

CITY OF DELRAY BEACH



Consolidated Annual Performance and Evaluation Report

"CAPER"

Fiscal Year 2008-2009



Community Development Block Grant

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**City of Delray Beach
Community Development Block Grant (CDBG)**

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I. INTRODUCTION

In 2005, the 2005-2010 Consolidated Plan was written and approved by City Commission. The Plan outlines strategies to achieve decent housing, suitable living environments, and expanding economic opportunities primarily for the benefit of low- and moderate-income persons. The Consolidated Plan is updated every year through an Annual Action Plan, detailing the activities to be undertaken and resources to be used to achieve the goals and objectives of the 5-Year Plan each year.

The Consolidated Annual Performance and Evaluation Report (CAPER), reports on the accomplishments of each Annual Action Plan. It provides a concise reference to compare anticipated work with actual performance. The Fiscal Year 2008-2009 (October 1, 2008 through September 30, 2009) CAPER is the fourth of this Consolidated Plan. The Neighborhood Services Division considers this report to demonstrate the City's significant progress in achieving community goals and objectives collectively identified in the Consolidated Plan. In addition to summary descriptions of each funded activity, the CAPER includes maps, brief narratives highlighting other aspects of the CDBG program and required Integrated Disbursement and Information System (IDIS) reports.

This Report was made available for a fifteen (15) day public review and comment period beginning **October 20 through November 15, 2009**. Copies were placed at the City of Delray Beach Neighborhood Resource Center and the Department of Community Improvement, Neighborhood Services Division offices, located at 100 NW 1st Avenue, Delray Beach, FL 33444. The plan was also made available online at www.mydelraybeach.com.

II. ASSESSMENT OF ACTIONS TAKEN TO MEET THREE- TO FIVE-YEAR HIGH PRIORITY GOALS AND OBJECTIVES

To achieve the goals set for neighborhood revitalization direct benefit in the form of housing and various other identified needs, the City made funding available from the Community Development Block Grant (CDBG) Program (\$576,634) State Housing Initiatives Partnership (SHIP) Program (\$621,636), Children Service Council (CSC) Grant (\$807,459) CRA funded Curb Appeal Program (\$500,000), CRA Funded NSP/Foreclosure Program (\$400,000) and the CDBG Disaster Recovery Initiative funding (\$2,143,000). A total of \$5,048,729 was made available to provide community identified priority needs benefiting very low, low and moderate-income residents during the 2008-2009 Fiscal Year.

During this fourth year of the Five Year Consolidated Plan, the City of Delray Beach pursued efforts to stabilize unfavorable conditions and revitalize neighborhoods throughout the Community Development Block Grant (CDBG) Target Area in order to improve quality of life for our citizens. The City of Delray Beach has continued its efforts to support neighborhood associations, beautification, street and infrastructure improvements and development of the downtown area. The Community Improvement Department continues to provide concentrated

code enforcement, investments in infrastructure, neighborhood improvements, opportunities for homeownership and housing rehabilitation through the various programs and investment strategies highlighted in this annual report. The City's capacity to increase innovative affordable homeownership activities has been enhanced due to the successful continuation of the Delray Beach Community Land Trust (CLT).

In our continued efforts to assist low/mod-income households who suffered damages from 2005's Hurricane Wilma, the City continues to administer funding through Palm Beach County and Florida's Department of Community Affairs through the 2005 Disaster Recovery Initiative (DRI). This year \$152,490.50 of these funds were utilized to extend 2 roads (Mango Drive and SW 7th Avenue) to allow for the construction of additional affordable housing units through the Delray Beach Community Land Trust (CLT). In 2007 the City of Delray Beach applied for third round DRI funding in order to complete additional housing rehabilitation projects – next year the City expects to receive an additional \$800,000 of funding under this program. These projects will be discussed in greater detail later in this report.

In addition, during this rating period, the City took actions to overcome the current foreclosure crisis by applying for \$1,905,005 in NSP funds. The Community Improvement Department prepared an application and was awarded DCA NSP funds to carry out two strategies under which eligible activities will be undertaken. The City expects to encumber and expend these funds over the next 24 months.

