



Fifth Program Year Action Plan

The CPMP Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

The U.S. Department of Housing and Urban Development (HUD) requires that all Community Development Block Grant (CDBG) Program recipients develop an Annual Action Plan component of the five-year Consolidated Plan each year. The Plan serves as the application of funding for the CDBG program and describes the activities that will be undertaken during the next fiscal year. Activities are selected for funding in accordance with the priorities established in the 2005-2010 Consolidated Plan and in accordance with the primary objectives of the CDBG program which are to 1)create suitable living environments 2)provide decent housing and 3)create economic opportunities. **2009-2010 CDBG funds have been categorized into the following activities:**

| Activity | Proposed Funding |
|---|-------------------|
| Administration (subject to 20% Cap – includes Fair Housing Activities) | \$ 111,445 |
| Housing Rehabilitation; Single-Unit Residential | \$ 183,760 |
| Neighborhood Enhancements | \$ 22,000 |
| Demolition and Clearance | \$ 23,450 |
| Public Facilities & Improvements | \$ 154,000 |
| Public Service (subject to 15% Cap) | \$ 86,500 |
| Total: | \$ 581,155 |

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

Program Year Action Plan General Question's response:

Geographical Distribution & Rationale for Assigning Priorities

One hundred percent of activities funded in the 2009-10 Annual Action Plan focus on the City of Delray Beach's CDBG target area which encompasses the residential core of the City. The boundaries of the CDBG target area extend from Lake Ida Road (north) to Linton Blvd. (south) and from Interstate 95 (west) to U.S. 1 (east). This area includes the downtown business district and twenty-eight residential neighborhoods. The majority of the City's minority and low- to moderate-income population is concentrated within the 728 acres that make up this residential core. The area contains approximately 2,224 dwelling units, including single-family, duplex, and multi-family units. A variety of affordable housing units have come on line within the designated target area over the past 10 years including two owner-occupied single family subdivisions, 175 new infill single family units, seven CODA units: two owned by Community Redevelopment Agency (CRA) and four by Community Land Trust (CLT), one Eagle's nest home through the partnership of the City, CRA and Atlantic High School's construction academy, 20 workforce town homes and 23 affordable rental units.

Meeting Underserved Needs

In 2009-10, the City of Delray Beach will continue providing funding for a variety of housing and community development projects and programs designed to meet the diverse needs of its citizens. On an on-going basis the City is involved with numerous initiatives and has forged successful partnerships with key agencies to provide a wide array of services to residents in need. In August, 2006 the City opened the Delray Beach Neighborhood Resource Center (NRC). The NRC's mission is to enrich the quality of life of City residents and promote a sense of community through the delivery and connection of services that educate, develop financial management skills, and promote productive lifestyles. During program year 2009-2010 the NRC office space will continue to serve as home to agencies such as the Delray Beach Community Land Trust, United Way Prosperity Campaign, Families First, Coalition for Community Renewal (formerly Weed & Seed), CROS Ministries/ Caring Kitchen, the Neighborhood Services Neighborhood Planner, as well as a 1 City funded position. The City will continue to utilize its unique network of homeowners associations to foster communication between the City and the neighborhoods at the resident level. In doing so the Community Improvement Department can gain important feedback and citizen input from the residents themselves and overcome obstacles as they present themselves.

Resources Available to Address Identified Needs

During the 2009-10 program year, the City of Delray Beach will continue to implement its 2005-2010 Five-Year Consolidated Plan. CDBG program funds will be enhanced through leveraging other Federal dollars, State and Local resources as well as private mortgage funds. The City expects to receive the following funding:

| Funding Source: | Amount: |
|--|--------------------------|
| CDBG Entitlement Funds | \$581,155 |
| Supplemental CDBG –R Stimulus Funds | \$156,617 |
| State Housing Initiatives Partnership (SHIP) | \$TBD |
| Disaster Recovery Initiatives (DRI) – carry over from last year | \$1,200,000 (approx.) |
| Revenue from Urban Development Action Grant (UDAG) repayment – in support of local Neighborhood Programs | \$149,000 |
| Children’s Services Council (CSC) | \$ 792,852 |
| City of Delray General Revenue funds in support of community service organizations | \$ 77,000 |
| Section 8 Funds (Delray Beach Housing Authority –serves 1,200+ families under this program) | \$9,892,224 |
| Neighborhood Stabilization Program (NSP) | \$1,951,043 |
| Total: | \$ 14,799,891 |

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 5 Action Plan Managing the Process response:

The City of Delray Beach is an Entitlement City that receives funding from HUD through the Community Development Block Grant program. The City’s Community Improvement Department/ Neighborhood Services Division is responsible for overseeing the development of the Consolidated Plan and for implementing the CDBG program. The City provides technical assistance to individuals, businesses, and sub-recipient agencies participating in the CDBG program and works with them in developing, coordinating and implementing programs to serve the needs of the community. In addition the City continues its effort to streamline services and avoid duplication, maximizing overall resources and results.

