

Housing and Homelessness Cross-Departmental Team



**Palm Beach County
Strategic Planning &
Performance Management**

January 30, 2024

MEET *the* TEAM



Cross-Departmental Team Members

Housing and Homelessness



Arlene Griffiths
Re-entry Public Safety
Co-Chair



Wendy Tippett
Human Services & Community Action
Co-Chair



Elisa Cramer
Youth Services



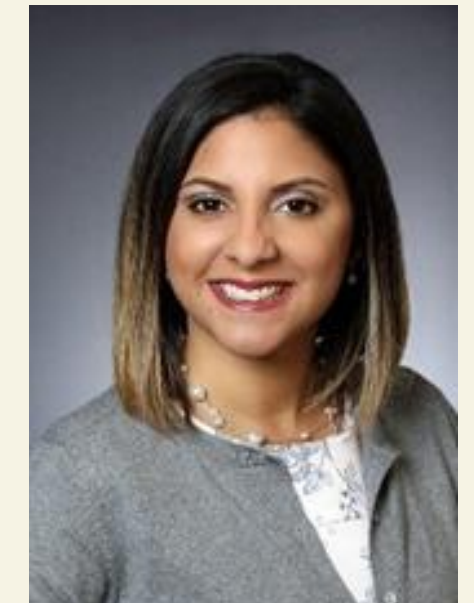
Carlos Serrano
Housing & Economic Development



Marcela Millett
Strategic Planning & Performance Management



Rickey Rodriguez
Fire Rescue



Natalie Diaz-Rodriguez
Human Services & Community Action



George LaCosta
Parks and Recreation



Lesley George
Housing & Economic Development



Maria Bond
Human Services & Community Action



James Mackey
Palm Beach Sheriff's Office



Keith Clinkscale
Strategic Planning & Performance Management



Michael Howe
Planning & Zoning



Rosalind Murray
Criminal Justice Commission

Strategic Priority:

Housing and Homelessness

Goals & Metrics

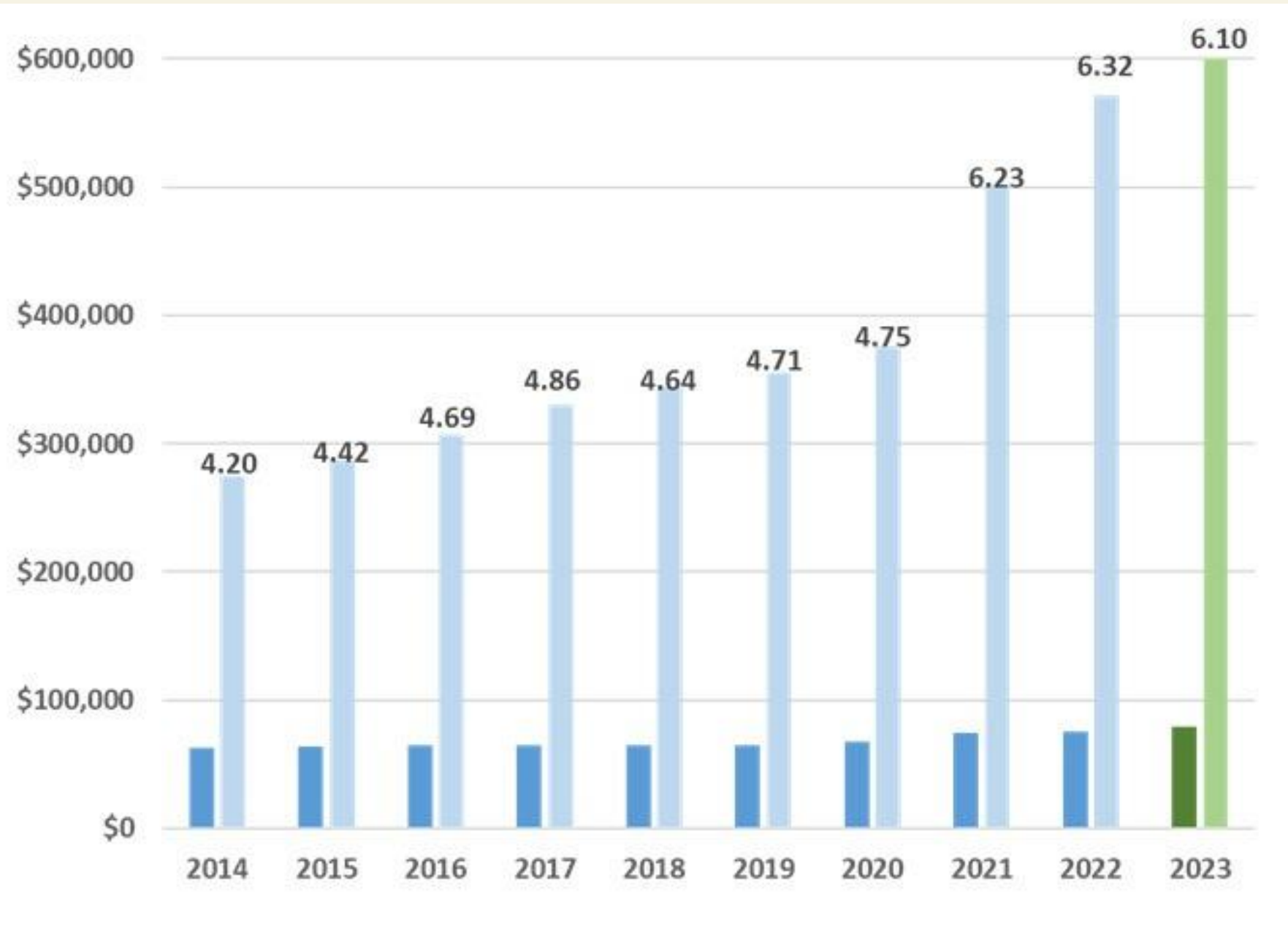
Goal 1: Increase the ability of those who work in the County to afford to live in the County