The City is pleased to report that it was successful in meeting the housing delivery goals established under its Annual Action Plan, providing housing rehabilitation assistance to seven (7) households utilizing a combination of CDBG and DRI dollars. Housing investment activities included existing owner-occupied housing rehabilitation, lead-based paint testing and abatement, exterior improvements, and the first time homebuyer purchase assistance program.

In accordance with the City's Five Year Consolidated Plan (Priority Needs Summary table), Owner-occupied housing rehabilitation household income ranges of 0-30%, 31-50% and 51-80% of median for the area are given a "High Priority". Housing accomplishments in accordance with these priorities are provided below. In terms of homeless needs, the Consolidated Plan table lists Outreach Assessment and Transitional Shelters for families and Permanent Supportive Housing for Persons with Special Needs as "High Priorities" as well. Accomplishments are provided in the Continuum of Care section of this report. During the reporting period, the Department also addressed the following "High Priorities" listed in the Consolidated Plan as "Priority Community Development Needs": Neighborhood facilities, Childcare Centers, Parks and/or Recreational Facilities, Sidewalk Improvements, Youth Services, Neighborhood Outreach, Crime Awareness, Fair Housing Counseling, subsidized Childcare Services and Code Enforcement (non-CDBG). Individual priority accomplishments are reflected below by funding source.

CDBG funds provided direct monetary assistance for subsidized childcare services, enhancement of neighborhood services, housing counseling and emergency intervention programs, and fair housing education. In addition, one (1) demolition was completed to

eliminate spot blight within targeted neighborhoods; all funded activities are considered to be “High Priorities” in accordance with the City’s Five Year Consolidated Plan.

Geographic Distribution of Funds

All activities undertaken during the program year were carried out within the Community Development Block Grant (CDBG) Target Area (see attached map) consisting of census tracts 65.02, 67, 68.01 and 68.02. 2000 Census income data reveals these census tracts are the areas of lowest per capita income, lowest median household income and lowest family income in the City.

	Census Tract 65.02	Census Tract 67	Census Tract 68.01	Census Tract 68.02
Total Tract Pop.	2588	2305	6149	3437
Minority Pop.	1897	2233	5586	3216
% Minority Pop.	73.30%	96.88%	90.84%	93.57%

2000 Census data also indicates Census tracts 65.02, 67, 68.02 and 68.02 have the highest concentration of minority populations. Overall, Delray Beach’s minority population makes up 34% of the City’s entire population, with the CDBG target area having a minority population of 89%.

III. AFFIRMATIVELY FURTHERING FAIR HOUSING

The City continually pursues diverse avenues in expanding its actions to affirmatively further fair housing. During this review period the City of Delray Beach continued to provide CDBG assistance to the Fair Housing Center of Greater Palm Beaches (FHC) Inc., a non-profit fair housing organization. Although FHC, Inc. does not have the authority to enforce fair housing regulations, the organization accomplishes its goals through public education seminars and the ability to initiate legal proceedings against housing providers accused of violating fair housing laws. The activities of FHC, Inc. are focused throughout Dade, Broward and Palm Beach Counties (including the City of Delray Beach). During this review period FHC, Inc. conducted a total of five (5) educational workshops/seminars as contracted. These workshops were provided for target area residents, civic organizations, students at area schools, local realtors, and community based organizations.

In addition, the City continued to utilize its in-house Rental Inspector, who operates under the Code Enforcement Division. In addition to providing one-on-one landlord/property manager trainer sessions, referrals for conflict resolution services involving fair housing issues and formal mediations related to landlord-tenant law, the Rental Inspector refers clients to FHC on an as-needed basis.

IV. ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

During this rating period the City conducted a formal Analysis of Impediments (AI). The Report was completed in January 2009 and met full compliance with 24 DFR 91. The following impediments and actions were identified:

Impediment 1:

High rates of Predatory Lending in the City of Delray Beach among minorities

Predatory lending, most recently in the area of re-financing, ultimately strips borrowers of home equity, ruins their credit records, and increases the likelihood of foreclosure. Studies conducted in 2008 due to the new Neighborhood Stabilization Program show staggering evidence of these lending practices in the City's Northwest and Southwest neighborhoods. According to the Department of Housing and Urban Development, Census Tracts 65.01, 65.02, 69.03, 69.07, and 69.08 are currently experiencing the City's highest risk of abandonment due to pending foreclosures. Home prices in these areas have declined 16.3% from 2007 to 2008. Vacancy rates in this area are projected to be currently in the range of 4% to 9.3%. It is assumed, based on national studies and the local statistics mentioned above, that differential treatment in the selling, and in re-financing property is prevalent among minority households in Delray Beach.