Neighborhood Services staff developed the Year 5 Action Plan through analysis of demographic data, consultation with community groups and concerned citizens, meeting with individual contacts, consultation with public and private agencies, and discussions with other governmental agencies. Representatives of the following agencies either attended meetings or were contacted individually for input: The Delray Beach Housing Authority, The Delray Beach Community Redevelopment Agency, Achievement Centers for Children and Families, CROS Ministries/Caring Kitchen, Homeless Coalition for Palm Beach County, Fair Housing Center of the Greater Palm Beaches, Urban League of Palm Beach County, United Way of Palm Beach County, Families First, Delray Beach Community Land Trust, Neighborhood Advisory Council, City of Delray Beach Planning and Zoning Department, The Palm Beach County Department of Housing and Community Development and The Affordable Housing Advisory Committee. All 35 neighborhood association presidents from the CDBG target area were encouraged to attend meetings and participate in the Action Plan process.

Information was extracted from the following sources: US Department of HUD, 2000 census, Palm Beach County Housing and Community Development Division, City of Delray Beach Local Housing Assistance Plan, and the Census and Survey of the Homeless Population in Palm Beach County, Florida.

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

The City has worked very closely with the Delray Beach Housing Authority, Community Redevelopment Agency and Delray Beach Community Land Trust to plan and put into action several affordable housing projects and initiatives. The City meets regularly with key members from these agencies, and has formed joint planning committees and task forces to develop specific plans to address the areas most pressing housing needs. Among the current initiatives being collaboratively planned and/or implemented are a redevelopment plan for the City's former public housing complex, the Southwest Neighborhood Redevelopment Plan, the West Settlers Historic District Revitalization, the Downtown Master Plan, and the RACE Relations initiative.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 5 Action Plan Citizen Participation response:

The City of Delray Beach's City Commission delegates responsibility for the preparation of the Consolidated Plan to the Community Improvement Department/Neighborhood Services Division. The Division is responsible for administering the City's community development and neighborhood services programs, develops and manages several agreements with outside agencies to provide housing and social services to residents throughout the City. For the past several years the City has been engaged in vital planning initiatives with citizens, non-profit organizations, and other community stakeholders to improve housing, social services, economic development, and livability conditions throughout Delray Beach.

Particular emphasis has been placed on involving residents within the CDBG target area in the planning process of the Annual Action Plan. The City has worked very closely with neighborhood associations and other community organizations to ensure that the planning processes reflect the priorities of those most impacted. In addition, several grassroots planning bodies have been established to create opportunities for ongoing stakeholder involvement including: The West Atlantic Task Team (WATT) - a planning body consisting of representatives from all of the neighborhood associations and community organizations located on west Atlantic Avenue; the Affordable Housing Advisory Committee (AHAC) – a governing body that recommends specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value; as well as the City Commission appointed 16 member Neighborhood Advisory Council (NAC). A Needs Assessment Meeting was held at the June 15, 2009 NAC board meeting. This allowed for public review of the plan and the opportunity to provide input.

As required by HUD, a public hearing is to be held on June 15, 2009 to obtain citizen input for the Action Plan. In addition to advertising the public hearing with 15 days prior notice, neighborhood associations, public agencies and other interested parties were notified by letter of the date, time, and location of the public hearing. The City also advertised that the plan was available for a 30 day public comment period from **6/5/09 - 7/21/09** at City of Delray Beach Community Neighborhood Services Division, Delray Beach Housing Authority and the Delray Beach Neighborhood Resource Center. The draft plan was also available online at www.mydelraybeach.com during the 30 day comment period.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year Action Plan Institutional Structure response:

The Year 5 Action Plan is to be carried out through a network of public, private, and non-profit organizations, many of which participated in the public participation process. The City's Community Improvement Department has been working with these agencies to construct affordable housing, improve neighborhoods, and establish services for all segments of the City's population. Measurable strengths of the delivery system of housing and community development programs include the number of lenders and financial institutions participating in the Community Land Trust/ Purchase Assistance Program, as well as the number of foundations and non-profit agencies in the community actively participating in a variety of activities benefiting the community.