Goal 2: Reduce homelessness in Palm Beach County

Goal 3: Improve access to social services



Housing Price as a Multiple of Income



In 2014, a median priced Single Family Home cost 4 times the median income. In 2023, a median priced Single Family Home (\$600k) cost over 6 times the median income (\$98,300).

RENTS TOO!
To afford the \$2,226 Fair Market Rent for a 2-bedroom apartment, a tenant needs annual income of \$89,040 or \$42.81 per hour.

Household Income Housing Price



Workforce Housing Program



From inception through August 2023

- 101 projects / 3,300+ units subject to WHP
- 1,300 rentals built or under development
- 400+ for-sale units built or under development
- 227 for-sale units sold
- In Lieu Fees: more than \$17 million paid
- 1,011 residents participated in WHP homebuyer workshops conducted by UF/IFAS and HED



During FY2023, HED allocated \$25.6M to 15 projects totaling 764 housing units.

Affordable Housing Program



Flagler Station
94 units



HED Replacement
Housing



Ocean Breeze
123 units



Habitat New Construction



HED Housing
Rehabilitation

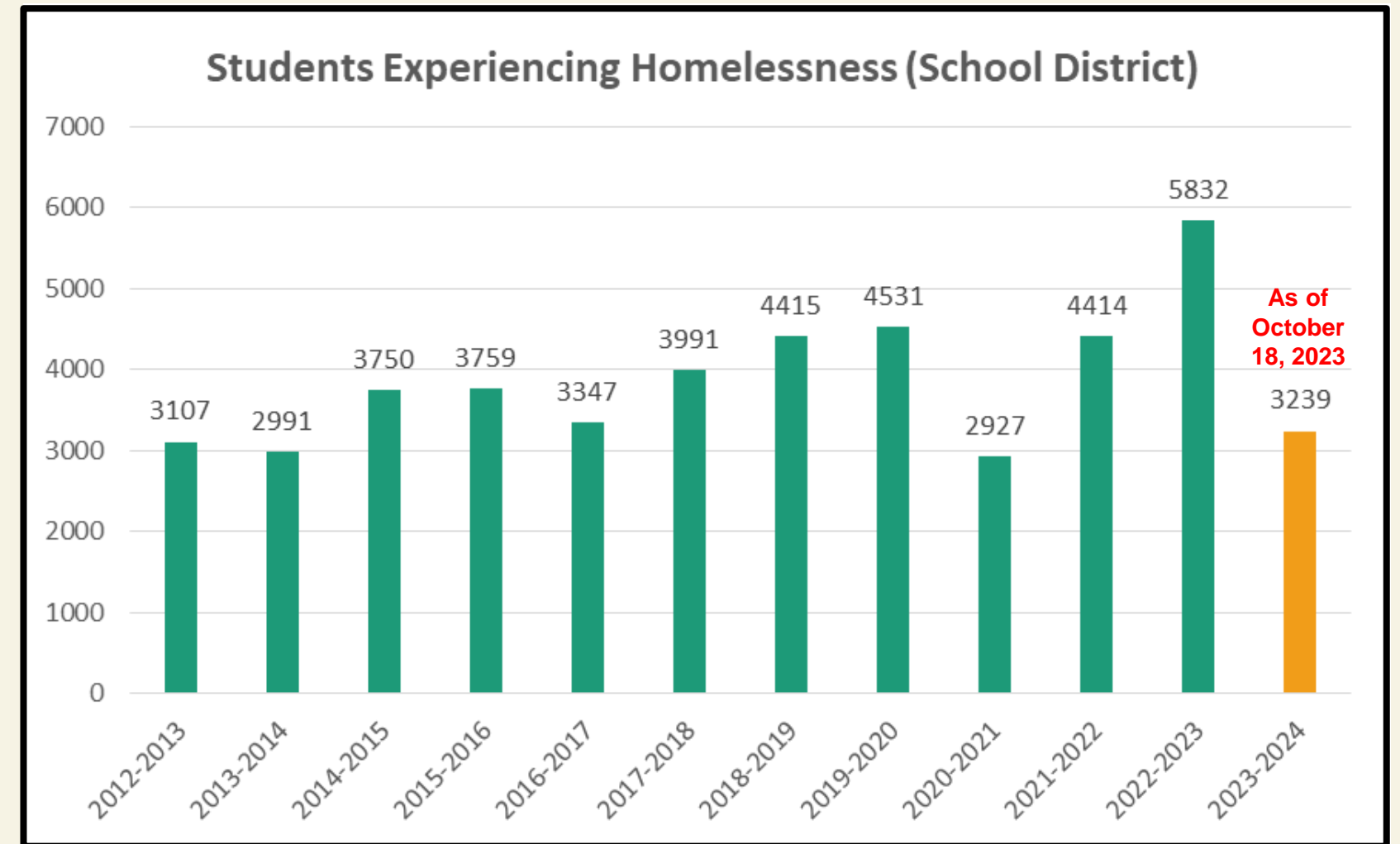


How Many People Experiencing Homelessness Live in Palm Beach County?