Action: The City of Delray Beach will continue to support non-profit partners in their efforts to educate residents about mortgage products, predatory lending and how to build credit. There is a need for increased credit counseling and education. The City will work in partnership with the United Way Prosperity Center located at the City's Neighborhood Resource Center in order to further promote the credit counseling, foreclosure counseling and financial literacy education now available at the NRC.

Contracted workshops through FHC will also be geared to specifically include Predatory Lending Education and Support Initiative provides seminars for community based organizations, civic and faith based groups, and Condo/Homeowner Associations to inform them about Federal and State Laws pertaining to predatory lending and fair housing lending. Delray Beach residents will have access to the projects toll free hotline, which utilizes a public information campaign featuring public service announcements to various media outlets, and distributes anti-predatory lending educational materials in order to heighten public awareness.

Timeline: Increased promotion of existing NRC and FHC services will commence immediately.

Impediment 2:

Lack of Public Awareness and Education concerning Fair Housing Rights

As stated by the State of Florida's Consolidated Plan 2005-2010, persons protected under fair housing laws are typically unaware of their rights or what actions constitute a violation of rights. Bringing awareness of Fair Housing laws to Delray Beach residents assists them in

learning how to initiate the complaint process. The City of Delray Beach believes that a contributing factor to overall decline in fair housing complaints may be due, in part, to education.

Action: A concerted effort must be made to further fair housing education. Educational efforts should include basic fair housing education about fair housing laws, awareness training about agencies available to process complaints on a local level, education in identifying discriminatory practices when seeking housing (i.e. geographical steering), home buyer education and counseling in all areas of the City. The City will work in partnership with the FHC in order to implement these initiatives.

The City will utilize the water bill (which is mailed to over 20,500 households) to disseminate important information regarding fair housing. The City will work in partnership with FHC to coordinate public service announcements.

Timeframe: Increased actions to heighten public awareness will commence immediately and will continue through 2009-2010.

Impediment 3:

Lack of adequate Housing Choice Vouchers to support low income renters as evidenced by the Delray Beach Housing Authority's waiting list.

There are 600 families presently on the City of Delray Beach Housing Choice Voucher waiting list. The list is closed and remains closed to new applications until it decreases to fewer than 200 families. Families generally wait four to five years before they receive housing assistance. Recent demolition of the Carver Estates housing complex has removed affordable housing units for extremely low income households.

Action: The Delray Beach Housing Authority has established a Strategic Goal to increase the availability of decent, safe, and affordable housing by expanding the supply of assisted housing. This will be accomplished by applying for additional rental vouchers whenever the opportunity is made available through HUD's Notice of Funding Availability (NOFA) process.

Timeframe: Ongoing, upon issuance of HUD NOFA.

V. AFFORDABLE HOUSING ACTIONS

Eliminating barriers to affordability is a primary objective of the Community Land Trust programs and grants for housing rehabilitation. During this review period, the City continued to promote affordable housing through its Neighborhood Services Division. Various resources (as described throughout this report) are utilized to maintain and expand the City's inventory of affordable units.

Affordable Housing Advisory Committee

In 2008 the Delray Beach City Commission appointed ten members to the newly established Affordable Housing Advisory Committee. The Committee was established by Resolution 12-08. Florida Statute 420.9076 mandates that all local governments currently receiving State Housing Initiatives Partnership SHIP funding establish a committee to review the City's established policies and procedures, ordinances, land development regulations, and comprehensive plan. The purpose of the committee is to recommend specific actions or initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. During this rating period, the Delray Beach Affordable Housing Advisory Committee completed a comprehensive review of the City's Local Housing Assistance Plan and modified the incentive strategies to improve the affordability of housing in Delray Beach.

Actions to Overcome the Foreclosure Crisis

In early 2009, the Florida Department of Community Affairs announced the availability of \$91.14 million dollars in NSP funding of which Delray Beach is eligible for up to \$1,905,005. The Community Improvement Department prepared an application and was awarded NSP funds to carry out two strategies under which eligible activities will be undertaken. The City expects to encumber and expend these funds over the next 24 months.