The City works very closely with the Delray Beach Housing Authority (DBHA) which currently manages the City's section-8 program. The DBHA is a public housing authority separately chartered under State law responsible to a Board of Directors. The City of Delray Beach City Commission appoints the seven-member Board of Directors for the DBHA. The DBHA Board hires its own executive director, who is responsible for hiring, contracting and procurement, provision of services, review of proposed development sites, and comprehensive planning of the

public housing authority. The DBHA submits a Public Housing Agency Plan which details the housing authority's plans for the next five years and their priorities (incorporated in this plan by reference).

Over the years the City Commission has supported the DBHA by providing funds for infrastructure improvements within the DBHA complex and providing funds to assist with the acquisition of property adjacent to the DBHA property for future expansion. Construction or demolition projects initiated by the DBHA are subject to the City's permitting and inspection process. One of the strengths of the DHBA is the longevity of its administrative personnel. The Executive Director (formerly the Community Development Administrator for the City) has held that position for more than 10 years. This provides program continuity and stability.

The largest gap for the DHBA is the need for additional affordable housing due to the loss of 198 units when the Housing Authority's only public housing facility was severely damaged by Hurricane Wilma on October 24, 2005. On October 27, 2005, the City of Delray Beach declared the units uninhabitable due to extreme structural damage caused by the hurricane. Consequently, the units remained vacant with issues of safety, community health and unsightly blight upon the neighborhood. In order to address this pressing issue, The City applied on behalf of the DBHA for funds from the Department of Community Affairs, Disaster Recovery Initiative 2005. In doing so, the City secured \$900,000 in funding to demolish the obsolete public housing complex known as Carver Estates.

In June 2008, the project for the demolition of 17 buildings at the Carver Estates site was completed utilizing 2005 State CDBG DRI funding. Plans are underway to build a diversity of housing choices for a mix of incomes, with a strong base of affordable housing units on a combined 50 acre site.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year Action Plan Monitoring response:

During the 2009-10 program year, the City of Delray Beach will continue to conduct random on-site monitoring visits to selected housing rehabilitation projects from the past 12-18 months. Additionally, the Division conducts on site visits to each public service sub-recipient every other year to ensure compliance with all federal regulations and City policies. Monitoring visits are scheduled to be conducted in 2009 to all CDBG sub-recipients from the period of 2008-2009 fiscal year. In addition, all documentation pertaining to subrecipient activities and monitoring is retained at the Neighborhood Services Division. Files include site visit reporting, before and after condition assessments and evaluations of measurable results.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year Action Plan Lead-based Paint response:

HUD lead based paint regulations are applicable to rehabilitation activities that are funded under the CDBG program. During FY2009-2010, the City will continue to implement its housing related activities in a manner which assesses lead-based paint risk throughout the target area. When providing assistance under housing programs, the City consistently provides all clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. When lead is detected in items to be disturbed by rehab or on mouthable surfaces, the work-write up incorporates measures for contaminated areas. This involves qualified contractors using safe lead practices. After rehab is completed in such units, a clearance test is performed to ensure the home is lead-free.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City’s primary focus over the next year will continue to be the development and maintenance of affordable housing within the jurisdiction. The City plans to accomplish approximately 18 substantial housing rehabilitation projects, at least 8 of which will be committed to homeowners at or below 50% of the area median income. In addition the City plans to complete improvements to at least 2 homes within the historic Westsettler’s District with the use of CRA funds. A combination of CDBG, DRI and SHIP funds will be used to fund the City’s housing objectives. At least 10 new homeownership opportunities will be provided for low- to moderate-income households under our sub-recipient partnership/purchase assistance program. The City also plans to purchase, rehabilitate and resell 10-12 bank-owned foreclosure homes using Neighborhood Stabilization Program funds. This will increase affordable housing stock within the City and stabilize neighborhoods potentially in decline due to foreclosure.