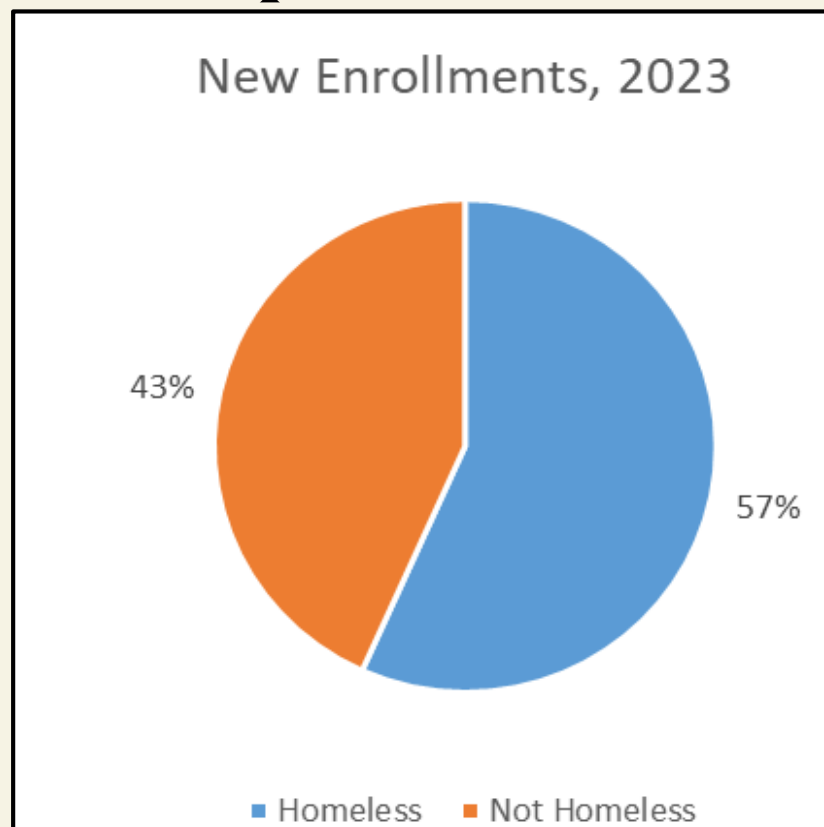
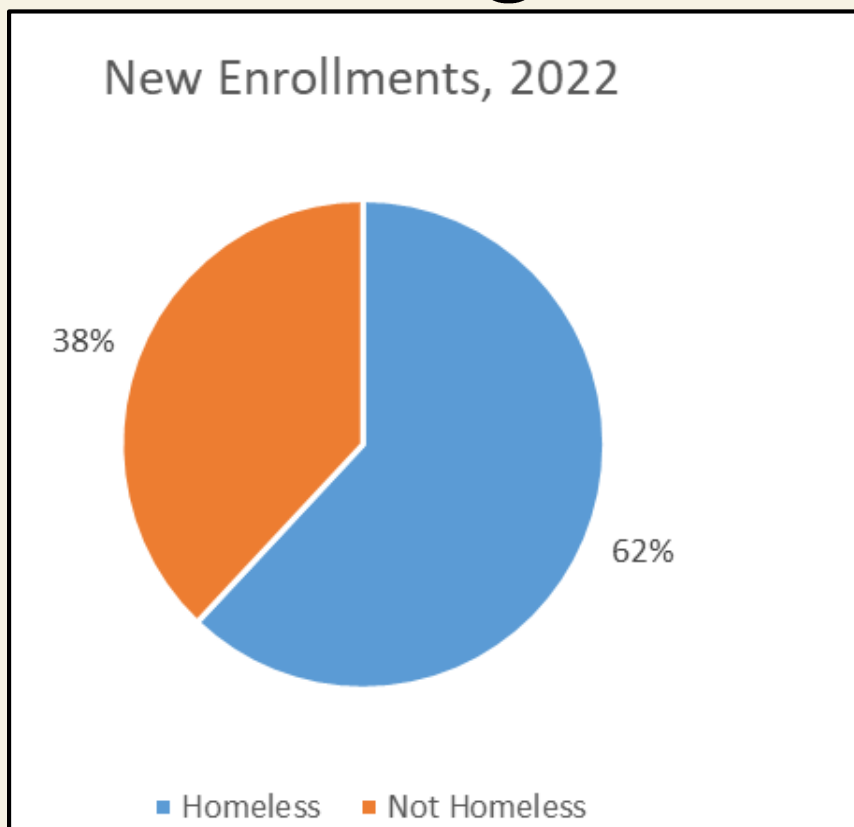
2023 Point-In-Time Count



McKinney-Vento Program School District



Housing for Reentry Program Participants



Households Served with Emergency Funding FY 23

Funding	Amount Spent	Households Served
ERA (All Services)	\$97,289,123	14,464
LIHEAP (Electric Bill Assistance)	\$8,168,944	8,637
HVAC Replacement Program (LIHEAP)	\$2,769,347	302
LIHWAP (Water Bill Assistance)	\$971,124	2,016
ESG (Rent)	\$2,219,721	1,163
EFSP (Rent)	\$386,567	150
TOTAL:	\$111,804,826	26,732

Services include:
 Rent
 Utilities
 Food Cards

CARES (Coronavirus Aid, Relief, and Economic Security Act)
 ERA (Emergency Rental Assistance)
 LIHEAP (Low Income Home Energy Assistance Program)
 ESG-CV (Emergency Solutions Grants)



Coordinated by:



Increasing Housing Inventory for Persons Experiencing Homelessness



The Lord's Place / Burkle Place III
21 units prioritizing 50% to women ages 55 +



The Lord's Place C Place
25 bed supportive housing for formerly incarcerated with behavioral health concerns



Adopt-A-Family Julian Place
14 - 2,3,4 bedroom townhomes for families who attend Highland Elementary



City of WPB/Community Partners/SEFBHN The Villages
20-unit supportive housing complex for 36 residents



PBC/West Palm Beach Housing Authority Prosperity Village Cottage Homes
17 detached single family homes



Palm Beach County Housing Authority Legacy at 45th Street
48 apartments from steel containers



PBC/Gulfstream Goodwill Melissa's Place
18 Emergency Shelter Units



PBC/Gulfstream Goodwill Melissa's Place
22 Supportive Housing Units



PBC/Gulfstream Goodwill Belle Glade Transitional Shelter
8 Bed Emergency Shelter



PBC/Gulfstream Goodwill Housing Resource Center II
74 Bed Emergency Shelter



Fire Rescue & Community Services

The Fire Rescue Mobile Integrated Health Team often identifies challenges and communicates them to Community Services to find a solution together to meet the needs of those we mutually serve.