NSP Strategy 1: Housing Acquisition/Rehabilitation of Homes for Sale to Households with Incomes Less than 120% of Area Median Income (AMI) - The purpose of this strategy is to stabilize the Delray Beach's areas of greatest need by providing a means for the acquisition, rehabilitation, and resale of residential units which are presently real-estate/bank owned (REO). The City proposes to work with banks to acquire residential units that have been foreclosed and abandoned within the areas of greatest need. Units will be sold to households whose income does not exceed 120% of AMI.

NSP Strategy 2: Housing Acquisition/Rehabilitation of Homes for Lease to Households with Incomes Less than 50% of AMI - The purpose of this strategy is to turn foreclosed residential properties into decent, safe, affordable rental housing for households at or below 50% of AMI. The City proposes to acquire and rehabilitate single family housing units within the designated NSP area of greatest need. Units will be donated to a non-profit or governmental agency for the purpose of renting units to households whose income does not exceed 50% of AMI.

The Five-Year Consolidated Plan determined that all three household income categories are prioritized as follows: “Extremely Low” 0-30%, “Very Low” 31-50%, “Low”, 51-80% during this review period, priority housing needs were addressed as follows:

Existing Owner-Occupied Housing Units

Priority: Extremely Low Income (0-30% ELI) and Very Low-Income (31-50% VLI) Existing Homeowners and First-Time Homebuyers; and Low-Income (51-80% LI) First-Time Homebuyers:

Community Development Block Grant (CDBG)

One (1) owner-occupied units was completed (full rehab) utilizing a total of \$25,406.48 in CDBG funds, providing housing rehabilitation at average of approximately \$25,000 per unit. The household was classified in the very-low income category. The household assisted was classified as Black, non-Hispanic. Additional units are currently underway.

Disaster Recovery Initiative

Six (6) owner-occupied units were completed (full rehab) utilizing a total of \$116,696.48 in DRI funds, providing housing rehabilitation at average of approximately \$19,449.42 per unit. Of the household, 5 were classified as low and 1 as moderate income category; 5 of the households assisted were classified as Black, non-Hispanic and 1 classified as having Hispanic background. Nine (9) additional units are currently underway.

Priority: Very Low Income (0-50% MFI) and Low-Income (51-80% MFI) Existing Homeowners and First-Time Homebuyers; and Moderate-Income (80-120% MFI) First-Time Homebuyers.

During FY08-09, the City allocated \$450,000 to the CLT in support of the Sub Recipient Housing Partnership Program. The maximum subsidy available to assist eligible homebuyers is \$75,000 under this program. Under this 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 FY08-09 \$328,033.92 in SHIP subsidy was expended toward the CLT Sub-Recipient Housing Partnership for First Time Homebuyers. Assistance was provided for a total 7 households, of which 2 were classified as very low income, 3 low-income and 2 moderate-income.

During FY08-09 \$175,600 in SHIP subsidy was expended toward Purchase Assistance for First Time Homebuyers in conjunction with the Delray Beach Community Development Corporation. Assistance was provided for a total of 3 household, with 1 classified as very-low income and 2 classified as low-income.

In addition, the City continued to implement its Family Workforce Housing Ordinance which was adopted in November 2004. The Ordinance provides regulations and incentives

to encourage developers to build housing within the City's CDBG target area; and includes and preserves the Family/Workforce housing along with market rate housing. Performance criteria contained in the Ordinance controls the proportions of workforce housing to market rate housing in terms of bedroom sizes, for sale and for rent, and housing product types, as well as in other ways that would promote development of workforce housing units. Covenants and restrictions apply to both for sale and for rent workforce housing to ensure sustained affordability for a longer term. The intention of this policy is to make affordable and diverse housing opportunities available throughout the City.

VI. CONTINUUM OF CARE NARRATIVE

During this reporting period, CDBG funds were allocated to the Urban League of Palm Beach County for purposes of providing credit counseling, emergency intervention programs and referral services (many of which prevent further occurrences of homelessness). These services are provided to very low and low-income families and are designed to intervene and educate in an effort to prevent further incidences of homelessness. During this time, the Urban League's South County Office provided these services to approximately 46 eligible households within the City of Delray Beach.

