families (SSVF).

***Describe the nature and extent of homelessness by racial and ethnic group.***

Whites comprised 57% of Palm Beach County's homeless population in the 2015 PIT count, lower than their share of the County's total population (77%) but comparable to their share of West Palm Beach's population (57%). Blacks comprised 40% of the County's homeless population, much higher than their share of the County's total population (19%). Blacks are overrepresented even relative to their share of West Palm Beach's population (33%). Latinos, by contrast, are underrepresented. They comprised only 12% of the County's homeless population, compared to 20% of its total population and 23% of the

population in West Palm Beach.

The overrepresentation of Blacks and underrepresentation of Whites is even more dramatic among households with at least one adult and one child and households with children only. In the 2015 PIT Count, Blacks comprised 64% of people in households with at least one adult and one child, and 65% of people households with children only in the County. Whites comprised only 27% and 35% of people such households, respectively. Hispanic and Latino households comprised 16% of people in households with at least one adult and one child—higher than their share of all literally homeless people, but still lower than their share of the County’s or West Palm Beach’s population. Four unaccompanied homeless children (24% of the total) were Hispanic or Latino.

A greater proportion of the White homeless population is unsheltered compared to the Black homeless population (62% compared to 50%). People who are not Hispanic or Latino are also more likely to be unsheltered than those who are Hispanic or Latino (59% compared to 53%).

***Describe the nature and extent of unsheltered and sheltered homelessness.***

A majority (58%) of homeless persons identified in Palm Beach County in the 2015 PIT Count were unsheltered. 90% of unsheltered people were over the age of 24, and 77% of unsheltered people were male. Adults over age 24 and males also dominated the sheltered homeless population (74% and 63%, respectively). 306 people were counted in emergency shelters in Palm Beach County (51% of the sheltered population), and 275 people were in transitional housing (46% of sheltered population). Only 15 people, or 2.5% of the sheltered population, were in safe havens.

***Discussion***

The Palm Beach County Continuum of Care, and its many members based in West Palm Beach, have made considerable strides in implementing the HEARTH Act and pursuing the goals in the *Opening Doors* plan. As a result, the CoC has successfully reduced the overall number of literally homeless people counted each January, and has reduced the number of people in families and veterans experiencing homelessness. The population of chronically homeless individuals has increased, although this may partially reflect improved efforts to identify and engage these individuals.

Homelessness remains an ongoing concern in West Palm Beach and the County, however, with thousands of individuals and families churning in and out of the homeless assistance system each year. School district data on student homelessness, which includes children whose families are doubled up with others or living in motels, suggests that an increasing number of families with children experience housing instability each year.

The root cause of homelessness is undoubtedly in large part due to a shortage of affordable housing, and West Palm Beach’s high and increasing housing prices are putting pressure on low-income families whose incomes have not kept pace. Access to mental health and substance abuse treatment also play a large role. The City of West Palm Beach is committed to expanding the supply of affordable housing for residents with very low incomes and other risk factors for homelessness through both prevention and housing first approaches.

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

The primary groups with non-homeless special needs in West Palm Beach are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). This section will explain who they are,

their needs, and how the City is accommodating or should accommodate these needs.

The special needs population consists of individuals with both physical and mental disabilities, homeless individuals and families and persons living with HIV/AIDS.

## HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	11,547
Area incidence of AIDS	225
Rate per population	17
Number of new cases prior year (3 years of data)	696
Rate per population (3 years of data)	17

Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	8,119
Area Prevalence (PLWH per population)	599
Number of new HIV cases reported last year	0

**Table 25 – HOPWA Data**

**Data Source:** CDC HIV Surveillance

## HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	27
Short-term Rent, Mortgage, and Utility	44
Facility Based Housing (Permanent, short-term or trans.)	7

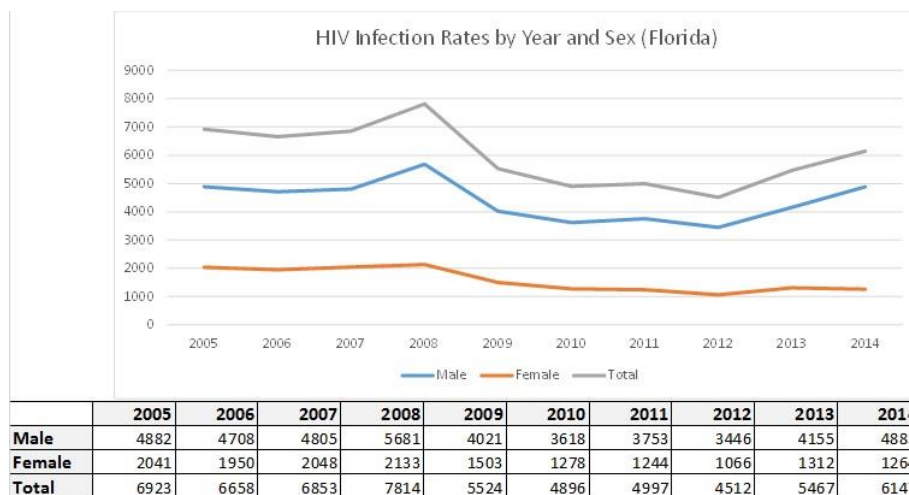
**Table 26 – HIV Housing Need**

**Data Source:** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

## Florida HIV Statistics

The following graph and information comes from the Florida Department of Health. Overall Florida ranked first nationally in new HIV cases. The Miami-metro area (which includes West Palm Beach)

ranked higher than all but four states as a whole.



### ***Describe the characteristics of special needs populations in your community***

#### ***Elderly***

The elderly (65+) make up 17.8% of the West Palm Beach population and they tend to be more female (57%) than the general population. The elderly are nearly three times more likely to be military veterans and 33.2% are disabled. Of these, 19.4% are in the labor force and 91.5% are on social security. The elderly population also has a higher rate of living at over 150% of the poverty level and has a higher rate of home ownership than the general population. (Source: American Community Survey 2013)

Elderly renter households are overwhelmingly low-income. But elderly owner-occupied households have their own set of challenges. The cost of maintaining a home rises with the age of the house, and homeowner's insurance rates increase almost annually. Yet elderly incomes generally do not rise when adjusted for inflation. Thus, elderly owner households are continually squeezed financially by the need to maintain the property and the rise in insurance rates, and property taxes combined with rising costs associated with an overall decline in the owner's health.

Many elderly persons find it medically beneficial and emotionally comforting to remain in a familiar setting, making decent and affordable housing a major concern for this population. As a result, a strong emphasis is placed on the elderly maintaining an independent to semi-independent lifestyle with close, convenient and immediate access to recreational, medical, and social service resources.

#### ***Disabled***

Approximately 10,208 individuals, 10.3% of the City's population, have some sort of disability. Of that population with a disability that are at least 16 years old, 38.7% are in the work force and 25.4% are unemployed.

#### ***Domestic Violence & Sexual Assault***

Victims of domestic violence are three times more likely to be victimized again than are victims of other types of crimes. Children are emotionally traumatized by witnessing violence; many of them grow up to



repeat the pattern as victim or abuser. A boy who witnesses his mother being abused is 10 times more likely to become a perpetrator as an adult. The most dangerous time for a victim is when leaving the relationship. 50% of injuries and 75% of domestic homicides occur after the relationship ends. In 2013, 5,537 primary victims of domestic violence were reported in Palm Beach County, Florida. Of these reports 95% were either Simple Assault or Aggravated Assault. There were also 130 reported rapes and 15 murders linked to domestic violence. Many of the assailants are acquaintances, family members or stepparents. In many instances abuse cases involve substance and drug abuse, alcohol-drug facilitated sexual assault. (Data from Florida Department of Law Enforcement, UCR Domestic Violence Data, 2013)

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

Special needs populations suffer from many of the same housing difficulties that the general population does, mainly cost burdens and an aging housing stock. Lower income elderly and disabled renters in particular face challenges with deteriorating housing conditions and accessibility. This is particularly the case in some of the north end neighborhoods that suffer from high poverty rates. There are a variety of support service providers for special needs populations that conduct outreach and provide critical services such as healthcare, food and transportation. Access to adequate mental health services is a growing concern.

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

As of April 30, 2015, Palm Beach County had 8,361 individuals living with HIV/AIDS. 62% of HIV/AIDS cases are male. The Black population makes up 61% of the cases. The second largest ethnic group is White with 24%, followed by Hispanic with 13%. 32% of HIV/AIDS cases are between the ages of 50-59 and 27% of HIV/AIDS cases are between the ages of 40-49. (Data from the Florida Department of Health, Bureau of Communicable Diseases, HIV/AIDS and Hepatitis Section)

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

***Describe the jurisdiction's need for Public Facilities***

Many of the non-governmental public facilities that are located within the City of West Palm Beach are older structures that are in need of substantial capital improvements and the non-profit sector has limited financial capacity to provide needed upgrades to roofs, bathrooms and accessibility features. The City has several public facilities run mostly out of local parks and through the Vickers House Community Services locations. Several of those structures are also in need of upgrade or expansion. Specifically the Vickers House North location, which is providing services to an increasing number of citizens, is housed in a restored historic home that offers very limited classroom space and an upstairs area that is unusable to those with mobility impairments.

***How were these needs determined?***

The City has received numerous requests for assistance with upgrading public facilities including those that service veterans, the homeless and general public in targeted areas and has visited several of the sites and determined that many do have severe capital improvement needs. There are also a number of City owned public facilities that have deferred capital improvement needs that have not been able to receive local funding for due to budget constraints.

***Describe the jurisdiction's need for Public Improvements:***

The City of West Palm Beach has many areas that suffer from older infrastructure, particularly along the eastern portions of the City, which are the older areas. The City is undergoing or has plans to undergo several significant public improvement projects, including improving the water supply, road resurfacing, flood prevention and other large scale public improvement projects.

***How were these needs determined?***

The City develops a Capital Improvement Plan that receives input from the public and internally via project requests and evaluations.

***Describe the jurisdiction's need for Public Services:***

Based on feedback from stakeholders and citizens there is a significant need and desire for three services in particular; employability skills/job training, services for special needs populations such as the homeless and crime/gang prevention initiatives. Services where gaps have been identified include Rapid Rehousing and other homelessness support services, youth and young adult redirection programs that include employability skills, anger management and financial literacy and support services for the elderly and veterans who have less than a general discharge.

***How were these needs determined?***

The City has worked closely with non-profit partners and other stakeholders to determine where there are gaps in public services. This has included having ongoing discussions the Homeless Coalition, organizations that serve veterans, neighborhood associations, foster care providers and Ryan White funded agencies. The City also received significant feedback during public meetings and an online survey.

# Market Analysis

## MA-05 Overview

### *Housing Market Analysis Overview*

This section looks at the housing market and supply in West Palm Beach, Florida by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

**Data sources:** Primary data sources for the Consolidated Plan include: 2009-2013 American Community Survey 5-Year Estimates, 2007-2011 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), SC Department of Health and Environmental Control, and local data sources.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2013 ACS. This disparity in the source data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

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

This section examines the composition of West Palm Beach's housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

### *All residential properties by number of units- Table 27 – Residential Properties by Unit Number*

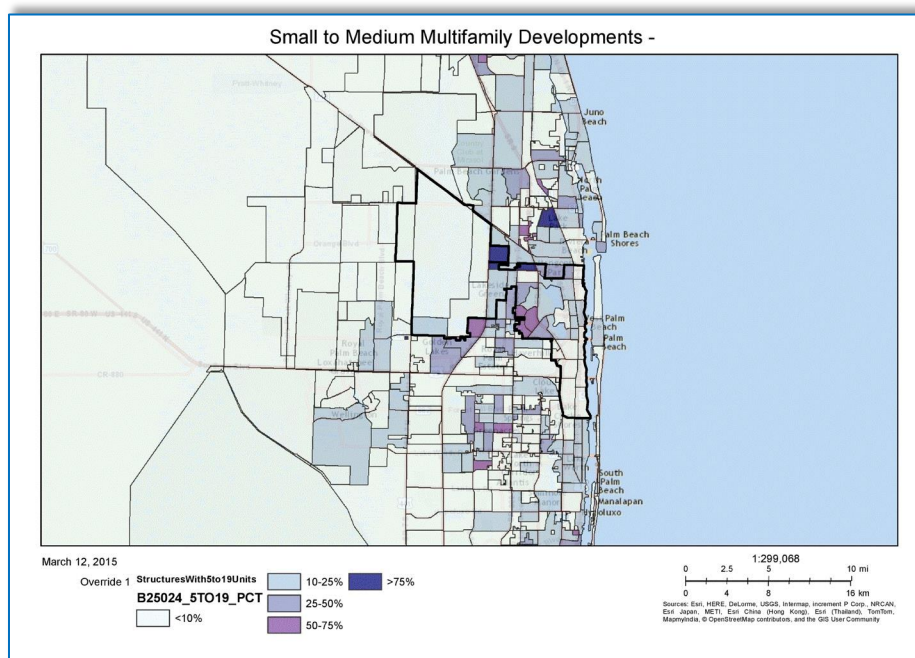
Property Type	Number	%
1-unit detached structure	22235	41%
1-unit, attached structure	3922	7%
2-4 units	6254	11%
5-19 units	7908	14%
20 or more units	14219	26%
Mobile Home, boat, RV, van, etc	241	1%
<i>Total</i>	54779	100%

### ***Residential Properties by Number of Units***

The table above breaks down West Palm Beach's housing stock by the number of units in each structure and by structure type. Traditional single –family, detached homes are most prominent, accounting for 41% of all housing units. The data found in the 2009-2013 American Community Survey indicates that multi-family developments (5 or more units) account for 40% of all housing units in West Palm Beach and 1% of housing units are classified as mobile home, boat, RV, van, etc.

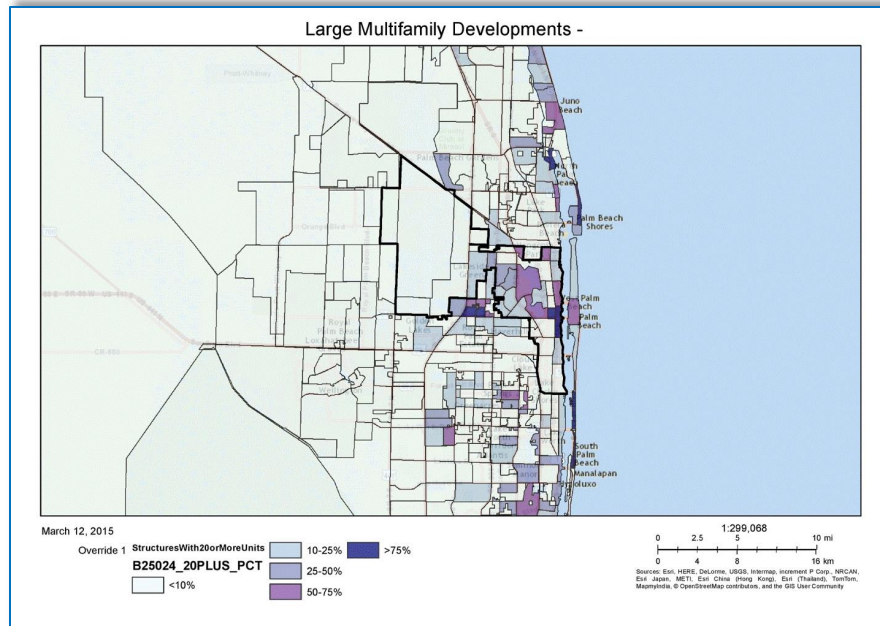
### ***Multifamily Development Distribution***

The two maps below highlight multifamily housing distribution throughout West Palm Beach. The first map identifies the concentrations of small to medium sized multifamily developments (5-19 units). The second map details the prevalence of larger multifamily developments (20+ units). Purple and darker blue shading indicates census tracts with higher concentrations of these larger developments while the lighter blue and green shades show areas of lower concentration of large multi-family housing developments.



### ***Small and Medium Multifamily Developments***

As indicated in the map above, small to medium sized multi-family housing developments are generally concentrated in the areas in the north area of the city near Winding Waters Natural Area, as well as in the central area near Northwood University.