Fire Rescue's Mobile Integrated Health Team assisted over **6,300 patients** in 2023 with **574** identifying themselves as **being homeless**.



Parks to Work Program

Wrap Around Services & Job Training
for Individuals Experiencing Homelessness



- **133** participants
- Services include: **Case Management, Financial Literacy, Employment Training**
- Participants secured housing placements through: **Rapid Re-Housing, Emergency Housing Vouchers, reconnecting with families and/or friends, and housing with no subsidies**

Preparing Tomorrow's Leaders

363 summer camp scholarships utilized by children experiencing homelessness in FY23

Youth Services Summer Camp Programs



Ascension



Pioneer Park Elementary



Belvedere Elementary



Preparing Tomorrow's Leader's



Fiscal Year 2023 Performance Metrics

Goal 1

Goal 1: Increase the ability of those who work in the County to afford to live in the County

Metrics – Fiscal Year 2023	Units
Number of units produced by Workforce Housing Program	400
Number of units assisted by DHED programs	374
FY 2023 Workforce/Affordable Total	774
Number of units produced for Very Low Income households	66
Number of homeowner foreclosures prevented	61
Number of participants in homebuyer / rehabilitation workshops	6,117

Goal 3

Goal 3: Improve access to social services

Metrics – Fiscal Year 2023	Units
Meals served at Library locations, summer 2023	22,013
Individuals served through OCR food distribution event (01/2023)	10,000
SNAP benefits consultations (Library & PBC Food Bank)	2,912
Fire Rescue Mobile Integrated Health Team homeless assistance:	574
Youth Services summer camp scholarships utilized by children experiencing homelessness:	363

Other services provided by Palm Beach County-funded community-based agencies: Housing Program for young adults (18-25 year old) that have turned 18 in the foster care system, or young adults in the community who are homeless; homeownership education & counseling; down payment assistance; financial education & coaching; post-ownership education; affordable rental housing; and matched-savings program.

Goal 2

Goal 2: Reduce homelessness in Palm Beach County

Metrics – Fiscal Year 2023	Units
Households unduplicated served by emergency funding	26,732
Emergency funding spent on rent, utilities, and HVAC Replacements	\$111,804,826
P2W individuals served through rapid re-housing:	36
2022 Point-In-Time count:	1,855

Over 26,732 households were served with emergency funding during this time and over \$111 million was spent on preventing homelessness in our community.



Thank you!





Housing and Homelessness Cross-Departmental Team

- **Backup Information Addendum**
- **Not presented in person during workshop**

**Palm Beach County
Strategic Planning &
Performance Management**

BCC Workshop - January 30, 2024

Housing and Homelessness Cross-Departmental Team



**Palm Beach County
Strategic Planning &
Performance Management**

January 30, 2024

MEET *the* TEAM



Cross-Departmental Team Members

Housing and Homelessness



Arlene Griffiths
Re-entry Public Safety
Co-Chair



Wendy Tippett
Human Services & Community Action
Co-Chair



Elisa Cramer
Youth Services



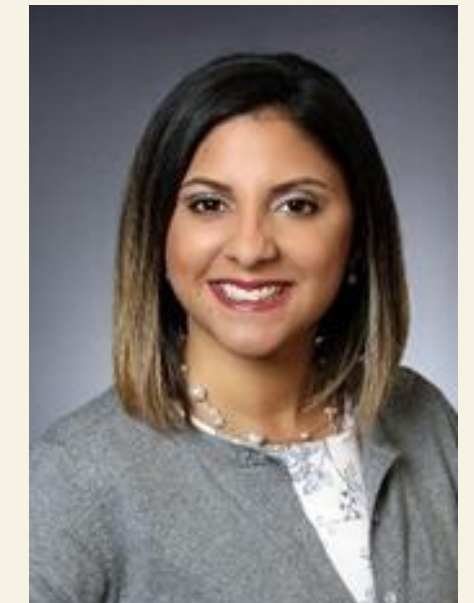
Carlos Serrano
Housing & Economic Development