The Palm Beach County Continuum of Care is the county-wide strategy (inclusive of Delray Beach) for meeting the needs of individuals and families who are homeless or at risk of becoming homeless. Under the sponsorship of the Homeless Coalition of Palm Beach County, Inc., and in concert with Palm Beach County government, together with dedicated representatives of local government, business, homeless provider agencies, formerly homeless persons, advocates, and other interested participants, regular meetings of the Service Provider Network are conducted to provide a forum for information sharing and for discussion of issues relating to homelessness and service to the homeless. Additionally, the Homeless Assessment Center (which encompasses service to the City of Delray Beach) provides immediate assistance to the chronically homeless identified through referral sources such as law enforcement, faith based organizations, criminal justice system and concerned citizens.

The PBC Continuum of Care Collaborative coordinated the mini-application process to select the agencies that would apply directly to HUD for funding. The agencies contracted directly with HUD and funds were disbursed in support of transitional housing and support services for homeless individuals and families on a countywide basis to assist the homeless in their transition from homelessness to self-sufficiency.

VII. OTHER ACTIONS

Actions to Overcome Gaps in Institutional Structure

During FY08-09, the City expanded upon the much needed social services offered through the Neighborhood Resource Center (NRC). The Neighborhood Resource Center'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. The NRC serves as office space for organizations and agencies

such as the Community Land Trust, United Way Prosperity Campaign, Families First, Coalition for Community Renewal (formerly Weed & Seed), CROS Ministries/ Caring Kitchen, as well as a 1 City funded position.

Services provided on-site at the recently expanded NRC include:

Community Land Trust

- Sales office for purchase of CLT single family homes, town homes and condominiums
- Homebuyer education and CLT workshops
- Access to SHIP subsidy dollars

Neighborhood Services

- Information Clearing House
- Maps & Databases of Neighborhood Associations
- Neighborhood Resource Library
- Technical Assistance to Grass Root Organizations
- Meeting Space
- Mailing Labels, Creating & Distributing Notices
- Volunteer/ Civic Engagement
- Mentoring Programs
- Technical Assistance to community-based organizations engaging residents and sustaining involvement
- Workshops and training including classes such as:
 - Neighborhood Pride Grant workshop
 - Making City Hall Work for You
 - How to be a President or Chairperson
 - Neighborhood Crime Watch
 - Nutrition and Wellness

Families First

- Family Self-Sufficiency and support services
- Parenting Skills

United Way Prosperity Campaign

- Career path assessment
- Educational/vocational training & planning
- Admissions & financial aid counseling
- Support services (placement testing, remediation, tutoring, mentoring, etc.)
- Soft Skills training
- Money Management
- Financial Literacy
- Credit Counseling & Financial Literacy
- Credit Repair
- IDA savings account (\$2 to \$1 match)

- Assistance gaining access to programs such as
 - Food Stamps
 - Medicaid
 - TANF
 - LIHEAP
 - KidCare
 - Child Care Subsidy
 - EITC and other Tax Credits
 - Silver Saver Prescription Benefits

Coalition for Community Renewal

- Referral services to ex-offender re-entry program servicing the CDBG target area

CROS Ministries/ Caring Kitchen

- Immediate needs assistance such as:
 - Food or food vouchers
 - Prescriptions
 - Access to clothing/ hygiene products
 - Assistance in accessing medical treatment, doctors appointments
 - Assistance in accessing SSA, WFA, etc.
- Non-emergency needs assistance such as:
 - Assistance in accessing various public services
 - Greyhound tickets/ travel
 - Declaration of Domicile
 - Obtaining identification cards

Actions to Enhance Coordination

The City of Delray Beach has a number of successful groups and committees that currently work together to provide an effective delivery system for affordable housing production and services throughout the City. A variety of organizations, including local housing organizations such as the Delray Beach Housing Authority, the Delray Beach Community Redevelopment Agency and the City collaborate regularly to try and serve as wide a range of persons as possible throughout the City. Among the current initiatives underway include a redevelopment plan for the City's public housing complex (Carver Estates) which was condemned after Hurricane Wilma, the West Settlers Historic District Revitalization, and the Mayor's Relationships between Authorities, Citizens & Experts (RACE) Initiative.