Federal, state and local resources will be utilized to provide direct assistance to eligible households, as well as to leverage private investment in the area. The City expects to receive funds for housing objectives from the following sources:

Resources for Housing Objectives:

| Funding Source: | Amount: |
|--|---------------------|
| CDBG Entitlement Funds | \$581,155 |
| State Housing Initiatives Partnership (SHIP) | STBD |
| Disaster Recovery Initiatives (DRI) 2 – Housing Rehabilitation funding - carry over from last year | \$800,000 approx. |
| Supplemental DRI 3 funding for housing rehabilitation (over the next two year period) | \$800,000 |
| Neighborhood Stabilization Program (NSP) | \$1,951,043 |
| Total: | \$ 4,132,198 |

All of the City’s housing programs are available to eligible very low-, low-, and moderate-income families and households.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year Action Plan Public Housing Strategy response:

The DBHA enters its 3rd and final year of reduced public housing operating funding beginning Calendar Year January 2009. Carver Estates was demolished in June 2008 and the units removed from PIC in September 2008. The redevelopment of Carver Estates has been halted due to a default dispute between the Developer and DBHA which began in October 2008. The Master Development Agreement required that the Developer share equally the cost of the 2006 HOPE VI application and that the Housing Authority would begin earning Developer Fees in 2007. The Developer has not responded to demands for payment of the agreed upon HOPE VI application costs and has not responded satisfactorily to DBHA's Notice of Default regarding this issue and others. If the Developer fails to cure the default condition, the project is in jeopardy of not getting built as planned.

Eligible families will be provided assistance through the United Ways IDA Savings Program and have been invited to join in the United Way of Palm Beach County's Prosperity Campaign which includes elements such as credit counseling, educational opportunities and assistance with all aspects of the homeownership process. Many of these activities will be facilitated through the City's Neighborhood Resource Center.

The Housing Authority was unsuccessful in its third attempt to obtain HOPE VI funding for the redevelopment of Carver Estates. Alternative funding sources will be pursued in order to develop the vacant public housing land.

The new level of funding, coupled with the issues related to the halt in the Master Development Agreement will be a challenge for the agency's ability to construct or purchase replacement public housing units in the future. The Budget developed for FY 2009-2010 represents among other expense cuts, a freeze on both employee raises and vacated positions, responding to the agency's reduction in funding. Through the grant application process, former residents of Carver Estates have been trained in the areas of credit repair, how to secure employment and wealth building through homeownership. These activities have been supported through a contract with Families First of Palm Beach County who manages the PHA's Family Self Sufficiency (FSS) Program.

DBHA is currently performing due diligence and investigating financing options for acquisition of the land owned by the Community Redevelopment Agency (CRA) in accordance with the Purchase Agreement entered into between the CRA and the DBHA effective December 10, 2008. The land is to house the new Administrative offices of the DBHA. The .31 acre parcel located at 82 NW 5th Avenue is being acquired at a cost of \$324,000. This contract amount is a 48% reduction to the DBHA's original offer of \$675,000, a result of market conditions as reflected by an updated appraisal. This parcel of land was originally purchased by the owner (CRA) for \$1 million. The DBHA is in its 2nd year of a five year lease of space temporarily housing its administrative staff. Due to the reduced price of land, the CRA will not participate financially in the installation of infrastructure as previously reported but will be providing for the acquisition of land and subsequent improvements which will serve as access to the on-site parking lot. In addition, the CRA will provide for additional off-site parking as required by City Development regulations. The estimated cost of this 15,000 square foot building is \$3 million (including the land). The project is to be financed through private mortgage, the CRA contributions and DBHA administrative funds. We expect to relocate to permanent space within two to three years.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year Action Plan Barriers to Affordable Housing response:

Eliminating barriers to affordability has been the primary objective of the Community Land Trust program since its inception in 2006. In July of that year the City transitioned its First Time Homebuyer Program, which provided traditional down payment assistance, into a Sub-recipient Partnership Program with the Community Land Trust (CLT) for the purpose of creating affordable homeownership opportunities. Under the Sub-recipient Housing Partnership Program, subsidy is awarded (based on occupants income eligibility) to the CLT to be applied towards the principal reduction of construction costs of CLT units. This strategy enhances each unit's affordability by keeping the subsidy joined to the unit as opposed to the occupant. Buying down the cost of each unit reduces the sales price for the occupant and enhances the unit's affordability in perpetuity. During the 09-10 program year SHIP funds will be utilized for this purpose as well as in a traditional Purchase Assistance format.