Marcela Millett
Strategic Planning & Performance Management



Rickey Rodriguez
Fire Rescue



Natalie Diaz-Rodriguez
Human Services & Community Action



George LaCosta
Parks and Recreation



Lesley George
Housing & Economic Development



Maria Bond
Human Services & Community Action



James Mackey
Palm Beach Sheriff's Office



Keith Clinkscale
Strategic Planning & Performance Management



Michael Howe
Planning & Zoning



Rosalind Murray
Criminal Justice Commission

Strategic Priority:

Housing and Homelessness

Goals & Metrics

Goal 1: Increase the ability of those who work in the County to afford to live in the County

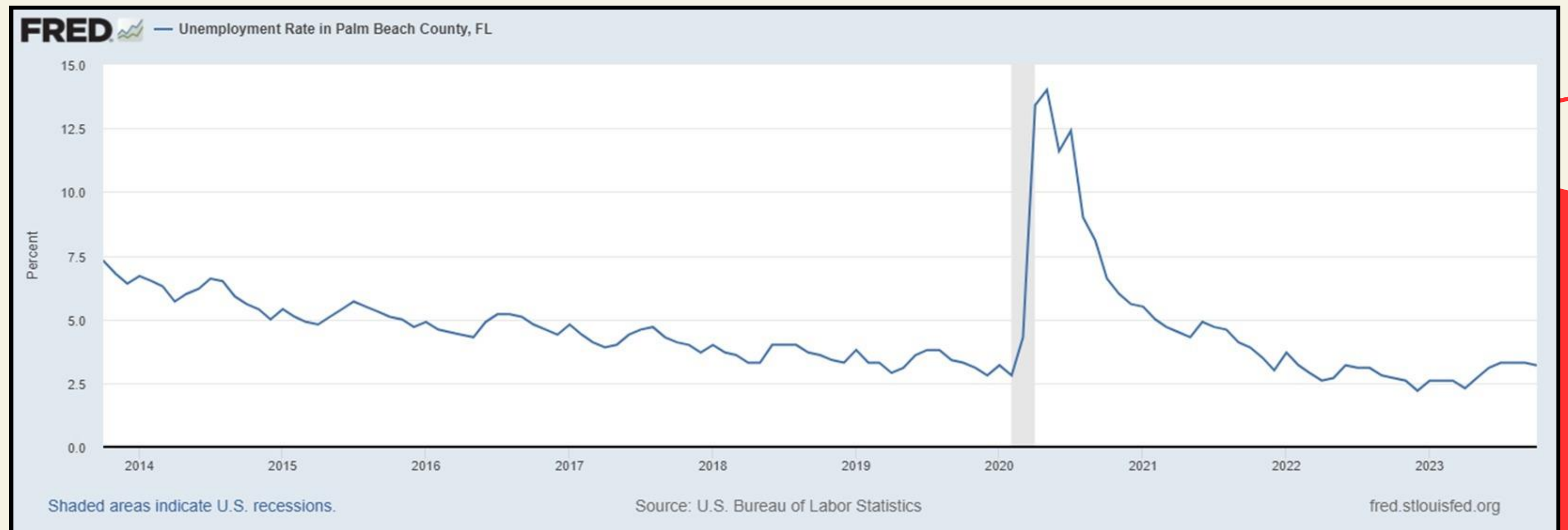
Goal 2: Reduce homelessness in Palm Beach County

Goal 3: Improve access to social services



State of Housing: Recent Economic and Housing Conditions

Unemployment rate in Palm Beach County was **3.2%** in October 2023 compared to the Statewide rate of **2.8%** and the National rate of **3.9%**.