Actions to Improve Public Housing

The Delray Beach Housing Authority's Carver Estates Public Housing Project is the only public housing located in the jurisdiction of Delray Beach. The project is within the southwest section of the designated CDBG target area and is in census tract 68.01. Carver Estates is adjacent to Auburn Trace, an affordable rental complex consisting of 256 units developed under the Urban Development Action Grant (UDAG) with the area designated as a "pocket of poverty."

Carver Estates was built in the early 1970's and although maintained by the Authority with its limited resources, the buildings deteriorated over time. The Housing Authority applied for funding under the HOPE VI federally funded program to provide homeownership opportunities, rental assistance, job placement and other social service needs to prepare residents for occupying the new development.

Damages from Hurricane Wilma were so significant the entire complex was declared as "unsafe for occupancy" by the City's Chief Building Official. During this rating period, the City demolished the Carver Estates Public Housing Project, eliminating severe slum and blighted conditions occurring on the site. \$801,000 in DRI funding was utilized to complete this project. The demolition of the structures eradicated health issues related to rodents, odor and significant mold infestation.

Actions to Replace Affordable Rental Units

During FY2005-2006, the City secured \$1,000,000 Hurricane Housing Recovery (HHR) Program funds. The HHR program was created for the purpose of providing funds to assist those areas of the state with the greatest housing damage from Hurricane Wilma. The Florida Legislature appropriated one-time hurricane housing recovery funds which are administered by the Florida Housing Finance Corporation (FHFC). Staff collaborated with the Community Redevelopment Agency and the Delray Beach Housing Authority to develop strategies and to leverage dollars and resources to identify projects that would best serve the housing needs of the very low-, low- and moderate-income households.

In response to the loss of Carver Estates, the City created a Rental Housing Development strategy in its HHRP Local Housing Assistance Plan. Under this strategy, the City partnered with the CRA to rehabilitate two separate buildings within the CDBG Target Area for the purpose of creating twenty three (23) affordable rental units. The CRA purchased the historic

La France Hotel located on NW 4th Avenue as well as parcel of adjacent land for \$475,764.60. In addition the City's HHR investment of \$500,000, the CRA spent \$2,336,790 toward the rehab and construction of additional units. The second building, 133 NW 5th Avenue, was purchased by the CRA for \$1,225,000. While the City allocated a total of \$500,000 in HHR funding toward this project, during FY06-07 \$203,520 of these funds were expended on rehabilitation of units. The CRA contributed a total of \$168,647.46 to the rehabilitation of these units. During this rating period (08-09) all 23 units continued to be occupied by income eligible tenants. City staff reviewed files for income eligibility and all 23 units are occupied by residents at or below 100% of median income. Of the Twenty Three (23) units, presently eleven (11) are occupied by Extremely Low-Income senior citizens, five (5) by Very-Low senior citizens, two (2) by Very-Low Income households, and two (2) Moderate-Income households. Three (3) units are presently vacant.

Actions to Improve Resident Initiatives

City of Delray Beach general revenue funding is provided annually in support of other Neighborhood Housing Program initiatives as well. Funds are provided for outreach and education initiatives as well as development of existing and new neighborhood, community and homeowner associations throughout the City of Delray Beach. Under the Neighborhood Housing Program, funding is also provided in support of neighborhood clean-up campaigns, our local adopt-a-street and adopt-a-tree programs, as well as numerous other events and activities.

In addition, the City completed its fifth year as a partner with the Achievement Centers for Children and Families to provide much needed services to families residing in the CDBG target area. Under a grant from the Children Service Council (CSC) of Palm Beach County, the City partners with the non-profit agency to implement the highly successful "Beacon Center" model providing comprehensive wrap around services to the students and their families at the Village Academy Elementary School. This school is located in the core part of the CDBG target area and ninety-eight percent of the student population qualifies for free lunch under the Federal designation of poverty. A total of 340 children were served during this rating period.