### Large Multifamily Developments

There is one area with higher concentrations of large multi-family housing developments, along the coast near Palm Beach Atlantic University and the South Cove Islands.

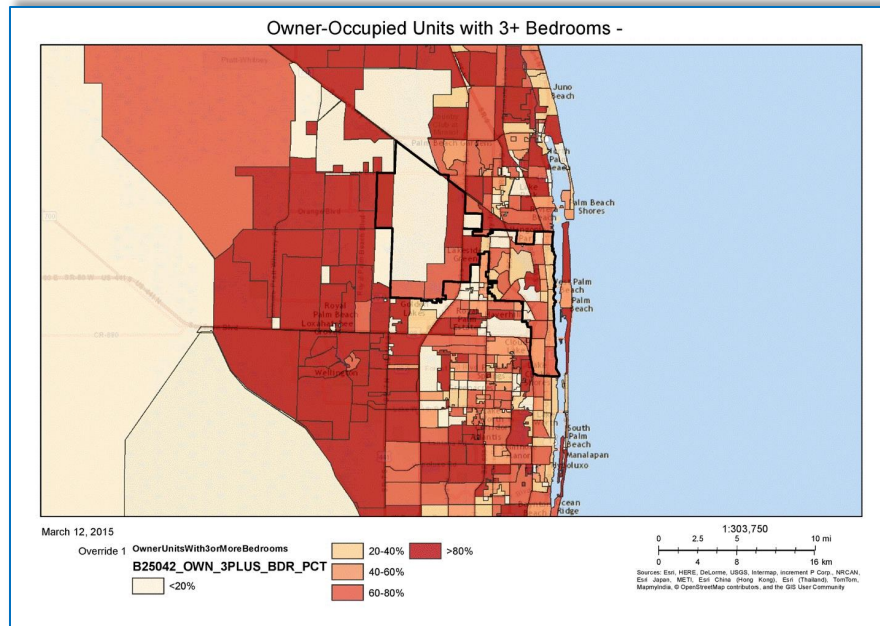
### Unit Size by Tenure

Property Type	Owners		Renters	
	Number	%	Number	%
No bedroom	123	1%	1046	5%
1 bedroom	945	4%	6066	31%
2 bedrooms	7462	34%	8439	43%
3 or more bedrooms	13161	61%	4135	21%
Total	21691	100%	19686	99%

**Table 28 – Unit Size by Tenure**

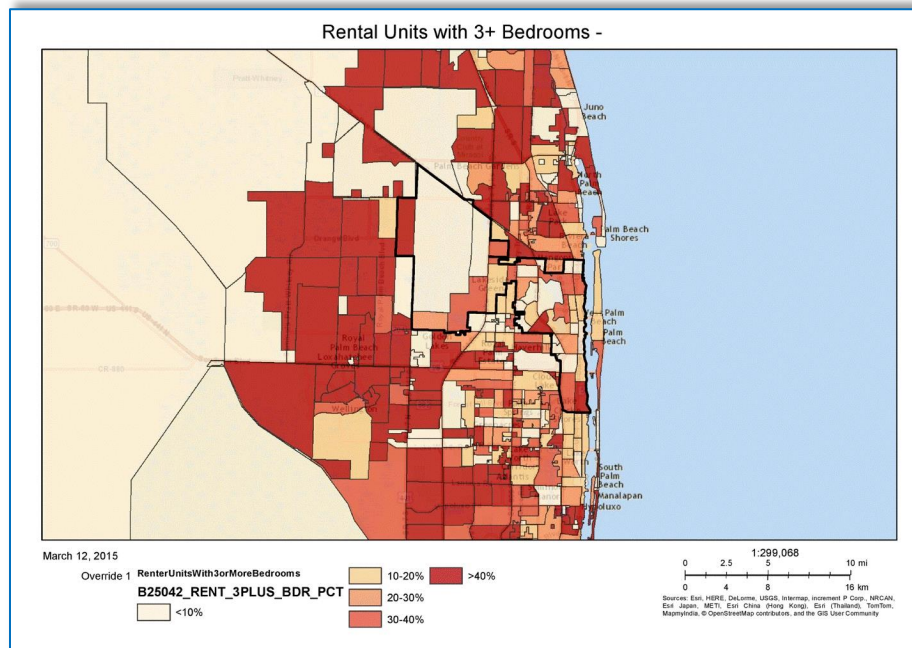
### Unit Size by Tenure

The above table compares unit sizes (by number of bedrooms) with housing tenure (owner or renter). Amongst owner-occupied homes, units with three or more bedrooms dominate – comprising 61% of all owner units. Compared to renter-occupied units where 43% of the total rental units are two bedrooms units. The following two maps highlight the distribution of three-bedroom units throughout the community.



### ***Owner-Occupied Units with 3+ Bedrooms***

As indicated in the preceding table, three or more bedrooms are the dominant owner occupied housing by size. Generally, all areas of the City have large owner occupied housing concentrations of 40% or more.





### ***Rental Units with 3+ Bedrooms***

As illustrated by the above map, it is evident that rental units with 3+ bedrooms are scarce and scattered across the jurisdiction, as opposed to the owner-occupied 3+ bedrooms, which are most prevalent throughout the City.

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

In FY 2015, the City of West Palm Beach, along with its housing partners, plans to provide housing assistance to a total of 26 households including:

- a) Rehabilitation of 15 low-moderate income owner-occupied homes
- b) Home Purchase Assistance to 7 low-moderate income buyers
- c) Access to four additional beds for permanent housing for the homeless

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

No units expected to be lost from affordable housing inventory.

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

There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Fifty-two percent of owners with a mortgage and 59% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. These numbers represent a significant increase from 2000, with cost burden growing by 57% amongst homeowners with a mortgage and by 74% amongst renters. Furthermore, 23 percent of homeowners without a mortgage are currently cost burdened. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low income groups. Finally, 41% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

### ***Describe the need for specific types of housing:***

More affordable housing types such as townhouses, row houses, mobile homes, and apartments comprise only 36% of the region's housing stock. This is not amenable to small household sizes or the renting population.

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

### Introduction

The following section examines the cost of housing for both homeowners and renters within West Palm Beach. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Table 1 looks at median home prices and rents for 2000 and 2013. Despite the national downturn and prolonged recession, housing costs have increased substantially in West Palm Beach - with home prices increasing by 95% and rents going up 56% since the 2000 Census.

Table 2 breaks down the rent paid by price cohorts. The largest cohort is \$500-\$999 with 38%. The next largest cohort is \$1000-\$1499, with 36% of renters falling in this range.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	91,500	178,200	95%
Median Contract Rent	582	908	56%

**Table 29 – Cost of Housing**

Rent Paid	Number	%
Less than \$500	2126	11%
\$500-999	7422	38%
\$1,000-1,499	7087	36%
\$1,500-1,999	2008	10%
\$2,000 or more	1043	5%
<i>Total</i>	<i>19686</i>	<i>100.0%</i>

**Table 30 - Rent Paid**

### Cost of Housing

Despite the national housing downturn and prolonged recession, housing costs have increased substantially in West Palm Beach – with home prices increasing by 95% and rents climbing by 56% since the 2000 Census.

The table above breaks out the rent paid by price cohorts. Thirty-eight percent of all renters pay between \$500 and \$999 a month, the largest cohort. The next large rent cohort is \$1,000 - \$1,499, with 36% of renters falling in this range. Later in this section the report examines rental rates as a percentage

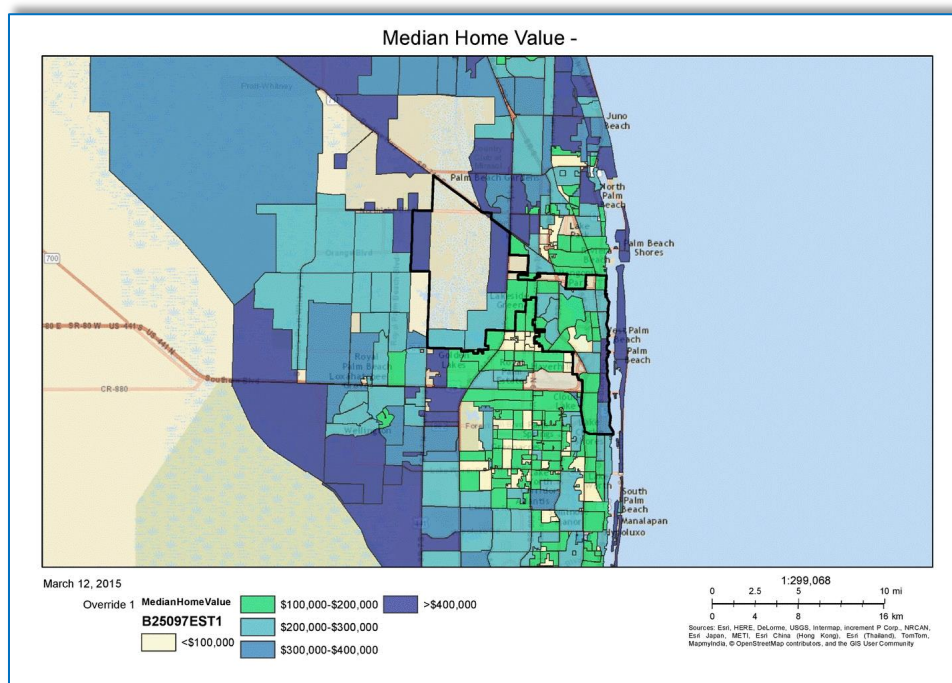
of household income to determine the affordability of rental housing.

### **Home Values**

The maps below provide a visual of the median home values throughout West Palm Beach. The first map shows the median home value distribution throughout the city. The second map shows how home values have changed over the preceding decade.

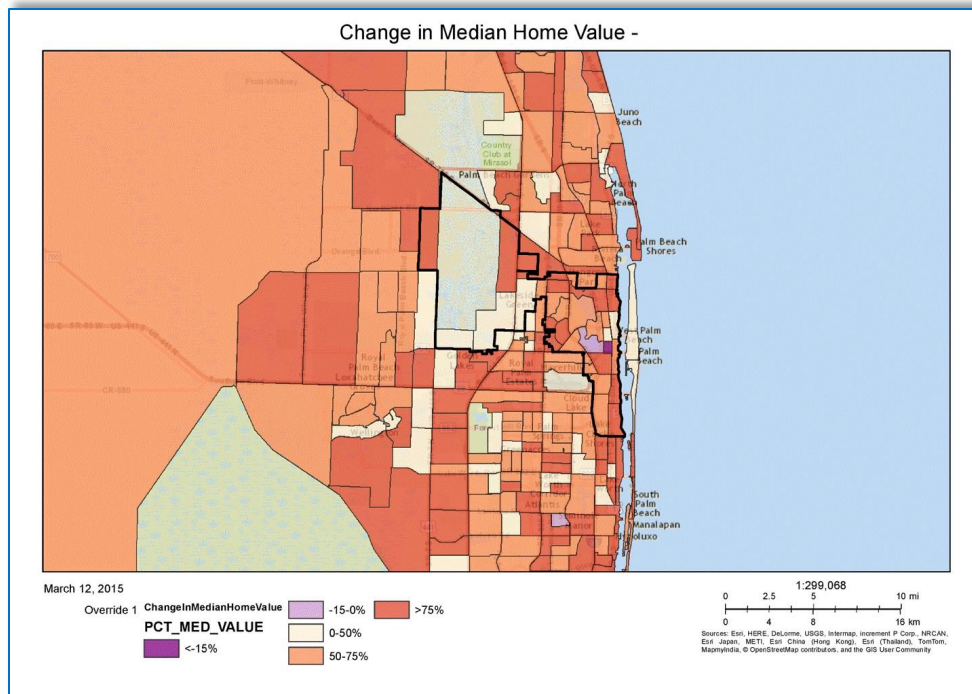
### **Median Home Values**

The map above depicts the median home values in West Palm Beach. The pale shaded areas on the map show homes that are valued under \$100,000. Distribution of home values is fairly uniform throughout the city with a noticeable increase along the coast.



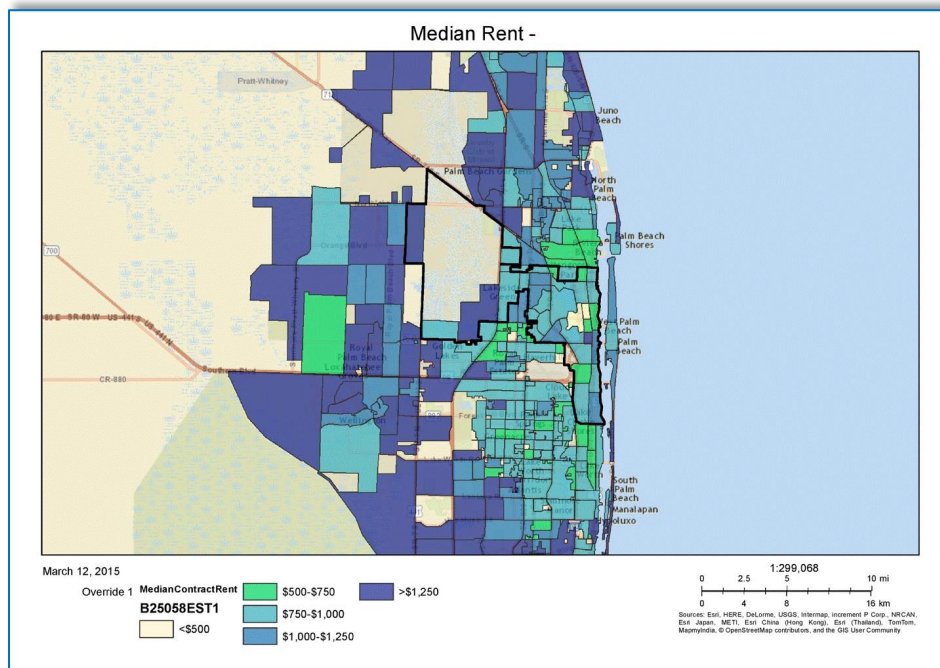
### **Home Value Change**

The map above illustrates a significant increase in home values throughout West Palm Beach, with a small noticeable exception. The areas shaded in purple experienced a home value loss since 2000. A large portion of the map is covered in light and dark orange shaded areas, the former signifying an increase of 50-75% value and the latter signifying an increase of over 75%.



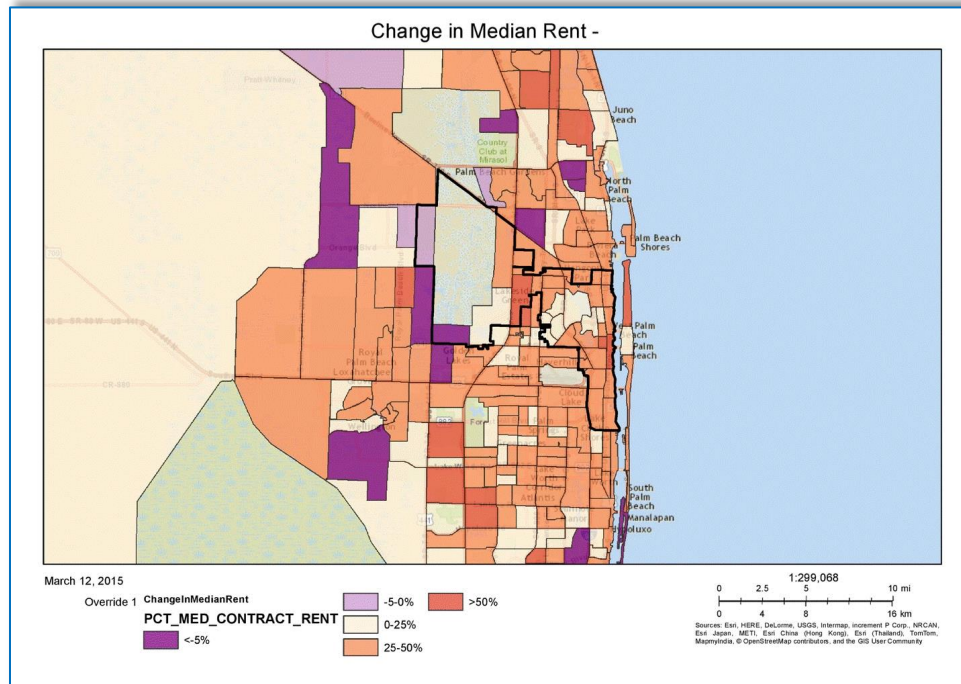
## Median Rent

The following two maps look at median rent in West Palm Beach. The first map displays the median rent distribution throughout the community. The second map shows how median rents have changed over the preceding decade.