The City currently utilizes its Workforce Housing Ordinance in an effort to create additional affordable and workforce housing throughout the City. The ordinances relax some regulatory zoning restrictions in designated areas, allowing increased density in exchange for affordable housing units. The City expanded the program in 2007 to include additional RM zoned areas throughout the City.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 5 Action Plan HOME/ADDI response:

The City of Delray Beach does not receive HOME/ADDI funds.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 5 Action Plan Special Needs response:

The Palm Beach County Continuum of Care is the countywide strategy (inclusive of Delray Beach) for meeting the needs of individuals and families who are homeless or at risk of becoming homeless. The Homeless Coalition of Palm Beach County is responsible for developing the Continuum of Care strategy based on information provided by the Continuum of Care Planning Committee. The Homeless Coalition of Palm Beach County's Board of Directors is a community-based Board with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing, service providers, faith groups, education, veterans and health care. The Homeless Coalition oversees and coordinates the Continuum of Care Planning Committee and all its sub-committees. The Coalition collaborates with community task forces to make sure crucial data is included in the Continuum planning process.

The Continuum of Care planning occurs through an inclusive process consisting of the Continuum of Care Planning Committee and the following subcommittees: the Bed and Gaps Committee, the HMIS (technology) Steering Committee, the Standards of Care Committee, the Mainstream Resources Committee, the Glades Homeless Committee, the Service Provider Network, the Emergency Shelter Grant Program Board (ESG), Consolidated Plan Committee, Discharge Planning Committee and Family Empowerment Committee (FEC).

The Continuum of Care system begins with the Homeless Management Information System or HMIS, which includes a telephone hotline as well as a countywide computer database accessible to all service providers. The hotline is operated by the Center for Information & Crisis Services, which also refers to HMIS as CMIS (Client Management Information System).

A countywide one day “point-in-time” count was conducted by the Homeless Coalition in January 2005. The report showed 54 unsheltered homeless individuals in Delray Beach, or 13% of the total counted in the County (Source: Palm Beach County Homeless Continuum of Care Point-in-Time Homeless County, January 26, 2005).

C.R.O.S. Ministries, which operates the Caring Kitchen, a hot meal program, located in the City’s CDBG target area, reported serving an estimated 7,200 meals per month primarily male individuals, in 2008-2009. The data on meals served is not recorded as unduplicated individuals; i.e., the same individual may be served on multiple days and be counted once for each meal. Of the total 949 persons who received service, an estimated 44% were homeless. The food pantry in Delray Beach, also operated by C.R.O.S. Ministries, provides groceries for homeless and low-income while they are pending food stamps or in other crises. Of the total 14,800 persons who received service, an estimated 5% were homeless.

An interview with two Delray Beach Police Officers revealed that few homeless persons are observed on the streets of Delray Beach. In addition, they indicated that because the hot meal program is open to anyone who walks in, the homeless population from surrounding municipalities come to Delray Beach for the hot meal and then leave because there are no overnight shelter facilities in Delray Beach.

Based on both the point-in-time count and the information cited above, it is estimated that on a given day there are an average of 60 homeless persons present in the city limits of Delray Beach, majority being adult males. AVDA provides emergency shelter services in a confidential location to victims of domestic abuse and their children. So far this year, they have provided services to 13 residents of Delray Beach, 7 of whom are adults, and 6 of whom are children.

Detailed demographic data on the homeless subpopulation is not available for Delray Beach, or on the extent of homelessness by racial or ethnic group.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year Action Plan ESG response:

Not Applicable

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 5 Action Plan Community Development response:

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

| Priority Need Objective | Activity | Amount of Proposed Funds |
|--|--|-------------------------------------|
| <i>CD Objective 1:</i> Funds provided for the overall administration of the CDBG program and Community Development Division | Administration | \$ 111,445 |
| <i>CD Objective 2:</i> Public Service Agency 1 Enhance the safety and livability of low income neighborhoods by addressing the needs of child care Public Service Agency 2 Housing Counseling services at-risk youth | Child Care Services Housing Counseling | \$ 86,500 |
| <i>CD Objective 3:</i> Public Facilities & Improvements - Utilize CDBG funds to install Public Facilities and Improvements located within the CDBG target area including but not be limited to the construction or installation of infrastructure improvements such as streets, street resurfacing, curbs, water/sewer lines and/or sidewalks. | Public Facilities & Improvements | \$ 154,000 |
| <i>CD Objective 4:</i> Public Facilities & Improvements – Neighborhood Pride Grants etc. | Neighborhood Facilities Neighborhood Enhancements | \$ 22,000 |
| <i>CD Objective 5:</i> Elimination of slum and blighted conditions in CDBG target area neighborhood | Demolition and Clearance | \$ 23,450 |
| <i>Housing Objective 1:</i> Conserve the existing affordable housing stock | Housing Rehabilitation; Single Unit Owner-Occupied | \$ 183,760 |
| <i>Housing Objective 2:</i> Provide Fair Housing Education & Outreach services | Fair Housing | (Included in Administrative budget) |
| Total Allocation: | | \$581,155 |