Lead-Based Paint Hazard Reduction

The City implements its housing related activities in a manner which assesses lead-based paint risk for traditional target population (i.e., at risk children under 7 years of age). When providing assistance under its housing programs, the City continues to provide all clients and potential clients with the "Lead-Based Paint" pamphlet that describes hazards of lead-based paint. The City's Housing Rehabilitation Specialist has been designated a certified Lead Inspector and the City utilizes the services of a certified lead-based paint professional to conduct lead inspections and risk assessments. In addition, the City created an awareness of and promoted to local contractors the "Lead-Safe Work Habits" training.

Program Compliance and Planning Requirements

The City monitors Plan implementation through constructive record-keeping of project execution details, on-site inspections and maintaining close functional links with service providers, economic organizations, neighborhood groups and target beneficiaries. Staff

involvement in housing and community development organizations and their activities provide the Staff with valuable insight into the evolving needs of low- and moderate-income persons.

Focus groups and citizen meetings, conducted as part of developing the Five-Year Consolidated Plan, provided opportunities to share information and hear about issues important to neighborhood groups and community agencies. Details on CDBG programs, neighborhood organizations, and other public information is maintained on the City's website at www.mydelraybeach.com

Anti-Poverty Measures

In addition to the City's holistic approach to community development (as described throughout this document), it also takes a multi-faceted approach toward reducing the number of households with income below the poverty level. The first approach is to provide safe and affordable housing for very low-, low- and moderate-income households. Specific activities include owner rehabilitation, emergency repair, homeownership, code enforcement, demolition/clearance, support services (including fair housing and housing counseling services), working with affordable housing providers including the Delray Beach Community Land Trust, assisting non-profit and for-profit developers to initiate new construction activities, and working with at-risk homeless and "special needs" providers.

The second approach is to establish healthy neighborhoods through balanced, diverse development of public facilities, infrastructure, housing, commercial, recreational and safety activities.

Economic development represents the third facet of the city's approach to anti-poverty. Economic development efforts will be expanded by retaining and expanding employment and business opportunities for city residents. Specific activities include job creation for target area residents, promoting downtown revitalization, supporting non-profit housing partner in its small business incubator program, and promoting neighborhood revitalization through commercial redevelopment.

VIII. LEVERAGING RESOURCES

The City of Delray Beach was very successful in leveraging CDBG funds with other public and private resources. The City's successful housing programs have enabled the direct leveraging of substantial match dollars in the form of first mortgages through private lending institutions, Palm Beach County Government, US HUD, and other local funding providers. Also, Public Service agencies are encouraged to seek other funding sources for the purpose of leveraging CDBG dollars.

IX. CITIZEN COMMENTS

As required in accordance with the Consolidated Plan regulations, a fifteen-day public review and comment period was given to the City's citizens and other interested persons prior to the submittal of this report to the US HUD field office. A copy of the advertisement requesting review and comments relating to the document is attached to this report.

X. SELF-EVALUATION

During the FY 2008-2009 reporting period the City of Delray Beach continued to make progress toward meeting identified community needs and priorities. The City successfully accomplished numerous housing rehabilitations, public service activities and units of service, and other community development initiatives. CDBG, SHIP and other local dollars were allocated toward a diversity of eligible activities in support of the City's holistic approach to providing affordable housing, a suitable living environment and expanded economic opportunities for our residents.

Investment by area builders as well as non-subsidized homebuyers has continued to compliment the City's efforts to improve sub-standard housing conditions. Active code enforcement, citizen patrols, drug prevention programming, comprehensive housing rehabilitation and the provision of targeted social services have all continued to assist with the improvement of living conditions and increased property values throughout the CDBG Target Area.

By targeting our efforts geographically and allocating CDBG dollars toward "High Priority" concerns/issues identified in the 2005-2010 Consolidated Plan, the City made tremendous progress in meeting the program objectives and identified priorities. The City's on-going collaborative efforts with other public and private entities and increased public participation throughout the years helped to keep the City "fluid" in identifying new resources and avenues to meet the identified needs.

The City has successfully utilized CDBG dollars to address needs identified in the Consolidated Plan. This is supported by the outcomes reported under each separate activity identified throughout this report and in the attached IDIS reports. In addition, the City utilized the CPMP Tool for the submission of its 2008-2009 Annual Action Plan which will assist in reporting future productivity and program impact. During this rating period the City satisfied the statutory test for timely expenditure of funds.