## Median Rent Rates

In-line with the preceding data tables, median rent rates in West Palm Beach are generally above \$750 and those rental rates increase as you move closer to the coast and colleges.



## Rent Change

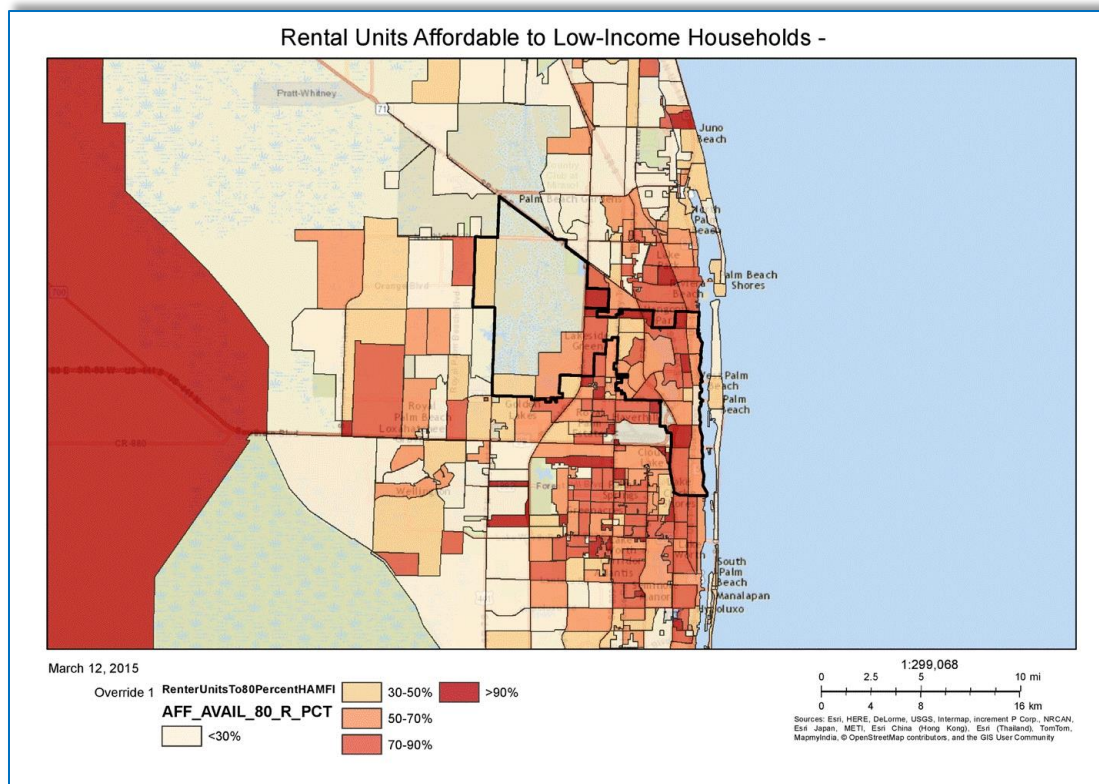
The map above is predominantly shaded orange, which indicate areas where the median rent rates have increased by at least 25% and in some areas rents have increased by more than 50% over the last decade and a half.

## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,725	No Data
50% HAMFI	4,429	1,965
80% HAMFI	13,743	5,030
100% HAMFI	No Data	8,535
Total	19,897	15,530

**Table 31 – Housing Affordability**





### ***Low Income Affordability***

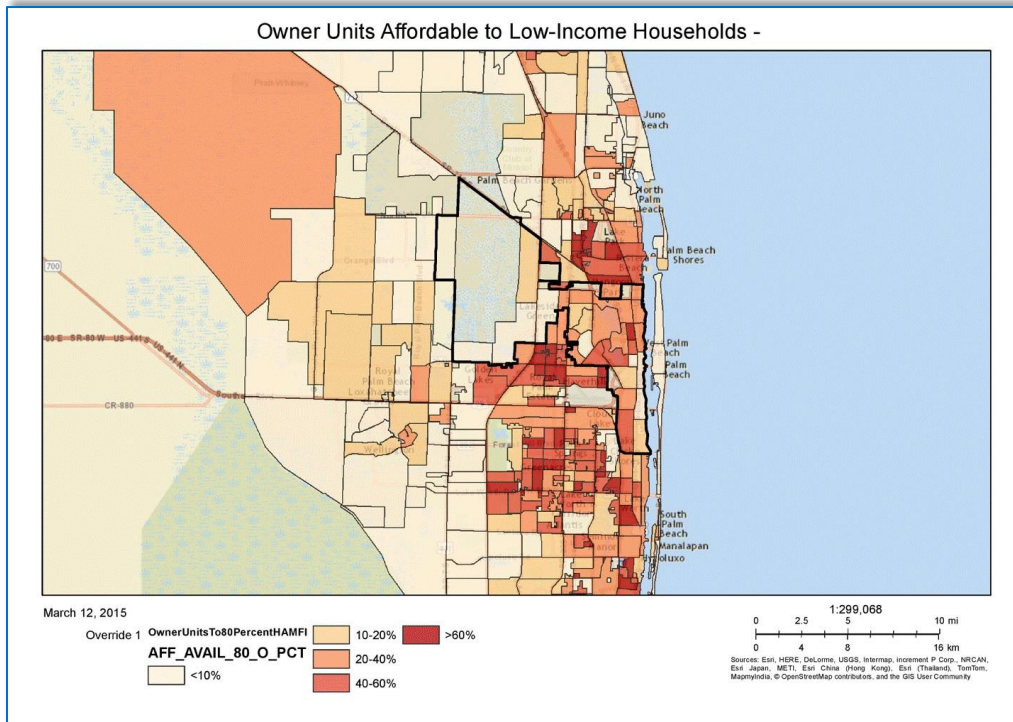
The table above shows the number of housing units that are affordable at the various income cohorts based on the HUD Area Median Family Income (HAMFI). Just 1,725 rental units are affordable to area families earning 30% or less of the area median family income.

The following two maps use CHAS data to display the percentage of units in the area that are affordable to low income families, defined as 80% of the HAMFI. The first map shows rental units that are affordable to low-moderate income families, and the second map displays the same data for owner units.

### ***Rental Affordability***

The lighter shaded areas indicate census tracts that have a lower concentration of rental housing that would be affordable to low and moderate income housing. Unfortunately, there are very few areas of the City with high concentrations of affordable rental units.





### Ownership Affordability

While rental affordability is a major concern, ownership opportunities are even less prevalent for low and moderate-income families in West Palm Beach. The above map shows only a handful of census tracts where more than 50% of the ownership units would be affordable for low and moderate-income families.

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	738	947	1,183	1,597	1,907
High HOME Rent	774	876	1,054	1,210	1,330
Low HOME Rent	644	689	827	956	1,066

**Table 32 – Monthly Rent**

The table above compares the HOME program rent limits compared with Fair Market Rents. Generally speaking, Fair Market Rents remain higher than the HOME rent limits. Meaning HOME subsidized rental housing is generally more affordable than the Fair Market rates.

### Is there sufficient housing for households at all income levels?

There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much

of the housing stock being out of the affordable range for large portions of the population. Fifty-two percent of owners with a mortgage and 59% of renters are currently cost burdened, pointing to a disconnect between the housing supply and residents' income. These numbers represent a significant increase from 2000, with cost burden growing by 57% amongst homeowners with a mortgage and by 74% amongst renters. Furthermore, 23 percent of homeowners without a mortgage are currently cost burdened. Starting at the 100% AMI income group there is a considerable lack of affordable units; this gap is progressively larger for moderate, low, and extremely low income groups. Finally, 41% of the housing types in the region are single-family, detached - with household sizes decreasing and single-person households increasing, this housing type may not be as desirable for many households in the future.

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

From 2000 to 2013 West Palm Beach's median home value increased 95%, from \$91,500 to \$178,200 and the median rent increased 56%, from \$582 to \$908. Over the same period median income only went up 22%, going from \$36,774 in 2000 to \$44,897 in 2013. As such housing cost burden has increased tremendously in the City. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board.

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

The median rent for all units in West Palm Beach was \$908 according to 2013 ACS estimates in the above table - meaning half of units rent for lower than this amount and half rent for more than \$908. The largest rent cohort in the City was the \$500-\$999 range - with 7,422 units, or 38% of the rental stock. The second largest rent cohort was the \$1,000 - \$1,499 group - with 7,087 rental units, or 36% of the rental stock. The third largest rent cohort was the less than \$500 group - with 2,126 rental units, or 11% of the rental stock.

The median rent for the City of \$908 falls between the High HOME Rent for a 1-bedroom and 2-bedroom unit, and also between a no-bedroom and 1-bedroom unit under Fair Market Rent. Overall, rents paid in West Palm Beach roughly fall within the ranges of Low and High HOME Rents as well as Fair Market Rent. As was highlighted above, 59% of the City's renters are currently cost burdened due to housing. That figure represents a 74% growth in renter cost burden since 2000. This points to the fact that as housing cost increases continue to outpace income growth a great number of renter households are deeply in need of assistance, either from direct rental assistance or through more affordable rents.

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

The tables and maps below provide details on the condition of housing units throughout the City of West Palm Beach by looking at factors such as age, vacancy, and the prevalence of housing problems.

***Definitions***

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

### Condition of Units

Condition of Units	Owners		Renters	
	Number	%	Number	%
With one selected Condition	8665	40%	10382	53%
With two selected Conditions	168	1%	670	3%
With three selected Conditions	0	0%	18	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12858	59%	8616	44%
<i>Total</i>	<i>21,691</i>	<i>99%</i>	<i>19,686</i>	<i>99%</i>

**Table 33 - Condition of Units**

### Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Forty percent (40%) of all owner occupied housing units face at least one housing condition while 53% of all renters have at least one problematic housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are cost related.

### Year Unit Built

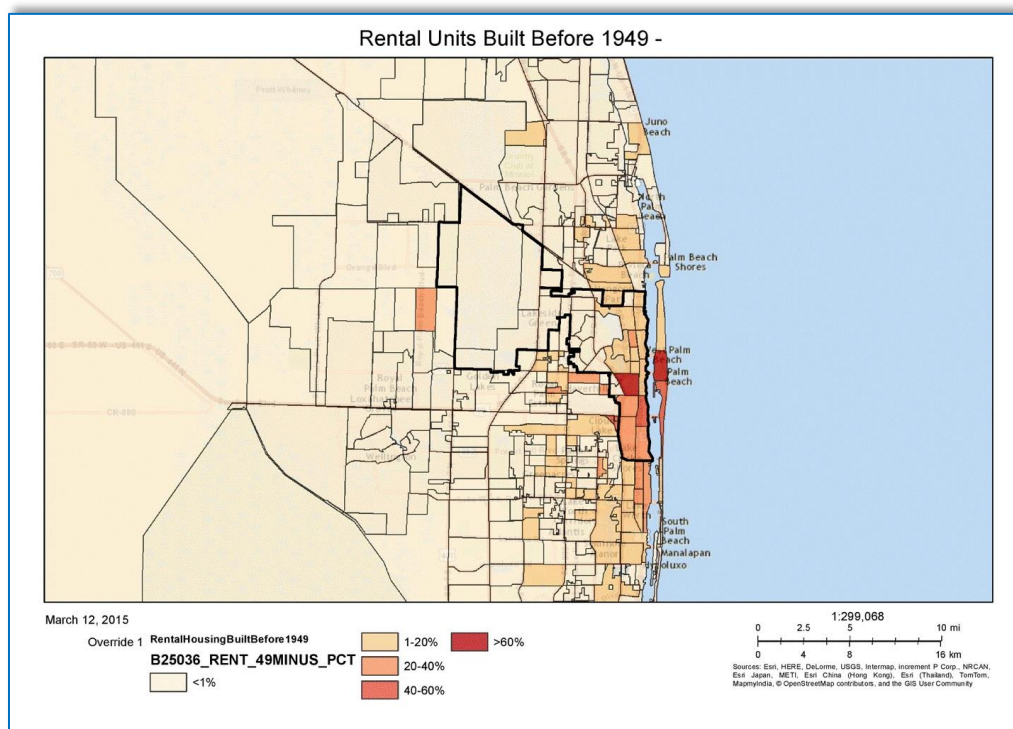
Condition of Units	Owners		Renters	
	Number	%	Number	%
2000 or later	4,748	22%	4,945	26%
1980-1999	6,606	31%	5,380	28%
1950-1979	6,950	32%	6,673	35%
Before 1950	3,353	15%	2,319	12%
<i>Total</i>	<i>21,657</i>	<i>100%</i>	<i>19,317</i>	<i>101%</i>

**Table 34 – Year Unit Built**

## Age of Housing

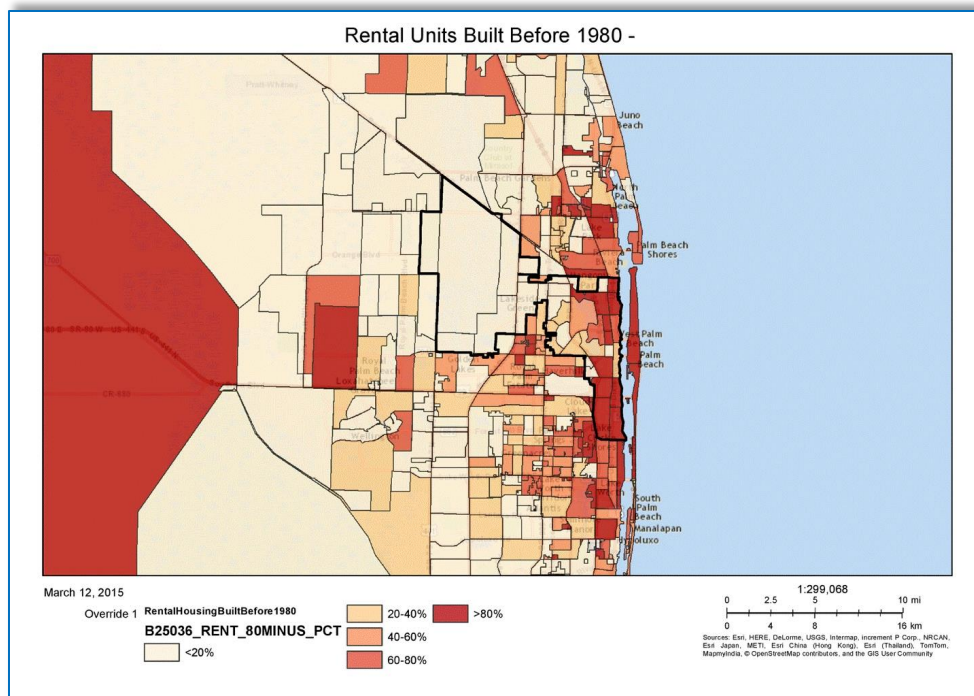
The table above provides details on the age of owner occupied and renter occupied housing units within West Palm Beach. The majority of the city has homes built after 1949, except for parts of the coastal region with older developments. Still, 47% of owner occupied homes and 47% of renter occupied homes were built in 1979 or earlier. These homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally older homes may have any number of code violations and of course there is a risk of lead-based paint hazards in these homes.

The maps below depict the prevalence of older rental housing units. The first map identifies the percentage of rental units built prior to 1949 while the second map depicts rental units built prior to 1980. The darker shaded areas have higher concentrations of older rental housing units while the lighter shaded areas have a younger housing stock.