Specific long-term and short-term objectives the City has identified for the next five-years are as follows:

- Utilize the newly remodeled Neighborhood Resource Center (located at 141 & 145 SW 12th Avenue) to provide a wide-range of services and resources for individuals, families and neighborhood organizations.
- Provide homeownership opportunities through the City's first-time homebuyer's program in partnership with the Community Land Trust (CLT and traditional purchase assistance).

- Provide tenant/landlord counseling and mediation services utilizing the City's Landlord Inspector position.
- Provide a wide range of educational, cultural, and recreational services to youth through support of the public service programs.
- Preserve the existing stock of affordable housing units by providing housing assistance to low- to moderate-income households through the City's housing rehabilitation program.
- Utilize enhanced Code Enforcement initiatives incorporating personal contact, streamlined Code Enforcement Board process and educational campaign to eliminate nuisances and blighted conditions affecting the quality of life in the CDBG target area.
- Implement a comprehensive Litter-Prevention initiative, promote the use of Neighborhood Pride Grants and other self help projects designed to assist in the Commission's goal of achieving a "Clean City."

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 5 Action Plan Antipoverty Strategy response:

The goals, objectives and actions outlined in the 2005-2010 Consolidated Plan and in this 2009-2010 Action Plan are intended, in all cases, to assist those currently living in poverty by providing them with resources to move out of poverty, or to assist those in danger of moving into poverty to remain out of poverty. The City's holistic approach to community development provides various programming efforts and initiatives aimed at reducing the number of poverty level families. Various partnerships with area social service and housing provider agencies greatly increase the effectiveness and efficiency of our commitment.

The Florida Housing Finance Corporation approved the 2007-2010 Local Housing Assistance Plan (LHAP) prepared by the City's Neighborhood Services Division. The LHAP includes local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. The City is unable to assess the extent to which its current housing policies and programs might assist in reducing the number of households with incomes below the poverty level.

The Delray Beach Housing Authority's Family Self-Sufficiency (FSS) Program serves as an anti-poverty tool. The program provides a holistic approach to service delivery that includes homeownership, adult education, vocational training, social and economic counseling, employment counseling and placement, medical screenings, and transportation assistance. A family-centered approach is utilized as well, so that the needs of each family are addressed. To date the program has assisted 22 families in obtaining homeownership. In addition, the DBHA applies for Section 8 rental assistance whenever HUD makes funds available.

Both the City and the DBHA follow HUD guidelines pertaining to Section 3, which require contractors working on projects funded with HUD dollars to be diligent in attempting to hire low-income persons. This has the potential of reducing poverty.

The City is the fiscal agent for a \$792,852 grant from Children's Service Council. We partner with two non-profit partners, Achievement Center for Children and Families and Families First to carry out approved services. This grant facilitates services provided by the Beacon Center at Village Academy Elementary School, a public deregulated neighborhood school located within the CDBG target. Beacon Centers, which targets low income residents, are partnerships between the local government, schools, community-based organizations and community leaders. Beacons provide academic, social, recreational and culture activities for both the child and family to create supports leading to optimal development of the child, healthy family functioning and building the capacity of the neighborhood in which it is located.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 5 Action Plan Specific Objectives response:

The City hopes to meet the Special Needs population during the next year, through its holistic approach to community development. Through its partnership with the Delray Beach Community Land Trust, the City will continue to provide increased housing opportunities for households receiving public assistance. Accessibility for the disabled will continue to be addresses as a component of the City's housing rehabilitation program. Funding provided to small businesses for economic development activities will require job creation for low-income persons, and the City will continue to provide funding to nonprofit and social service agencies for programs that benefit special needs residents.

Funding to support the goals listed above will come from a variety of sources, including the City's CDBG allocation.

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year 5 Action Plan HOPWA response:

Not Applicable

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year Specific HOPWA Objectives response:

Not Applicable

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.