XI. CDBG NARRATIVE STATEMENT

a. Use of CDBG Funds in Relationship to Consolidated Plan

As described throughout this report, the City has been extremely successful in addressing local needs identified at the community level. During this reporting period alone, the Department again addressed the following "High Priorities", listed in the Consolidated Plan as "Priority Community Development Needs": owner-occupied housing rehabilitation, homeless and non-homeless with special needs issues, neighborhood facilities, childcare centers, parks/and/or recreational facilities, youth and adult services, crime awareness, fair housing counseling, subsidized childcare services, and targeted code enforcement. This report in various sections provide individual priority accomplishments, particularly when discussing affordable housing preservation and development. 100% of all CDBG funds expended during the 2008-2009 Program Year served to meet the National Objective of benefiting low and moderate-income persons (24CFR 570.208a).

During this reporting period CDBG funds were also allocated to the following private non-profit organizations in support of eligible public service activities.

Community Child Care Center

The Center provides pre-school education and family services to very low- and low-income children (100% Title IV-A), individuals under Protective Services custody, parents enrolled in work training programs, and low-income teen parents. During this reporting period CDBG funds in the amount of \$80,000 were provided to the agency in support of programming efforts. A total of 1333 unduplicated children received the direct benefits of this programming effort.

Urban League of Palm Beach County, Inc.

The South County Office of the Urban League provides services to very low and low-income residents of Delray Beach. The services (housing counseling and Emergency Intervention Programs) are designed to intervene for and educate residents regarding issues of homelessness and to prevent further incidences of homelessness. During this reporting period, CDBG funds in the amount of \$6,500 were provided to the agency in support of the partial salary of one service delivery position. A total of 46 Households received the direct benefits of this programming effort

b. Efforts in Carrying Out Planned Actions

All projects and activities included in the approved Annual Action Plan for this reporting period (2008-2009) have either been completed or are underway. Funds from previous program years were also expended during this time and are reflected in the IDIS generated reports.

c. Benefiting the National Objectives

All projects/activities funded under the City's CDBG formula entitlement during this reporting period met the National Objective criteria. All funded activities met the National Objective of Benefiting Low and Moderate-Income Persons. The grantee met and exceeded the overall benefit certification requirements (of 70%).

d. Activities Involving Occupied Real Property

As provided in various sections of this report, CDBG funds were utilized during this period for numerous rehabilitation activities. However, none of the activities required relocation as a result of displacement.

e. Economic Development Activities Undertaken and Other Issues

During this program year, \$35,442.75 in CDBG funds which remained from the 07-08 fiscal year were provided to The Center for Technology, Enterprise and Development (T.E.D. Center) to provide business incubator services and technical assistance to eligible businesses.

XII. PUBLIC PARTICIPATION / ADDITIONAL REQUIREMENTS

In accordance with the Consolidated Plan regulations, this report was made available to the public for examination and comment from November 14, 2008 through December 5, 2008. No public comments had been received prior to submission of the Report to the HUD Field Office December, 2008. Any comments received after submission will be sent as an addendum to the CAPER. Please see attached newspaper advertisement published locally. The completed CAPER (performance report) is also available for examination by the public upon request.

XIII. ATTACHMENTS

Table 1. Measurable Targets vs. Accomplishments in Housing
Map of CDBG Target Area
IDIS generated reports

Table 1. Measurable Targets vs. Accomplishments in Housing Activities

Project	2008-2009 Targets	2008-2009 Accomplishments	Percent Accomplishment 2008-2009
Owner-Occupied Rehabilitation	12- DRI 3-CDBG 0-SHIP	6- DRI 3-CDBG 0-SHIP	200% 100% -
Emergency Repairs	0	0	-
First-time Homebuyers	0 – CDC 6 - CLT	2 – CDC 7 - CLT	200 % 110%
Housing Demolition	2	1	50%
Curb Appeal Program	5	3	70%
SHIP Disaster Assistance	0	0	-

Table 2. Measurable Targets vs. Accomplishments in Social Service & Economic Development Activities

Project	2008-2009 Targets	2008-2009 Accomplishments
Community Child Care Center	725 Persons	1333 Persons
Urban League	30 Households	46 Households
Fair-Housing Center	40 Persons	78 Persons
Businesses Assisted	8	22 Businesses

Overall, the City has met or exceeded the 2008-09 goals.