## Rental Units Built Before 1980

This map shows that more rental housing units were built before 1980. The areas shaded in light orange to red encompass a majority of the map. Throughout the jurisdiction the majority of rental housing units were built prior to 1980. In some census tracts a majority of rental units are more than 30 years old.



### 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	10,131		8,662	
Housing Units build before 1980 with children present	880	4%	2,099	11%

**Table 35 – Risk of Lead-Based Paint**

### Lead-Based Paint Hazards

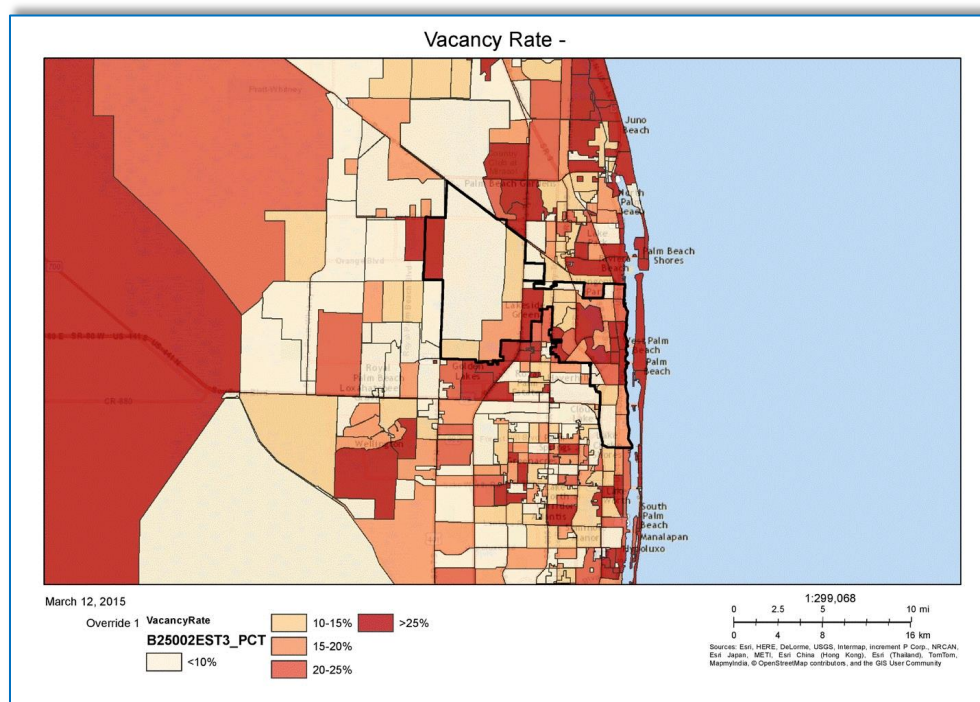
As mentioned previously, any housing unit built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the Age of Housing table and maps, throughout West Palm Beach, 47% of all owner-occupied housing units and 47% of all renter occupied units were built prior to 1980.

Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Therefore, special attention should be paid to homes built prior to 1980 where children are present. Four percent (4%) of owner occupied homes and eleven percent of renter occupied homes, built prior to 1980, have children living in the home.



## Vacant Units

The map below shows the average housing vacancy rates throughout West Palm Beach. The darker shaded areas have higher vacancy rates while the lighter shaded areas have lower vacancy rates. Coastal areas may indicate higher areas of vacancy due to the larger concentration of second homes and vacation rental properties. In most census tracts throughout the City vacancy rates are at least below 25%.



## Need for Owner and Rental Rehabilitation

According to the City's consolidated plan, housing can be Standard Condition, which meets the minimum property maintenance standards or Substandard Condition. Substandard condition "can include code violations, such as lack of plumbing or kitchen facilities. Lack of heat, structural defects, lack of telephone service, and overcrowding are also prevalent code violations.

Generally older units begin to face these issues as the units age. According to the latest 2009-2013 ACS, 47% of owner-occupied housing units were built before 1980 and 47% of renter-occupied housing units were built before 1980.

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

The greatest potential for lead-based paint and other environmental and safety hazards to children and their families exists in the approximate 5,672 homes built before 1950, and the 19,295 homes built before 1980. Therefore, it is essential to identify and address these environmental hazards and safety issues present in these older homes. In the LBPHCP target neighborhoods, over 7,500 children under the age of six (6) reside out of a total population of 125,583. Of that total population, an estimated 24,865 persons live in poverty and are likely to be in old homes that were built prior to 1978 and are frequently

in dilapidated condition.

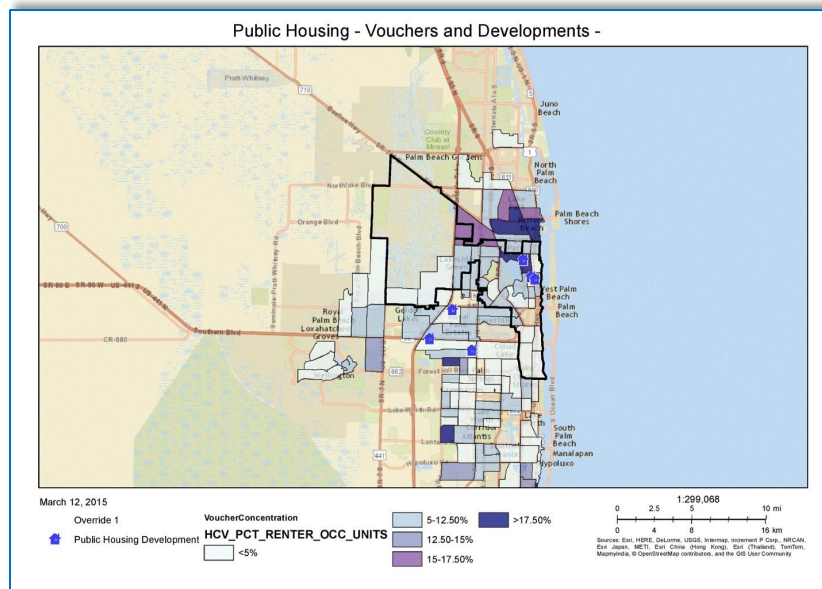
## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of West Palm Beach continues to strive to improve the existing housing stock by pursuing a multifaceted approach to serve its current residents. We will continue to leverage funding sources to ensure that all units are code compliant and safe, work to increase the stock of affordable housing and increase partnerships in the community.

**Totals Number of Units Table 36 – Total Number of Units by Program Type** \*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

	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			584	3324	47	3277	365	0	175
# of accessible units			91						





### ***Describe the supply of public housing developments***

- Dunbar Village located in Census Tract 22, was built in 1940, and is made up of one and two-story barracks-style housing. The development currently has 154 units.
- The Pleasant City development is a scattered site built in 1965 located in Census tract 23. It is bounded on the north by Northwood Road (one block north of 23rd Street), and on the south by Palm Beach Lakes Boulevard (12th Street). The western boundary is an area designated as industrial which runs in a north-northwesterly direction, and the eastern boundary is Dixie Highway. The development extends 22 city blocks, or approximately 122 acres. A recognizable street grid exists within the neighborhood. 70-one, two and three bedroom units are located on scattered sites on Spruce Ave., Isaacs Ave, Beautiful, 19<sup>th</sup>, 20<sup>th</sup>, 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup> streets.
- Twin Lakes, built in 1960, is located in census tract 21 and is situated on a 12 acre site. It is adjacent to single family homes and is close to retail, shopping, restaurants, and transportation. All buildings are single story, with single family type homes, and duplexes. There are 120 -two, three, four and five bedroom units located on North Australian Ave., 7<sup>th</sup> St., 10<sup>th</sup> St., Abraham Avenue and Booker Avenue. There is off street parking for residents, generous back yards, and individual walkways and well treed lots.
- Robinson Village was constructed in 1987 and has 60 two- and three-bedroom units located on 45th street. The Development is located in Census Tract 1908, in a residential neighborhood within the city limits, with adequate parking areas on site.
- Located in Census Tract 22, Robinson Villa was also built in 1987, and is located on 22<sup>nd</sup> Street in West Palm Beach. This development has 20 units which consist of five four-plex buildings containing three-bedroom units.
- Built in 1940, the Southridge development is an elderly development located in Census tract 33, and rests comfortably on a 12.5 acre site convenient to shopping and public transportation. The buildings are one-story duplex units with one-, two- and three-bedrooms units.
- Scattered Sites consist of: (1) 4-unit, 2–Story building (built in 1965) located on Grant Street, (2) 4-unit 2-Story building on Division Avenue (built in 1965) and (3) four units on 6<sup>th</sup> Street (built in 1987).

### ***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:***

The condition of the 154 units in Dunbar Village is poor and beyond reclamation. The WPBHA has obtained demolition/disposition approval from HUD to redevelop the site in distinct phases and 25 of the original 60 buildings are already gone. However, one building consisting of 9 townhouse style units was built in 2014 and its condition is excellent. “Sabal Palm Place” has hurricane impact windows and doors, central A/C, solid wood cabinets, tile floors and tankless hot water heaters.

The condition of the 148 units in Twin Lakes/Robinson Villa is very good. These units received over \$2 million in upgrades from county Disaster Recovery Initiative funds, ARRA funds and WPBHA Capital Fund Program funds. Units have impact windows and doors, tankless hot water heaters, dual flush toilets, central A/C and upgraded kitchens. Security lighting and an emergency generator was also installed on site.

The condition of the 134 units in Robinson Village/Pleasant City is very good. These units also received ARRA and DRI funds and have A/C, impact windows and doors and in Pleasant City, tankless hot water

heaters and restored terrazzo floors.

The condition of the 148 units at the Southridge elderly community is mixed. 74 units have been rehabbed and retrofitted with \$1.7 million from an ARRA competitive grant. The remaining 73 units require these upgrades. All 148 units need upgraded electrical panels. Extensive site work has been done in the last 12 months: all pathways and sidewalks have been replaced, parking lots and driveways were replaced. Approximate cost: \$500,000.

***Public Housing Condition***

Public Housing Development	Average Inspection Score
FL009	88

**Table 37 - Public Housing Condition**

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

- Electrical Service upgrades in Southridge (148 units)
- Complete remaining UFAS upgrades at Southridge (74 units)
- Demolition and Disposition of remaining 154 units in Dunbar Village
- Address drainage issues in Robinson Village parking lot
- Revitalize Community Center at Robinson Village

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

The WPBHA has consistently pursued a multi-faceted approach to produce an environment conducive to the success of the families we serve:

- Preserve and improve existing housing stock using HUD subsidy, Capital Funds, and competitive grants.
- Ensure that every unit in the portfolio is compliant with local codes, environmental standards, and federal housing quality regulations.
- Demolish irreparable units long past their useful life, but retain ownership of the land on which they sit for housing development.
- Develop public/private partnerships to increase the production of affordable housing, including new public housing units.
- Enable WPBHA non-profit subsidiaries to contribute to and coordinate social services for the resident population.
- Collaborate with local schools, social service providers, Workforce Alliance, the Chamber of Commerce and state, county and city government to invest in the people living in public housing and recognize their contributions to the community we all share.

***Discussion*** - The City of West Palm Beach Housing consistently strives to improve the quality of life for its resident by providing decent safe and affordable housing especially for the lowest income residents in our community. The preservation of existing housing is crucial to the success of this mission. The challenge is to obtain adequate funding to preserve and maintain these units.

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

### Introduction

Since the Continuum of Care lead agency is seated in the Palm Beach County government, the County is responsible for the planning and coordination of homeless facilities and services, with the City of West Palm Beach playing a supportive role. The CoC is steadily improving the scope and coordination of its homeless service delivery system. The number of beds for homeless persons in the CoC has more than doubled since 2007, and the supply has changed to reflect the shift from a shelter-oriented to housing-oriented approach. The CoC had 83 fewer emergency shelter and transitional housing beds than in 2007, and the number of permanent supportive housing beds has more than tripled. The community has also added and expanded the Rapid Re-Housing strategy since 2007.

The CoC is continually improving coordination among homeless services and mainstream services, allowing homeless assistance dollars to be stretched as far as possible. Medical and mental health providers, employment agencies, early childhood development agencies, and many other mainstream service providers in the public and private sectors have played an integral role in developing the CoC's coordinated intake and assessment system, conducting outreach to the most vulnerable homeless populations, and providing support for individuals and families moving back into housing.

### 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)	214		150	508	
Households with Only Adults	143		321	469	
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Data Comments:** The table above shows 2014 Housing Inventory Count (HIC) data for Palm Beach County, retrieved from the 2014 Annual Homeless Assessment Report (AHAR) Part 1 data available on the HUD Exchange website. HIC data was not available for West Palm Beach specifically, and the HIC data available on the HUD Exchange website does not disaggregate beds available to chronically

homeless, veteran, and youth populations. The data also does not distinguish between year-round and voucher/seasonal/overflow beds available by household type, but only two emergency shelter beds were voucher/seasonal/overflow.

Palm Beach County has more emergency shelter beds (214) than transitional housing beds (150) for people in families with children, but the beds for people in adult-only households are skewed toward transitional housing (321 beds compared to 143 emergency shelter beds). The number for permanent supportive housing (PSH) beds for people in families with children (508) exceeds the number of emergency shelter and transitional housing beds. For people in adult-only households, the number of PSH beds is nearly equal to the number of emergency and transitional beds.

***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***

Palm Beach County's 10 Year Plan to End Homelessness (adopted 2008) recognizes the importance of mainstream services and supports for those who are experiencing, at risk of, or newly exiting homelessness. The County's standards for Housing First service providers stipulate that staff should be aware of local public, private, and nonprofit service providers in the vicinity of a recently housed client, including food banks and community meal programs; health facilities; offices for benefits such as the Supplemental Nutrition Assistance Program (SNAP) and Social Security; workforce centers; and libraries.

While the County's Homeless and Housing Alliance functions as the Continuum of Care lead agency, West Palm Beach supports its efforts to integrate mainstream services into the homeless crisis response system. Vickers House provides information and referrals for mainstream services for people that are experiencing or at risk of homelessness.

Several medical and mental health agencies provide vital health services to low-income West Palm Beach residents, and are actively involved in CoC planning and coordination efforts. The County's Homeless Outreach Teams (HOT) and the Senator Philip D. Lewis Homeless Resource Center regularly make referrals to medical and mental health providers.

For example, The Palm Beach County Health Department receives a Health Care for the Homeless Grant and operates a health center in West Palm Beach, which offers services such as dental care, immunizations, and prenatal and postnatal care. The Health Care District of Palm Beach County (an independent taxing district) operates a primary care clinic and a trauma center in West Palm Beach, as well as offering health care coverage for poor uninsured residents. FoundCare provides primary care and dental services, and specializes in HIV/AIDS care.

The Jerome Golden Center for Behavioral Health has a location in West Palm Beach, and its services include mainstream mental health and substance abuse counseling as well as supportive services for homeless persons moving into permanent housing. West Palm Hospital operates the Pavilion, a licensed Baker Act facility, and several outpatient behavioral health programs. Jerome Golden also administers tenant and facility based assistance under the HOPWA program funded through the City.

The County also collaborates with multiple public and private agencies provide supportive services for low-income families, helping individuals and families become self-sufficient and avoid homelessness. For example, The Community Action program in Palm Beach County's Community Services Department, based in West Palm Beach, offers an array of additional services to low-income households, including those that are homeless. Services include financial counseling, assistance with finding employment, utility assistance, tax preparation, and food pantries. The Catholic Charities Diocese of Palm Beach

County operates the Hunger, Homeless & Outreach Center provides assistance with rent, utilities, benefits enrollment, food, transportation, and shelter. HomeSafe, Families First of Palm Beach County, and the Center for Family Services all provide support to families in order to foster early childhood development and prevent child abuse and neglect. The Lord's Place, Gulfstream Goodwill Industries, and CareerSource of Florida all provide assistance with developing job skills and finding employment.

***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.***

The organizations and programs listed below are located in or near West Palm Beach, or operate countywide.

- **Outreach**

- Homeless Outreach Team – Operated by the Palm Beach County Community Services Department. Engages homeless persons throughout the county, particularly in unsheltered areas, and provides referrals to permanent housing, the Philip D. Lewis Center (see below), and other homeless programs.
- The Homeless Coalition of Palm Beach County sponsors Project Homeless Connect, a magnet event that offers free food, clothing, haircuts, health screening, vision checks, eyeglasses, bikes, and comfort kits. In addition, resources, referrals and assistance are provided for housing, food stamps, employment, obtaining identification cards, and other direct services.

- **Information and Referral Centers**

- Senator Philip D. Lewis Center – One-stop referral location for homeless and at-risk individuals and families; uses the Service Prioritization Decision Assistance Tool (SPDAT) to prioritize individuals and families for assistance, including homelessness prevention, rapid re-housing, permanent supportive housing, shelter and transitional housing.
- Vickers House – Two locations operated by the City of West Palm Beach. These centers offer a variety of services for veterans, homeless, women in crises, youth, elderly, and families, as well as information and referrals for jobs, training, housing, shelters, child care, food programs, emergency assistance, literacy, and transportation.

- **Homelessness Prevention and Rapid Re-Housing Programs**

- Adopt-A-Family of the Palm Beaches – Provides funding and case management to families for homelessness prevention and rapid re-housing.
- Catholic Charities Diocese of Palm Beach County – Provides rent and utility assistance to prevent homelessness.
- Faith Hope Love Charity, Inc. – Provides Supportive Services for Veteran Families rapid re-housing assistance.
- Farmworkers Coordinating Council – Provides rent and utility payment assistance to prevent homelessness.

- Gulfstream Goodwill Industries – Provides rapid re-housing funds to single adults.
  - Homeless Coalition of Palm Beach County – Provides rapid re-housing funds to individuals and families who can return quickly to permanent housing with a small amount of assistance. Also provides vouchers for individuals and families moving from permanent supportive housing, transitional housing, or interim housing back into independent permanent housing.
  - Palm Beach County – Provides HOME Tenant-Based Rental Assistance (TBRA) funds for rapid re-housing of homeless families and individuals.
- **Emergency Shelters**
- Aid to Victims of Domestic Abuse [AVDA] (Domestic Violence)
  - Association for Abused Women and Children (Domestic Violence)
  - Community Caring Center of Boynton Beach (issues vouchers to families for a 1- or 2-night stay in shelter)
  - Family Promise of North/Central Palm Beach County (a collaboration among faith congregations to host homeless families)
  - Florida Resource Center for Women and Children (Domestic Violence)
  - Harmony House (Domestic Violence)
  - Haven House (Safe haven for single adults)
  - Hope House Florida (Safe house for sex trafficking victims, operated by Place of Hope)
  - Jesus And You [J.A.Y.] Outreach Ministries (Men)
  - Operation Hope (Families)
  - Pat Reeves Village (Families)
  - Safe Harbor (Youth)
  - Salvation Army (Single men)
  - Senator Philip D. Lewis Center (Beds for single men and women, hotel/motel vouchers for families)
  - Stand Down House (Veterans)
  - Vita Nova (Single adults)
- **Transitional Housing**
- Aid to Victims of Domestic Abuse (AVDA) – Transitional housing for domestic violence survivors and their families.
  - Center of Hope – Transitional housing program for single men, operated by Salvation Army.
  - Children’s Home Society – Offers transitional housing for pregnant and parenting youth.
  - Gratitude House – Residential treatment program for women with substance abuse, mental health, or co-occurring disorders, including pregnant women, mothers of infants, and women with HIV/AIDS.
  - Harmony House West – Transitional housing for domestic violence survivors and their families, operated by YWCA of Palm Beach County.
  - Homeless Outreach Team (H.O.T.) – Provides transitional housing beds for single adults.
  - Jerome Golden Center for Behavioral Health – Operates a transitional housing facility for single adults.
  - Jesus And You [J.A.Y.] Outreach Ministries – Faith-based residential recovery for men with drug and alcohol addictions.

- The Lord's Place – Offers transitional housing for single male ex-offenders, families, and single women who are not domestic violence victims and do not have mental health or substance abuse disorders.
- Palm Beach Recovery Coalition – Transitional housing for men who are homeless and recovering from drug or alcohol addiction.
- Parent-Child Center – Transitional housing for families with children.
- Project Success – Transitional housing for single adults with disabilities who are able to work, operated by Gulfstream Goodwill Industries.
- Stand Down House – Recovery program for male veterans, operated by Faith Hope Love Charity, Inc.
- True Fast Outreach Ministries – Transitional housing for individuals and families.
- Village for Change Residential Program – short-term transitional facility for adults with substance abuse and mental health issues, operated by Community Partners, Inc.
- Villages of Hope – Offers transitional housing for emancipated, aged-out, and homeless foster youth, operated by Place of Hope.
- Vita Nova – Transitional housing for youth aging out of foster care.
- **Permanent Supportive Housing**
  - Adopt-A-Family of the Palm Beaches – Operates several PSH programs for formerly homeless families.
  - Community Partners, Inc. – Operates several permanent supportive housing developments for people with disabilities, including some that were formerly homeless. One development, Recovery Village, targets formerly homeless mothers and their children.
  - Flagler Project – Serves homeless single adults with mental illness.
  - Gulfstream Goodwill Industries – Operates several PSH developments serving homeless single adults (including chronically homeless) who have a disability.
  - Jerome Golden Center for Behavioral Health – Operates several PSH developments for individuals with mental illness, substance abuse disorders, and co-occurring disorders.
  - The Lord's Place – Serves families, single male ex-offenders, and formerly chronically homeless individuals.
  - Project Northside – Serves homeless single adults with mental illness.
  - Vita Nova – Serves young adults.
  - West Palm Beach VA Medical Center – Approves veterans for HUD-VA Supportive Housing (HUD-VASH) vouchers.



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

There are three primary groups with non-homeless special needs in the West Palm Beach. They are the elderly and frail elderly, those with HIV/AIDS and their families, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the county is accommodating or should accommodate these needs.

**HOPWA Assistance Baseline Table**

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	316
PH in facilities	0
STRMU	16
ST or TH facilities	73
PH placement	0

**Table 39– HOPWA Assistance Baseline**

***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***

While the median income of the elderly population within the City tends to trend a bit higher than other at risk populations there is a lack of affordable supportive housing units within the City's geographic boundaries. Some recent supportive housing projects and support service programs that target the elderly have been established outside of the City limits but within reasonable commuting distances and proximity to bus lines. Supportive housing programs for the disabled, both physical and developmental, are provided through various County programs. Persons with HIV/AIDS receive supportive housing through various programs funded through HOPWA and Ryan White.

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

The City does not receive resources sufficient to provide supportive housing to this population, however programs run through private entities and the County are available.

***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)***

The City administers the HOPWA program that provides housing and support services to individuals with HIV/AIDS. In addition the City will continue to target its limited resources for housing and support services to special needs populations with a particular emphasis on elderly and the disabled who are at

50% and below the median income.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

- Bus routes do not facilitate transportation from low income neighborhoods to all employment centers without excessive transfers
- Lack of vacant land for development of housing of any type within the City limits with most available land being used to build high end or market rate units. No designated person has been identified to assist in streamlining permitting of affordable housing projects in the City as defined in the Comprehensive Plan
- Lack of non-discrimination ordinance based on income.
- No reduction in permitting fees for affordable housing projects

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

This section provides insight into the economic development landscape of the City of West Palm Beach. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

### *Economic Development Market Analysis*

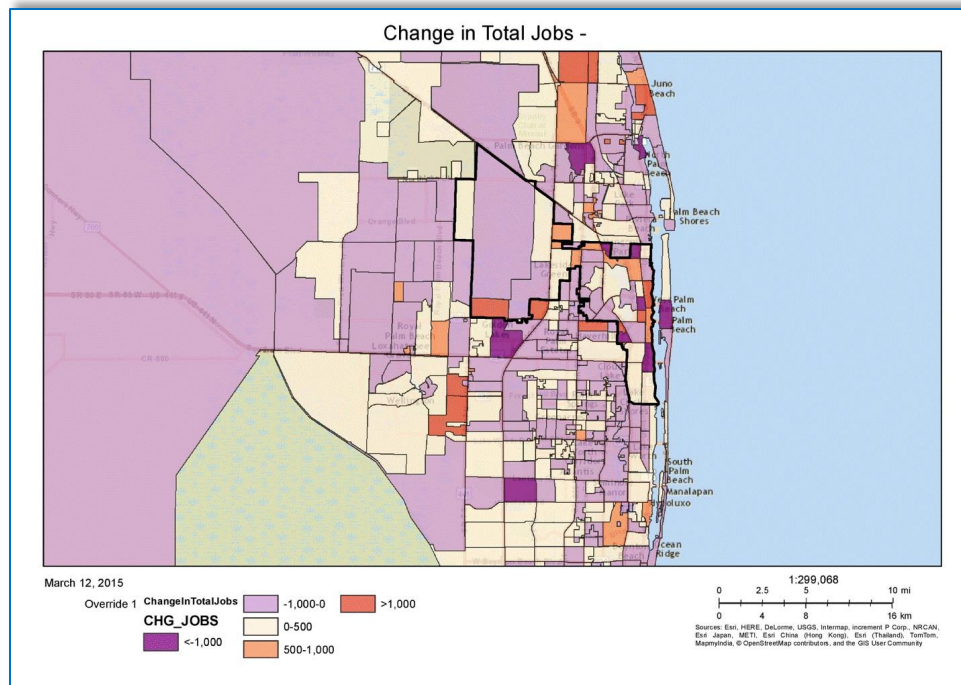
#### *Business Activity*

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	540	409	1	1	0
Arts, Entertainment, Accommodations	6671	8,650	16	14	-2
Construction	2531	2,345	4	4	0
Education and Health Care Services	9688	14,454	18	23	5
Finance, Insurance, and Real Estate	3253	5,182	7	8	1
Information	1375	2,658	2	4	2
Manufacturing	2019	2,188	3	4	0
Other Services	2827	2,198	5	4	-1
Professional, Scientific, Management Services	7205	8,742	9	14	5
Public Administration	2088	0	0	0	0
Retail Trade	6316	6,242	16	10	-6
Transportation and Warehousing	2182	1,067	3	2	-1
Wholesale Trade	1101	2,010	4	3	-1
Total	47796	56,145	--	--	--

**Table 40 - Business Activity**

## Employment by Sector

The Education and Health Services business sector provides the highest percentage of all jobs in the City of West Palm Beach with 23% of all jobs coming from this sector. This is followed by Arts, Entertainment, Accommodations and Professional, Scientific, Management Services, comprising 14% of the jobs each throughout the city.



## Job Gains and Losses

The map above highlights the geographic distribution of job gains and losses throughout the City of West Palm Beach. The darkest shaded purple areas of the map represent areas that have loss more than 1,000 jobs since 2000. The lighter purple areas also experienced a net loss in jobs, with the number ranging between 1,000 to 0. The remaining beige and orange colored regions of the map are areas that saw a net gain in jobs. The beige colored regions gained between 0 and 500 jobs and the lighter orange colored regions gained between 500 and 1,000. Finally, the darker orange shaded areas of the map are areas that experienced the highest job growth – more than 1,000 new jobs.

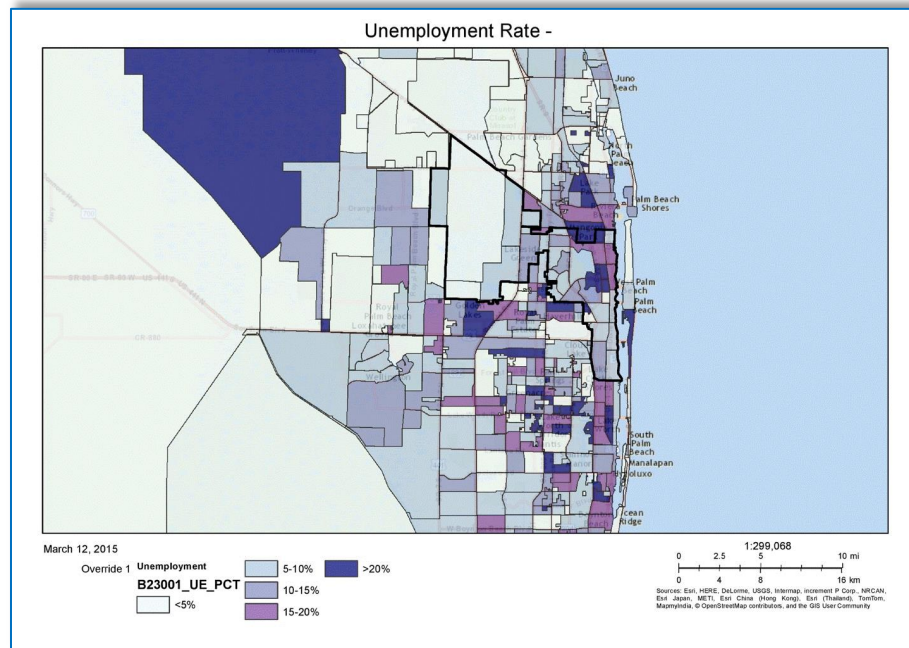
## Labor Force

Total Population in the Civilian Labor Force	53778
Civilian Employed Population 16 years and over	47796
Unemployment Rate	11.1
Unemployment Rate for Ages 16-24	21
Unemployment Rate for Ages 25-65	9.8

**Table 41 - Labor Force**

**Unemployment Rate**

Citywide, the unemployment rate is just over 11% for all persons in the civilian workforce. 21% of persons between the ages of 16 and 24 are unemployed. West Palm Beach's total overall unemployed rate is less than the 5.7% statewide unemployed rate and the 5.5% National unemployed rate, according to the U.S. Department of Labor.



**Unemployment**

The map above displays the distribution of unemployment throughout the community, highlighting areas of higher and lower unemployment. There are a few census tracts in the center of the jurisdiction, in and around the downtown area that have unemployment rates above 20% though most areas have rates below 20%.

Occupations by Sector	Number of People
Management, business and financial	15891
Farming, fisheries and forestry occupations	540
Service	12418
Sales and office	11992
Construction, extraction, maintenance and repair	3557
Production, transportation and material moving	3938

**Table 42 – Occupations by Sector**

## Occupations by Sector

Overwhelmingly, the largest employment Sector is the Management, business & financial sector employing nearly 16,000 persons throughout the City of West Palm Beach. Followed by the Service Sector with over 12,000 persons employed.

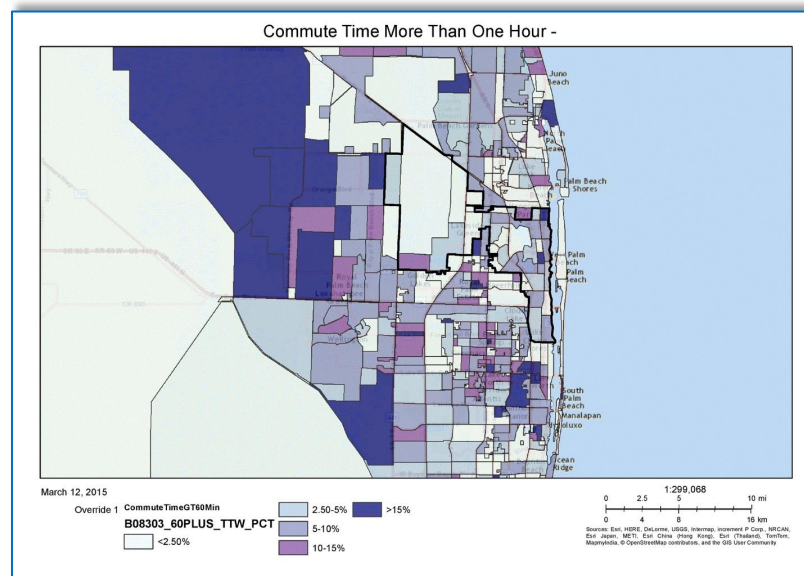
## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31653	72%
30-59 Minutes	10434	24%
60 or More Minutes	1937	4%
Total	44,024	100%

**Table 43 - Travel Time**

## Commuter Travel Times

Seventy-two percent (72%) of all persons commuting to work have a commute of less than 30 minutes each way. Unfortunately, 4% of all employed persons have a commute of 60 minutes or more, to and from work each day.





## 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	5798	783	2080
High school graduate (includes equivalency)	10009	1301	3572
Some college or Associate's degree	13321	1559	3227
Bachelor's degree or higher	14373	661	2092

**Table 44 - Educational Attainment by Employment Status**

**Educational Attainment by Employment Status** The table above details educational attainment by employment status for persons 16 years of age and older within the City.

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	355	1,654	2,110	2,930	1,531
9th to 12th grade, no diploma	1397	2,351	1,857	2,142	1,021
High school graduate, GED, or alternative	3,476	4,665	3,340	4,766	2,150
Some college, no degree	4,160	3,234	2,819	6,608	2,331
Associate's degree	570	993	1,173	2,400	767
Bachelor's degree	539	2,966	2,307	4,556	1,747
Graduate or professional degree	105	678	1,281	2,981	1,548

**Table 45 - Educational Attainment by Age**

## Educational Attainment by Age Group

The table above details educational attainment by age for persons 18 years of age and older within the City.

### ***Educational Attainment – Median Earnings in the Past 12 Months***

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	16016
High school graduate (includes equivalency)	25284
Some college or Associate's degree	31200
Bachelor's degree	43998
Graduate or professional degree	63295

**Table 46 – Median Earnings in the Past 12 Months**

As might be expected, median earnings are directly proportional to educational attainment. Those individuals with some college or an Associate's degree can expect to earn nearly twice as much as those persons who have not completed a high school diploma. Furthermore, those with a graduate degree earn more than twice as much as what a person with only a high school degree earns.

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

The Education and Health Care Services business sector provides the highest percentage of all jobs in the City with 23% of all jobs coming from that sector. This is followed by Arts, Entertainment, Accommodations and Professional, Scientific, Management Services each comprising an additional 14% of the jobs throughout the City.

#### ***Describe the workforce and infrastructure needs of the business community:***

According to Florida Department of Economic Opportunity the West Palm Beach-Boca Raton-Boynton Metropolitan Division has gained 14,600 nonagricultural jobs over the year (as of August 2014) primarily in education and health services (+4,000 jobs), leisure and hospitality (+2,700 jobs), and professional and business services (+2,700 jobs). Other industries gaining jobs were construction (+2,100 jobs); trade, transportation, and utilities (+1,600 jobs) and government (+1,100 jobs). There are nearly 79,000 employment opportunities within the City of West Palm Beach and a potential labor force of approximately 50,000, leaving a significant gap. In addition it is estimated that approximately 21,000 City residents actually work within the City limits, which would represent a larger gap. Despite the appearance of a healthy employment market that could fully employ the residents of the City there is a significant skills gap in certain employment sectors. The biggest needs are in professional services, public administration, educational and finance and insurance.

Infrastructure needs vary by sub-sectors of the City. In the downtown corridor there is a need for a significant amount of Class A office space. The south corridor requires on and off street parking as well as new structures and/or rehabilitation of existing structures and increased residential density. The northeast requires road improvements, diversification of commercial structures and traffic flow

improvements.

***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.***

There are several large scale projects under development or being planned in and around the West Palm Beach area that will significantly impact the economic development picture. These include a Major League Baseball spring training stadium facility in the northwest sector of the City, large scale condominium projects in and around the downtown sector, a potential public/private investment of retail and housing adjacent to the City owned golf course on the south end of the City and the All Aboard Florida train station that will include housing development. The Hilton West Palm Beach at the Palm Beach County Convention Center Hotel began its construction in 2014 and is slated for completion in 2016. It is estimated to create more than 1,500 jobs and generate \$1 billion in economic activity over the next 10 years as larger scale conventions will have hotel rooms to go along with the convention center venue. In addition the Northeast corridor continues to see growth through the public/private investments through the City CRA and newly opened outlet shops in the western portions of the City have provided an economic shot in the arm to a once struggling neighborhoods.

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

According to the Comprehensive Economic Development Strategy (CEDS) survey, there is much need for educational growth in the region. Due to business expansion and retention there is need for a more highly educated and skilled workforce, including an additional 2,500 new jobs in target industries.

***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.***

Palm Beach State College is a four year college that provides many different programs at an Associates, Bachelorette and technical degree levels as well as numerous Apprenticeship and other training programs. CareerSource Palm Beach County provides several programs that help provide needed job skills training and placement services including a successful internship program, On the Job Training incentive programs and WIA funded education and training funding. The City has been working with these entities on several programs including the Village Initiative, which pairs GED, on the job training and soft skills training with employment opportunities.

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

Yes.

***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.***

The West Palm Beach region has three programs currently in operation that can have an economic

impact on the city. The first program, Seven50, is an effort to build a more prosperous and desirable future for the seven counties in Southeast Florida. The plan is to develop and ensure stronger, more diverse communities, meet the infrastructure needs, as well as protect the eco-system. Seven50 is collaboration between more than 200 public, private, and civic stakeholders. The second program is The Florida Eight and provides regional teams with facilitation services and resources to build economic development, talent development, job retention and international business opportunities in Florida. The Southeast Regional Team (which covers West Palm Beach) identified four areas of focus: Access to Capital, Logistics and Transportation Infrastructure, Licensing and Permitting/Transactions in the Public Sector, and International Diversification. The final program, Glades Region Master Plan – Palm Beach County, is the result of a nearly \$2 million grant from the US Department of Housing and Urban Development. The Master Plan will work to provide transportation choices, enhance economic competitiveness, support existing communities, coordinate policy, and leverage investments to help enhance the neighborhoods in the region.

## **MA-50 Needs and Market Analysis Discussion**

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the City as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing) 2. Lacks complete plumbing facilities (substandard housing) 3. More than one person per room (overcrowding) 4. Housing costs greater than 30% of monthly income (cost burden).

### ***Concentration Area***

There are a few concentrations of housing problems dispersed throughout the City, but one particular area stands out in terms of high concentrations of housing problems intersecting with concentrations of minority populations. For the purpose of this analysis this area is defined as Census Tracts 12099001600, 12099001801, 12099001700, 12099002200, and 12099002300. The total area of these five tracts falls within the city area north and east of Lake Mangonia, all the way south to Highway 704. The primary housing problems in the concentration area is housing cost burden, overcrowding, and substandard housing. As can be seen from the series of maps below, in addition to relatively high concentration of cost burden the area is home to a relatively high concentration of poverty.

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

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the City as a whole. As outlined above, the concentration area defined Census Tracts 12099001600, 12099001801, 12099001700, 12099002200, and 12099002300 has a convergence of both minority and housing problem concentrations. According to 2012 ACS estimates via Policy Map, African Americans comprise over 54% of the four Census Tracts that make up this concentration area - compared to Florida as a whole where African Americans account for just 16% of the population. The housing problems maps below also show this area as having high concentrations of housing cost burden, as well as poverty. American Community Survey estimates show severely depressed incomes in the concentration area. In 2012 median

household income for the area ranged from \$16,084 to \$34,290 – generally around half that of the state median of \$46,956 (2012 ACS). This section uses 2012 ACS instead of 2013 ACS due to Policy Map data constraints.

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

The concentration area of these five tracts falls within the city area north and east of Lake Mangonia, all the way south to Highway 704. The area is comprised of Census Tracts 12099001600, 12099001801, 12099001700, 12099002200, and 12099002300. The area is home to approximately 16,342 people, approximately 54% of which are African American. Between 2000 and 2012 the area experienced nearly a 15% population decline. The median household income for the area is between \$16,084 and \$34,290, and is significantly lower than the state.

Sales data from Boxwood Means, a leading market research company, indicate that a total of 517 homes sold in the area in 2013. In 2013 the home sales ranged between \$38,200 and \$435,000 – compared to a median sales price of \$139,900 in Palm Beach County. Renters account for nearly 54 percent of all occupied units, with 3,471 rental households in the area. This results in a home-ownership rate of approximately 46%, slightly less than the citywide rate of 47 percent. Median rent was between \$627 and \$1,006. 0-1 bedroom units accounted for 43 percent of rental units while 2 bedroom units account for 37% and three-bedrooms accounted for nearly 21 percent. Fifty-nine percent of renter households in the area are housing cost burdened.

***Are there any community assets in these areas/neighborhoods?***

The concentration area (Census Tracts 12099001600, 12099001801, 12099001700, 12099002200, and 12099002300) has traditionally been predominantly residential with only a few parks or community centers in the region, however parts of the area have seen some resurgence in large part due to economic development activities undertaken as part of the Northwood/Pleasant City CRA District. Northwood Village, which lies within census track 12099002300, is slowly becoming an economic engine for the area with local shops, restaurants and other amenities that have begun to boost demand for housing. Amongst the area's civic institutions are a number of churches including, but not limited to, Grace Episcopal Church, Mt Calvary Baptist Church, and Pentecostal Church of God. St. Mary's Medical Center is nearby. There are few small businesses throughout the area which are primarily concentrated along US-1(Dixie Hwy). The area sits in a strategic location at the merging of US-1 and Highway 704, resides near the waterfront of the intracoastal and is prime location for redevelopment.

***Are there other strategic opportunities in any of these areas?***

The areas proximity to downtown, the waterfront, hospitals and the fact much of it is designated under the Northwood/Pleasant City CRA presents opportunities for redevelopment. The CRA has been able to amass some contiguous parcels of land that will allow for continued redevelopment of both commercial and residential properties. There are significant opportunities to leverage CRA funds and assets with HUD and other funding sources that in turn can be leveraged with private sector investments that could result in significant impacts. There are also preliminary private sector investor plans in parts of the area that may alter much of the economic, racial and ethnic composition of some of these census tracks. The City will be working with all involved parties to insure that maximum benefits are achieved for existing residents and new residents and businesses that invest in the area.

# Strategic Plan

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## SP-05 Overview

### *Strategic Plan Overview*

**MISSION:** The City of West Palm Beach’s Department of Housing and Community Development’s mission is to help preserve, develop, and create housing and economic development opportunities and programs that are accessible and sustainable for all the citizens of West Palm Beach.

### *Strategic Plan 2016-2020 Overview*

The Department of Housing and Urban Development requires the City of West Palm Beach to develop a five-year Consolidated Plan and Annual Action Plan that outlines the strategies for the utilization of Federal HUD entitlement grant funds. It also serves as the application for funding for the following federal entitlement programs that serve low and moderate income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnership (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)

The City of West Palm Beach’s Five-Year Consolidated Plan identifies the community’s affordable housing, community development and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. The City’s upcoming five-year strategy will focus primarily on leveraging federal HUD funds with local, state and private sector capital for the purposes of; increasing homeownership rates in areas of the City that traditionally have had low rates of homeownership, improving the existing housing stock through rehabilitation of owner occupied substandard housing for low income households, financing for new or existing rental housing that serves low and moderate income households and targeted economic development activities that promote job creation. The City will also leverage its existing social service infrastructure through the Vickers House in order to provide Public/Social service programs that serve at risk populations with an emphasis on youth programs and programs that serve the homeless.

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

### *Geographic Area*

**Table 47 - Geographic Priority Areas**

Area Name
South Dixie/Georgia Ave Corridor
Area Type
CDFI/Target area
Revital Type
Comprehensive



Identify the neighborhood boundaries for this target area
The target area encompasses 1.03 square miles with contiguous borders from S. Dixie Hwy west to Parker Ave south of Southern Blvd to City's southern border.
Include specific housing and commercial characteristics of this target area
There are approximately 2000 households in the target area and nearly 90% of the area's housing stock was built prior to 1980 with pockets of dilapidated housing on the west side. The median household income is \$37,099.
There are 581 businesses in the target area with the largest percentages being in retail, services and construction. There is an industrial zone along Georgia Ave with mostly older structures and aging infrastructure. S. Dixie Hwy consists of mostly older commercial structures (pre 1980) with significant amounts of vacant or underused commercial properties. The City owns a large vacant parcel at the southern tip of S. Dixie Highway that is adjacent to the City owned and operated municipal golf course.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?
South End Neighborhood Association meeting, South End Public Meeting, needs assessment and potential leveraging opportunities.
What are the opportunities for improvement in this target area?
There are planned capital infrastructure improvements for Georgia Ave that would include sidewalk and streetscape and restriping for parking. Industrial commercial properties that are under-utilized could be repurposed for other uses such as restaurants or other entertainment establishments or retail if the right infrastructure, beautification and rezoning efforts are undertaken.
S. Dixie Hwy is the commercial heart of the southern end of the City but it lacks attractive storefronts, street parking and creative uses. Improved on-street or side street parking and economic development incentives could make a significant difference. The biggest opportunity lies in the redevelopment of the city owned vacant parcel of land that resides on the southwest tip of S. Dixie Hwy across from the City owned golf course. Redevelopment of this parcel, especially in conjunction with the commercial shopping center to the north, could be a huge catalyst for redevelopment of the corridor.
Additional outreach for the residential rehabilitation program, particularly to the underserved Hispanic and elderly populations, could provide resources to improve the housing stock of low and moderate income homeowners whose homes require substantial rehab but they lack the resources to undertake the work.
Are there barriers to improvement in this target area?
Limited resource, reluctance to modify existing zoning to allow for additional flexibility, perception that the area does not require assistance, lack of neighborhood leadership.

Area Name
Tamarind Ave Corridor
Area Type
CDF/ Target I area
Revital Type
Comprehensive
Identify the neighborhood boundaries for this target area
Encompasses .22 miles From Palm Beach Lakes Blvd to 22nd Street between the railroad tracks and Division Ave with an emphasis on Tamarind Ave.
Include specific housing and commercial characteristics of this target area

There are approximately 550 households in the target area with over 50% being below the poverty level. There are approximately 841 housing units with 82% of them being constructed prior to 1980. Approximately 79% of the population makes less than \$25,000 with a median household income of \$18,144. Only 14% of households are owner occupied with a median housing value of \$97,619, well below the county or city median.

There are a total of 35 registered businesses in the area that employ approximately 300 people. The businesses consist mostly of small family owned shops and restaurants, some in need of significant repair. There is a lack of grocery options and other basic retail services in the immediate area.

**How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**

The Coleman Park neighborhood has long been identified by the City as a target area. Stakeholder and public meeting feedback indicated that new strategies and resources should be provided to the area.

**What are the opportunities for improvement in this target area?**

Increased commercial investment, increased homeownership rate, crime prevention initiatives, youth empowerment programs, attracting moderate income residents. T

The redevelopment of the Dunbar Village public housing site represents a significant opportunity to improve the aesthetics of the area, attract an influx of potential new residents, improve walkability and traffic patterns and attract new commercial investment. In 2015 the City is undertaking significant streetscape improvements within the Tamarind Ave corridor. The City's Department of Housing and Community Development has undertaken several new housing construction projects, most of which have been completed and has nearly a dozen empty lots in the area that could be redeveloped. The houses combined with the lots and targeting of home purchase subsidies represents an opportunity to positively impact the homeownership rate within this target area.

**Are there barriers to improvement in this target area?**

High levels of poverty and high crime rates along with monolithic racial and income level demographics have historically been the most significant barriers within the neighborhood. Funding gaps in the public housing redevelopment effort could also pose a barrier to improvement.

Area Name
Northmore/Magnolia
Area Type
Local Target area
Revital Type
Other/Public/Community Services and Housing
Identify the neighborhood boundaries for this target area
Representing .49 square miles from Northshore Drive and 45th Street east to Greenwood Ave south to 36th Street and west bordering Lake Magnolia.
Include specific housing and commercial characteristics of this target area
There are 957 household in the target area with a total of 1175 housing units with 85% being build prior to 1980. The median household income is \$40,560.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?
Concerns raised in public meetings about 45th street corridor, lowest performing Elementary School is located in target area.
What are the opportunities for improvement in this target area?

Improved school performance for Southmore Elementary School, nearly 20% of the adult population in target area does not have an educational level above the 9th grade. Approximately 35% of the households make less than \$25,000/year.

Housing inventory is aging and in need to repair, particularly in low income households who may not have the resources for rehabilitation.

Emphasis on youth programs, including after school and mentoring. Work with Palm Beach County School board on programs and strategies to improve educational attainment.

Outreach to low income owner occupied households, particularly within the non-English speaking Hispanic community, which represents over 15% of the population within the target area, on the availability of the residential rehabilitation program. The City should also look for housing redevelopment opportunities.

Palm Beach County is targeting the Magnolia Park area, which borders the target area, representing potential leveraging opportunities.

#### **Are there barriers to improvement in this target area?**

Lack of resources for community/public services. Having to operate within the constraints of School Board policies and procedures may also hamper providing innovative strategies for school improvement.

### ***General Allocation Priorities***

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

The City of West Palm Beach will employ several strategies that will target investments in the areas of greatest need while taking advantage of leveraging opportunities. While some programs will be offered on a city-wide basis to eligible households, others will be targeted to specific geographic areas where a specific need has been identified or where leveraging opportunities provide for greater scale and impact.

For home buyer assistance programs funded with either CDBG or HOME the City will provide additional financial incentives to qualified purchasers in census tracts and block groups where the homeownership rate is less than 25% as noted in Table 50.

Economic Development programs including micro-enterprise loans, Section 108 loans, public facilities and job creation activities will primarily be focused on three areas of the City. The targeted areas for economic development will be the Tamarind Ave Corridor within the Coleman Park neighborhood, Georgia Ave/South Dixie Hwy corridor in the south end of the City's jurisdiction and the Northmore/Magonia Park area located in the north end of the City limits. Leveraging opportunities exists in all these areas and the City will work with Palm Beach County and private sector entities to further leverage funding and create new economic development opportunities within these geographic areas. The City's housing programs, including residential rehabilitation, affordable housing development and home purchase assistance will also be targeted as opportunities arise in the three geographic areas. The City will allocate a minimum of 30% of all CDBG economic development funding to the three target areas with the remainder available for all census tracts that meet the low/mod income target area eligibility standard of 51% or more households being at or below 80% of median income or other eligibility criteria as established under 24 CFR 570.201(c) and 24 CFR 570.201(o). The qualified census tracts as of the 2010 census are listed in the table below and are subject to change as the census data is updated.

*Census Tracts and Block Groups based on Census 2010 data*

Census Track	Block Group	Low-Mod Percentage
002400	2	98.98%
002200	1	95.57%
002400	1	92.31%
002300	3	91.34%
002900	1	90.33%
003000	3	89.40%
001402	1	83.48%
001917	2	83.24%
002006	2	79.72%
002005	1	79.07%
007832	2	76.92%
002005	2	76.65%
001801	3	76.38%
002006	3	75.75%
001802	3	72.89%
001600	2	72.28%
001700	3	72.08%
001700	2	71.75%
003700	1	71.49%
001700	1	69.50%
003600	4	69.15%
001801	2	69.14%
003700	2	69.10%
002100	1	69.00%
003300	2	68.40%
002300	2	66.98%
001600	3	66.87%
003400	3	66.67%
003300	1	66.14%
002700	2	65.31%
003700	4	65.26%
001002	1	63.89%
007833	2	62.69%

002600	1	62.64%
003700	3	62.39%
001002	2	62.08%
001802	2	61.02%
002800	1	59.85%
003600	1	58.88%
001916	1	58.81%
002100	2	57.65%
007832	1	57.53%
001917	1	57.32%
007832	3	56.69%
001908	3	55.56%
001917	3	54.51%
001908	1	53.68%
001801	1	53.47%
002800	3	52.63%
001600	1	52.45%
001916	2	51.24%

The City will work also look for ways to support and leverage housing, community development, economic development and social service projects and programs within the two CRA districts of downtown and Northwood/Pleasant City when doing so will obtain a sizable impact for low and moderate income households who reside in those districts.

HOPWA assistance provided as Tenant Based Rental Assistance and Facility Based Assistance will be administered within all jurisdictions of Palm Beach County.

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

### *Priority Needs*

**Table 48 – Priority Needs Summary**

Priority Need 1	
Priority Need Name	Rehabilitation of Existing Housing
Priority Level	High

Population	Extremely Low Low Moderate Elderly
Geographic Areas Affected	City-Wide Tamarind Ave Corridor Northmore/Magnolia
Associated Goals	Residential Rehabilitation
Description	The City will continue to focus on rehabilitation of owner occupied housing on a City wide basis due to the aging housing stock that exist primarily in the eastern portions of the City including many of the areas that have the highest poverty rates. The strategy will focus on improving health and safety, code violations, accessibility and sustainability for extremely low to moderate households with preferences provided to the elderly, disabled and veterans below 50% AMI.
Basis for Relative Priority	The City's housing stock contains a high percentage of units built prior to 1980, especially east of Interstate 95 including many of the areas with the highest levels of poverty. Nearly 20% of the citizens of West Palm Beach are at or below the poverty level and many of the highest rates are in the northeast and south ends of the City, which also tend to have a housing stock that predates 1980.

Priority Need 2	
Priority Need Name	Promote and Increase Homeownership
Priority Level	High
Population	Moderate Middle
Geographic Areas Affected	Tamarind Ave Corridor, Coleman Park, Northwest District Low rate census tracks; 12099001916, 12099002006, 12099001402, 12099002200, 12099002300
Associated Goals	Home Purchase Assistance



Description	Homeownership is the cornerstone of developing stable neighborhoods. Overall the City of West Palm Beach enjoys a fairly large percentage of owner occupied units, however several areas of the city, especially in the northwest district, suffer from low homeownership rates and sub-standard housing. The City will provide down payment assistance City-wide, however in order to incentivize homeownership in distressed areas the City will provide additional subsidies for qualified applicants on purchases made within census tracts or block groups where the homeownership rate is less than 25%.
Basis for Relative Priority	The City will balance the public feedback to offer most programs on a City-wide basis with the data that shows pockets of areas, particularly in the northwest district and Coleman Park as having very low homeownership rates.

### Priority Need 3

Priority Need Name	Economic Development
Priority Level	High
Population	Extremely Low Low Moderate Middle
Geographic Areas Affected	South Dixie/Georgia Ave Corridor 120099003700 Tamarind Ave Corridor Northwest District Other City-wide locations where leveraging opportunities exists
Associated Goals	Economic Development Spot Demolition and Clearance Public Facilities Improvement Economic Development Technical Assistance
Description	Provide incentives and technical assistance to promote economic development/job creation in underserved areas.
Basis for Relative Priority	Public feedback indicated a desire to place a significant emphasis on job creation and economic development

### Priority Need 4

Priority Need Name	Provide Incentives for Affordable Housing Development
Priority Level	High

Population	Extremely Low Low Moderate Middle Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
Geographic Areas Affected	City-wide
Associated Goals	Homeless Assistance Affordable Rental Housing
Description	Provide incentives through loans, loan guarantees and grants for the development of affordable housing units in high cost areas of the City with an emphasis on providing units at or near transit centers and employer hubs.
Basis for Relative Priority	Many parts of the City, especially the downtown corridor, are becoming increasingly unaffordable for the moderate and middle income families to reside in. The City seeks to provide incentives so that units of affordable and workforce housing be included within new housing developments with an emphasis on developments that are transit oriented and/or near large employment centers.

Priority Need 5	
Priority Need Name	Homeless Assistance
Priority Level	High
Population	Extremely Low Low Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Unaccompanied Youth
Geographic Areas Affected	City-wide
Associated Goals	Homeless Assistance

Description	Provide housing and support services to assist individuals and families who are in or in danger of being homeless.
Basis for Relative Priority	The City will continue to work with the Homeless Coalition and Continuum of Care on strategies to assist individuals and families facing homelessness with an emphasis on the housing first model and providing effective mental health and substance abuse support services.

#### Priority Need 6

Priority Need Name	Public Facilities Improvement
Priority Level	High
Population	Extremely Low Low Moderate Middle
Geographic Areas Affected	South Dixie/Georgia Ave Corridor 120099003700 Tamarind Ave Corridor Other City-wide locations where leveraging opportunities exists
Associated Goals	Public Facilities Improvement
Description	<p>This project will provide public improvements and facilities to areas or locations of low and moderate income concentration or to at risk targeted populations. Activities include the construction or rehabilitation of community facilities, parks and recreation, homeless facilities, infrastructure (water and waste water, drainage improvements, and street and sidewalk improvements) that enhance the livability of low- and moderate income neighborhoods.</p> <p>Activities will be implemented in areas where the population is predominantly low- and moderate income or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.</p>
Basis for Relative Priority	Critical infrastructure improvements and the development and/or preservation of public facilities that reach special needs populations are a high priority for the City as they improve the living conditions of residents and can be a catalyst for economic development activities.

#### Priority Need 7

Priority Need Name	Target At Risk Youth
Priority Level	Low
Population	Extremely Low Low Unaccompanied Youth Persons with Developmental Disabilities Other
Geographic Areas Affected	Tamarind Ave Corridor Northwest District, Southmore/Magnolia Park Corridor City south-end
Associated Goals	Public Services for At Risk Youth
Description	Provide services such as violence prevention, mentoring, after school and summer programs, employability skills, anger management and other services that help at risk youth and young adults reach their full potential and avoid poverty and criminal activities.
Basis for Relative Priority	Public feedback indicated a strong desire to continue to provide youth outreach initiatives and also for a new emphasis on crime prevention strategies.

## 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)	There is a growing gap between rising cost of rental units county-wide and household income, with housing resulting in a higher cost burden, especially for low and moderate income households. Long waiting lists for public and section 8 housing county-wide add to the disparities. Median household incomes have been fairly stagnant countywide at \$52,951 while the median value of housing has increased steadily to \$213,242 with rentals averaging approximately \$1,100 per month and climbing.
TBRA for Non-Homeless Special Needs	There is a growing gap between income and the rising cost of rental units county-wide. There are long waiting lists for public and section 8 housing county-wide. Median household incomes have been fairly stagnant countywide at \$52,951 while the median value of housing has increased steadily to \$213,242 with rentals averaging approximately \$1,100 per month and climbing.

New Unit Production	Within the City of West Palm Beach the vast majority of the planned housing units are at the high end of the market with the exception of the redevelopment of the Dunbar Village public housing site. Most moderate income households occupy properties near Interstate-95 that are generally pre-1980 construction. There is a dire need for newer housing stock that is obtainable to moderate and middle income households. Access to capital in the form of financing and subsidy is limited and rising property values add to the cost burden of producing new housing units that are affordable.
Rehabilitation	The City's housing stock is relatively old, especially in the northeast and southeast sections of the City. City-wide approximately 49% of the housing stock was built prior to 1980. Most of the newer housing stock is located in the western portions of the City while the eastern portion has a large percentage of housing that was built prior to 1980. In low/moderate census tracts the older housing stock tends to be in disrepair and in need of sometimes substantial rehabilitation. This is particularly the case in the northwest and northeast neighborhoods that include the areas of Coleman Park, Pleasant City and Northwood.
Acquisition, including preservation	Rising property values and limited availability of vacant land, tighter underwriting requirements for financing of property acquisition and limited resources for subsidy layering.
Basis for Relative Priority	Critical infrastructure improvements and the development and/or preservation of public facilities that reach special needs populations are a high priority for the City as they improve the living conditions of residents and can be a catalyst for economic development activities.

**Table 49 – Influence of Market Conditions**

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

### ***Introduction***

The City of West Palm Beach realizes that Federal HUD funds are by themselves insufficient resources to be able to fulfill the demands of creating affordable housing and community development assets. The City will be leveraging its HUD funding to the maximum extent possible using a combination of State, local and private sector resources. The City already provides general revenue for the operations of the Department of Housing and Community Development and has established a Housing Trust Fund that will provide a much needed source of funding that can be utilized for the purposes of developing affordable and workforce housing. The City also still has Neighborhood Stabilization Program (NSP) resources in the form of properties acquired with NSP and program income that is generated from the sale of NSP properties and payment of mortgage loans. In addition, as a result of findings identified in HUD OIG audit report #2013-AT-1008, the City of West Palm Beach is required to reimburse its local HOME Program account from a non-federal source.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$
CDBG	Public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	796,767	0	0	796,767
HOME	Public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	316,282	0	0	316,282
HOPWA	Public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,036,852	0	122,613	3,159,465

**Table 50 - 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***

In addition to the CDBG, HOME and HOPWA funding the City of West Palm Beach also receives SHIP funds from the State of Florida. For the year starting July 2015 the City of West Palm Beach is scheduled to receive approximately \$501,519 in SHIP funding, which will be used to leverage both HOME and CDBG housing projects and programs. The City also has a Housing Trust Fund that will be leveraged. The fund will be replenished through the sale of City owned lots and interest generated from affordable housing development loans. Some City owned property will be used for the purposes of affordable housing and for public facilities as additional leveraged resources. Finally, the City leverages its CDBG public assistance set aside through Vickers House, which provides community services to youth and



families. Funds provided for public facilities or for economic development activities to private entities will require matching funds as well.

***If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan***

The City has an inventory of City owned lots and houses that have been identified for the purposes of providing affordable housing or public facilities. In 2015 the City provided two duplexes to a non-profit entity for the purposes of providing permanent housing to the homeless. Those types of efforts will continue during the 2015-2020 Consolidated Plan period. In some cases the City may sell lots with the proceeds deposited into the Housing Trust Fund for the development of additional affordable housing units.

## **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
Palm Beach County Continuum of Care	Government	Homelessness	Jurisdiction
West Palm Beach Housing Authority	PHA	Homelessness Ownership Public Housing Rental public facilities	Jurisdiction
Alpert Jewish Family & Children's Service of Palm Beach County, Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Housing Finance Authority of Palm Beach County	Government	Ownership Rental	
Legal Aid Society of Palm Beach County, Inc.	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Palm Beach County Department of Community Services	Government	Homelessness public facilities public services	

Palm Beach County Department of Economic Sustainability	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
The Urban League of Palm Beach County	CHDO	Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	
Palm Beach County Housing Authority	PHA	Homelessness Ownership Public Housing Rental	Jurisdiction
Treasure Coast Regional Planning Council	Regional organization	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Region
Neighborhood Renaissance	CHDO	Ownership Rental	
Children's Place at HomeSafe, Inc.	Non-profit organizations	Homelessness Rental public services	Jurisdiction
Aspira of Florida, Inc.	Non-profit organizations	Public Services	

Jerome Golden Center for Behavioral Health	Subrecipient	Homelessness Rental	
The Lord's Place	Community/Faith-based organization	Homelessness	Jurisdiction
Department of Economic Opportunity (State of Florida)	Government	Ownership Planning Rental	State
Homeless and Housing Alliance of Palm Beach County	Continuum of Care	Homelessness	Jurisdiction

**Table 51 - Institutional Delivery Structure**

***Assess of Strengths and Gaps in the Institutional Delivery System***

The City of West Palm Beach is the largest city and metropolitan area of Palm Beach County and therefore benefits from close proximity and association with public entities such as the County and private non-profit and for-profit organizations that call West Palm Beach home. For affordable housing the two entities that play the largest role are the West Palm Beach and Palm Beach County Housing Authorities. Those entities collaborate on a regular basis with the City of West Palm Beach on various programs and initiatives including affordable housing opportunities, homelessness, community services and HOPWA. The City also has three certified CHDOs that assist with development of affordable housing. There is a lack of non-profit housing development capacity within the jurisdiction, especially for at risk populations. The City will enhance its capacity building effort and also seek to locate new partners, both non-profit and for profit who have the expertise and capacity to finance and develop affordable and workforce housing.

The Palm Beach County Homeless and Housing Alliance provides the structure mechanisms to advance programs and resources that aide and prevent homelessness. One of the main sources for services is the Senator Philip D. Lewis Center, which acts as a single point access center. This delivery system reduces duplication and improves coordinated efforts. At the same time there are severe limitations to available beds at a single location in a sprawling geographic area. The City of West Palm Beach intends to continue to work with the Continuum of Care providers and the Homeless Coalition to find additional resources and strategies to address the needs of the homeless population and prevent homelessness from occurring while also leverage existing and new resources from the City's two Vickers House locations.

*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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance		X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement		X	
Mobile Clinics			
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			X

Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

**Table 52 - 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)***

As a single point of intake and referral the Senator Lewis Philip D. Lewis Center provides both on-site and referral services to the homeless including healthcare, mental health and employment. The City through its Vickers House locations, also provides intake, assessment and referral services to the homeless population so that they can access both mainstream and targeted services. The City of West Palm Beach through Vickers House is a member of the Homeless and Housing Alliance. Persons with HIV are able to access services through the Ryan White funded service providers and through the HOPWA program, which is funded and administered by the City of West Palm Beach county-wide.

***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***

The Senator Philip D. Lewis Center acts as a single point access center. This delivery system reduces duplication and improves coordinated efforts within the Continuum of Care service providers. At the same time there are severe limitations to available beds provided from a single location in a sprawling geographic area. Transportation to get to the Center is not always available and due to an interlocal agreement on access to the center walk ups are not permitted, thus individuals or families who require services from the Lewis Center are forced to contact the Center for an appointment, which due to resource constraints and demand, may not always be available on the same day.

***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 of West Palm Beach intends to continue to work with the Homeless and Housing Alliance providers and the Homeless Coalition to find additional resources and strategies to address the needs of the homeless population and prevent homelessness from occurring. That may include better coordination of resources, more direct services for the homeless provided through the Vickers House locations and additional public services targeted towards the homeless population. The City also intends to dedicate a greater percentage of its resources towards providing housing assistance for the homeless than it has in the past.

## 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
1	Affordable Rental Housing	2015	2020	Affordable Housing	City- Wide with emphasis on Tamarind Ave Corridor	Provide Incentives for Affordable Housing Develop	HOME
2	Residential Rehabilitation	2015	2020	Affordable Housing	City- Wide	Rehabilitation of Existing Housing	CDBG SHIP
3	Public/Community Services- Special Needs	2015	2020	Non-Homeless Special Needs	City-Wide		CDBG
4	Public Services for At Risk Youth	2015	2020	Non-Housing Community Development	Tamarind Ave Corridor Northmore /Magnolia	Target At Risk Youth	CDBG:
5	Homeless Assistance	2015	2020	Affordable Housing Homeless	City-Wide	Provide Incentives for Affordable Housing Develop Homeless Assistance	HOPWA
6	Public Facilities Improvement	2015	2020	Non-Housing Community Development	City-Wide with emphasis on South Dixie/Georgia Ave Corridor Tamarind Ave Corridor Northmore /Magnolia	Economic Development Public Facilities Improvement	CDBG
7	Home Purchase Assistance	2015	2020	Affordable Housing	City-Wide	Promote and Increase Homeownership	HOME



8	Economic Development	2016	2020	Economic Development	City wide with emphasis on South Dixie/Georgia Ave Corridor Tamarind Ave Corridor	Economic Development	CDBG
10	Spot Demolition and Clearance	2015	2020	Slum/Blight Removal	City Wide with emphasis on South Dixie/Georgia Ave Corridor Tamarind Ave Corridor	Blighted Neighborhoods	CDBG
11	Fair Housing Compliance and Outreach	2016	2020	Fair Housing	City Wide	Fair Housing Outreach	CDBG

**Table 53 – Goals Summary**

***Goal Descriptions***

Goal 1	
Goal Name	Affordable Rental Housing
Goal Description	Increase and preserve the supply of affordable rental housing available to very- low, low, moderate, and middle-income residents through new construction, rehabilitation, financing, pre-construction, emergency repair.

Goal 2	
Goal Name	Residential Rehabilitation
Goal Description	Residential Rehabilitation will provide home repair assistance to low and moderate income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants.

Goal 3	
Goal Name	Public/Community Services- Special Needs
Goal Description	Essential services to the elderly; mental, physical and developmentally disabled; persons with drug addictions; persons with HIV/AIDS; and victims of domestic violence, veterans, ex-offenders.

Goal 4	
Goal Name	Public Services for At Risk Youth
Goal Description	The City through its Community Services division will fund enhanced services to at-risk youth by addressing basic needs that they do not have or the economic means to adequately provide for themselves and programs that will increase their skill levels, emotional well-being and educational attainment. The programs to be provided include; after school care, tutoring, mentorship programs, employability skills, mental health counseling, health screenings, anti-violence initiatives, educational programs, food and transportation assistance and athletic programs.

Goal 5	
Goal Name	Homeless Assistance
Goal Description	The City will provide homeless assistance through a variety of programs and strategies funded with HUD and non-HUD funded sources. The City intends to utilize HOME funds during the Strategic Plan time period to partially fund a Rapid Rehousing program as well as provide incentives for the development of permanent housing for the homeless. Using its HOPWA allocation the City will continue to provide housing support to individuals who have HIV/AIDS and work with the local Continuum of Care and Ryan White service providers to insure that individuals who are homeless or in danger of being homeless are able to access HOPWA housing assistance.

Goal 6	
Goal Name	Public Facilities Improvement
Goal Description	<p>This project will provide public improvements and facilities to areas or locations of low and moderate income concentration or to at risk targeted populations. Activities include the construction or rehabilitation of Community Facilities, parks and recreation, homeless facilities, infrastructure (water and waste water, drainage improvements, and street and sidewalk improvements) that enhance the livability of low- and moderate income neighborhoods.</p> <p>Activities will be implemented in areas where the population is predominantly low- and moderate income or will serve a limited clientele that is predominately low/moderate income, and will be in the form of new construction or rehabilitation/upgrading of existing facilities.</p>

Goal 7	
Goal Name	Home Purchase Assistance

Goal Description	This activity will provide direct assistance to low and moderate income households to cover some of the costs of homeownership including down payment, financing, housing counseling, foreclosure prevention or construction.
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Goal 8	
Goal Name	Economic Development
Goal Description	Through economic development loans to micro-enterprises and other private entities and the use of Section 108 loans the City anticipates creating an additional 50 FTE employment positions through 2020.

Goal 9	
Goal Name	Economic Development Technical Assistance
Goal Description	Economic Development Assistance provided to subrecipient CDFI to provide technical assistance to small businesses and microenterprises and funding of a business loan program

Goal 10	
Goal Name	Spot Demolition and Clearance
Goal Description	This activity will be concentrated on damaged housing structures that are unsound and pose health and safety risks to the surrounding community and must be removed in order to promote comprehensive recovery or that comply with other national objectives as per 24 CFR 570.201 (D).

Goal 11	
Goal Name	Fair Housing Compliance and Outreach
Goal Description	Development of Fair Housing Analysis of Impediments, promoting fair housing rights and initiatives.

***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 of West Palm Beach estimates that it will provide rental assistance to approximately 565 households of which an estimated 300 will be defined as extremely low and low-income and 265 moderate income. For homeownership the City estimates to assist 65 households of which 19 are anticipated to be extremely low and low-income households.

## **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)***

N/A

### ***Activities to Increase Resident Involvements***

The West Palm Beach Housing Authority has five active Resident Councils, with Board members elected annually. The Board members comprise the Resident Advisory Board which participates in an annual Leadership luncheon, sharing successes and challenges throughout the various developments. “Neighborhood Watch” meetings are regularly held in each development. Resident Councils design and implement programs held in the various community rooms, from youth ‘movie nights’ to senior language classes, yoga and trips to local museums. The WPBHA sponsors a basketball team to participate in a state-wide PHA tournament each year. Through the efforts of our Risk Management department, residents have enrolled in the Citizens On Patrol (COPS) program sponsored by the WPB Police Department. Each child from 5 to 12 years old receives a fully paid scholarship to summer camp, transportation included. The Resident Councils also organize holiday themed social gatherings throughout the year.

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

No

### ***Plan to remove the ‘troubled’ designation***

N/A

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

### ***Barriers to Affordable Housing***

### ***Strategy to Remove or Ameliorate the Barriers to Affordable Housing***

The City will be modifying its strategy for the development of affordable housing in several ways, which will help to remove or reduce barriers. One strategy is the reduction of fees associated with the development of affordable housing and regulatory barriers. In 2015 the City Commission adopted a resolution to reduce the amount of engineering fees by 25% for affordable housing developments. That process will be implemented for the 2015/16 fiscal year. The City already waives the utility connection fees for affordable housing projects and has an expedited permitting process. In 2016 the City will review and refine its expedited permitting process in order to make it more effective.

The largest barrier to the development of affordable housing is development and maintenance of the projects/units in a cost effective manner. The City will be developing two revolving loan programs to assist with access to capital and to provide capital incentives for the development or rehabilitation of affordable and workforce housing units and projects. The City will seek to leverage existing and planned projects both affordable and market rate, where there are opportunities to add additional affordable or workforce units. The City will particularly emphasize providing affordable and workforce units in high cost areas of the City and in transit oriented developments.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of West Palm Beach through its Department of Housing and Community Development funds and operates a Community Services division, which includes two neighborhood outreach centers called the Vickers House. The Vickers House provides outreach, assessment and services to individuals and families who are homeless or are in danger of being homeless. The City also is a member of the Homeless and Housing Alliance of Palm Beach County (continuum of care) and works closely with the Homeless Coalition, Lewis Center, Palm Beach County Human Services and various non-profit and faith based organizations that provide services to the homeless. The West Palm Beach Police Department and Parks and Recreation Department also actively engage and do outreach to the homeless population making them aware of available community services. The City works together with these agencies to provide outreach and assessment services including doing street level outreach at targeted locations where the homeless tend to congregate.

The City provides funding, operates or will operate several services and programs for the homeless including permanent housing, supportive housing, rapid rehousing, food assistance, relocation assistance, assessment and referral services and job placement assistance. City staff have also been trained in and utilize the Service Prioritization Decision Assistance Tool (SPDAT), which helps to prioritize resources for the most at risk.

### ***Addressing the emergency and transitional housing needs of homeless persons***

The Senator Philip D. Lewis Center, a 60 bed emergency facility, serves as the main point of access for homeless services in Palm Beach County including access to emergency shelter and transitional housing. Homeless individuals and families are referred to the Lewis Center from the Community Services/Vickers House staff as well as the West Palm Beach Police Department. Vickers House staff also assists the Lewis Center with conducting initial screenings over the telephone. The City of West Palm Beach will continue to support efforts to provide additional shelter and transitional housing beds as funding permits.

### ***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.***

The City provides funding, operates or will operate several services and programs for the homeless including permanent housing, supportive housing, rapid rehousing, food assistance, relocation assistance, assessment and referral services and job placement assistance. The City is also an active member of the Palm Beach County Homeless and Housing Alliance and actively supports the goals of the Palm Beach County Homeless Coalition.

### ***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***

In addition to the intake, assessment and referrals done to the Lewis Center and other homeless providers the City of West Palm Beach has started a Rapid Rehousing program in 2015. The City will continue to fund this program during the 2015-2020 Strategic Plan period.

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

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

When the City's Residential Rehabilitation Program uses Federal funds, the Housing and Community Development Department has aligned its program procedures with HUD's regulations derived from Title X of the Housing and Community Development Act of 1992.

The procedures are as follows:

Identify lead hazards;

Perform lead hazard reduction, using safe work practices and achieving clearance;

Treat defective paint surfaces, either by covering the surface with a permanent wall covering (such as wallboard) or by safely scraping and repainting the surface;

Implement ongoing maintenance where required;

Respond to lead poisoned children;

Obtain training for contractors and program staff on lead hazard evaluation and reduction;

Develop methods and assemble materials to educate rental property owners, homeowners, and occupants of rental housing about the new requirements;

Establish working relationships with lead professionals and key partners, such as risk assessors and clearance technicians, public health and HUD lead grantees; and

Create procedures for determining when it is more cost-effective to presume that lead hazards are present and to evaluate a property.

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

The current risk factors for lead poisoning include:

- Living in a home built before 1950
- Living in a remodeled home built before 1978

Houses built before 1950 (6,553 units in the City of West Palm Beach), have a higher probability of containing lead-based paint than houses built between 1950 and 1978, which have a more moderate probability of exposure. In West Palm Beach, 51% of the homes have been built since 1979 and do not pose significant risk of lead-based paint; 35% of the homes have been built between 1950 and 1979; and 14% of the housing stock was built prior to 1950. Lower household incomes are considered an additional risk factor for lead-based paint in a home because these households tend to have fewer resources with which to maintain their homes.

### ***Risk of Lead-Based Paint Hazard***



An estimated 19,295 homes met the age related criteria for lead-based paint hazards but the City has limited Federal funding to address every lead-based paint hazard present. The City may partner with Palm Beach County to apply for competitive grant funding from the Office of Lead Hazard Control and Healthy Homes in order to leverage its funds that address lead-based paint hazards.

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

The City’s Residential Rehabilitation Program Policy and its Home Purchase Assistance Program Policy state that the City will comply with all applicable Federal lead-based paint requirements. Under its Home Purchase Assistance Program Policy, the City will pay for cost of the lead-based paint inspection if the property was built prior to 1978.

**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	10,303	48%	8,992	47%
Housing Units build before 1980 with children present	880	4%	2,099	11%

**Table 1 – Risk of Lead-Based Paint**

**Data Source:** 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

**Table 39 – Risk of Lead-Based Paint**

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

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

As estimated 17% of households within the City of West Palm Beach have incomes below the 2015 Federal Poverty Level threshold of \$24,250 for a family/household of four (2009-2013 ACS). The City, through its Departments of Housing and Community Development, Economic Development, Planning and Zoning and the City CRA are providing programs and developing strategies that will assist with the reduction in poverty within the jurisdiction. These program and strategies include providing incentives for job creation and economic development through grant and loan programs that assist micro-enterprise development and new businesses both large and small along with providing zoning flexibilities that help spur economic investments. The City, including the CRA, is also investing in infrastructure projects in low and low-moderate income areas, helping to create a better investment environment and job creation.

The development and preservation of affordable and workforce housing for both homeownership and rental is another key strategy the City is pursuing along with providing temporary rental assistance through the City’s Rapid Rehousing program and other homeless prevention efforts. Through its Community Services/Vickers House programs the City provides assistance to help vulnerable populations, including the homeless, elderly, disabled and targeted at risk youth to access services, get assistance with basic needs and learn new skills that help individuals reach their potential.

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

The City's Department of Housing and Community Development is also responsible for many of the City run social service programs. Any affordable housing efforts are directly coordinated with poverty reduction programs. The City also has programs and policies through other departments that assist with poverty reduction, including through Parks and Recreation, the City Library, Police Department and the CRA. The various department heads meet on a regular basis to discuss programs and initiatives and find areas where program and policy coordination and goals align.

**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***

The City's Department of Housing and Community Development is responsible for ensuring that the Federal funds spent on activities to benefit low and moderate income households are in compliance with Federal guidelines. Performance of monitoring activities include routine monitoring and technical assistance rendered by staff to subrecipients. Improvements to the monitoring systems and processes occur on an ongoing basis.

All subrecipients enter into contractual agreements with the City of West Palm Beach. These agreements include a detailed scope of services with measurable objectives. The Federal general provisions, along with the appropriate OMB Circulars, are also included in contractual agreements to ensure compliance and are included as part of the City's monitoring reviews for compliance.

The City of West Palm Beach will continue to monitor its grant programs in accordance with local program policies and procedures and Federal regulations. The Department of Housing and Community Development staff will continue to monitor all subrecipients of Federal CDBG, HOME and HOPWA funds. The monitoring process will include on-site reviews of the subrecipient's performance to ensure compliance with the goals and objectives of the program and Federal regulations. The City's HCD staff also monitors agencies through desk reviews of their monthly or quarterly performance reports, requests for payments, and their annual audit reports.

The City's Finance Department has assigned a Special Revenue Accounting Manager to coordinate the Finance Department's accounting with HCD's accounting. They also review compliance with HUD regulations with HCD staff during the program year. The Internal Auditors Office reviews the annual single audit reports the City receives from its Federal grant subrecipients.