U.S. Bureau of Labor Statistics, Unemployment Rate in Palm Beach County, FL [FLPALM2URN], retrieved from FRED, Federal Reserve Bank of St. Louis: [Unemployment Rate in Palm Beach County, FL \(FLPALM2URN\) | FRED | St. Louis Fed \(stlouisfed.org\)](https://fred.stlouisfed.org/series/FLPALM2URN)



State of Housing: Recent Economic and Housing Conditions

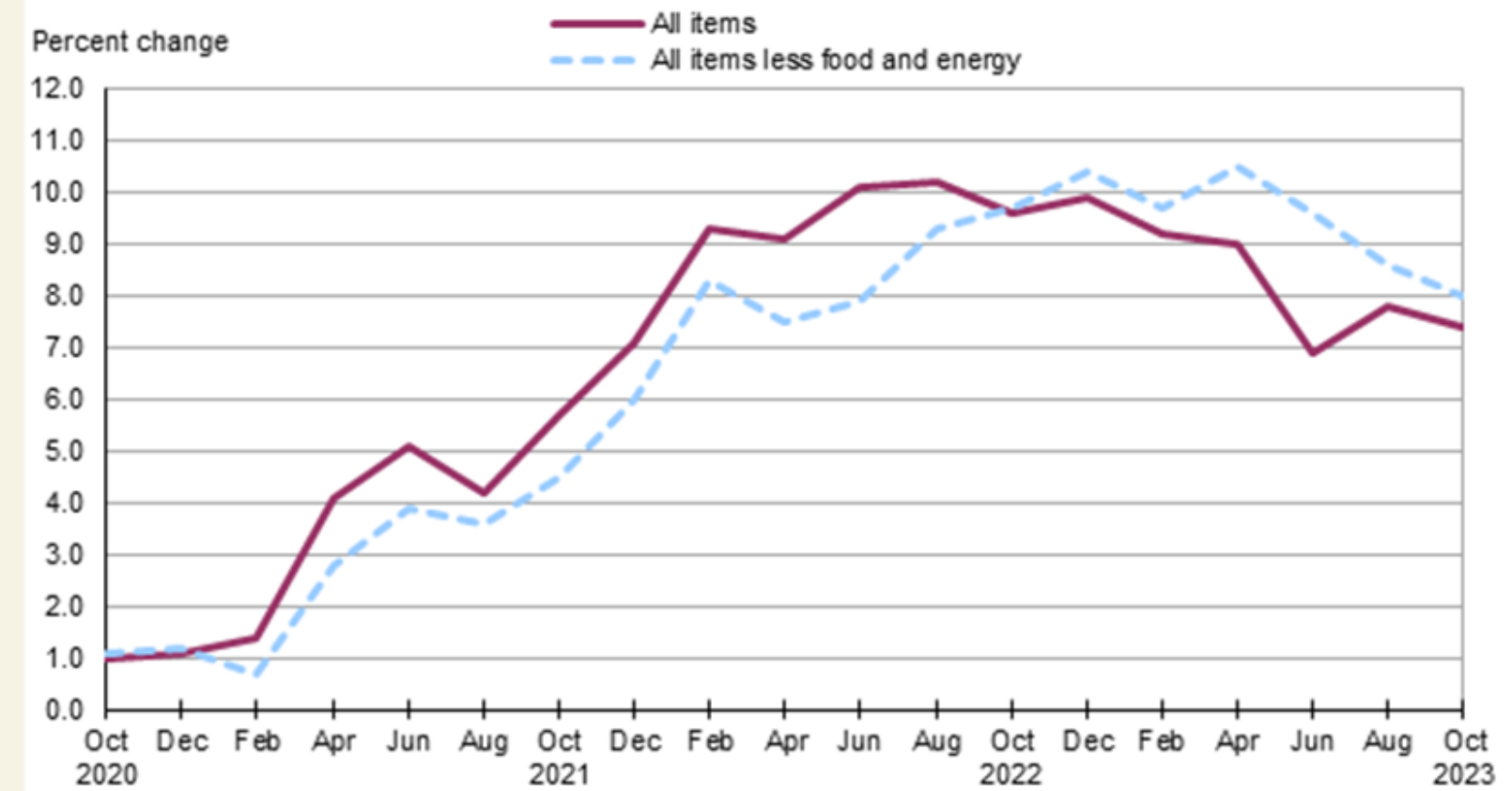


At **8.5%** in December 2023, the **Prime Interest Rate** is at its highest since 2000.

Board of Governors of the Federal Reserve System (US), Bank Prime Loan Rate Changes: Historical Dates of Changes and Rates [PRIME], retrieved from FRED, Federal Reserve Bank of St. Louis

Rate of inflation fell to **7.8%** in August 2023 after peaking at 10.2% in 2022.

Chart 1. Over-the-year percent change in CPI-U, Miami-Fort Lauderdale-West Palm Beach, FL, October 2020–October 2023



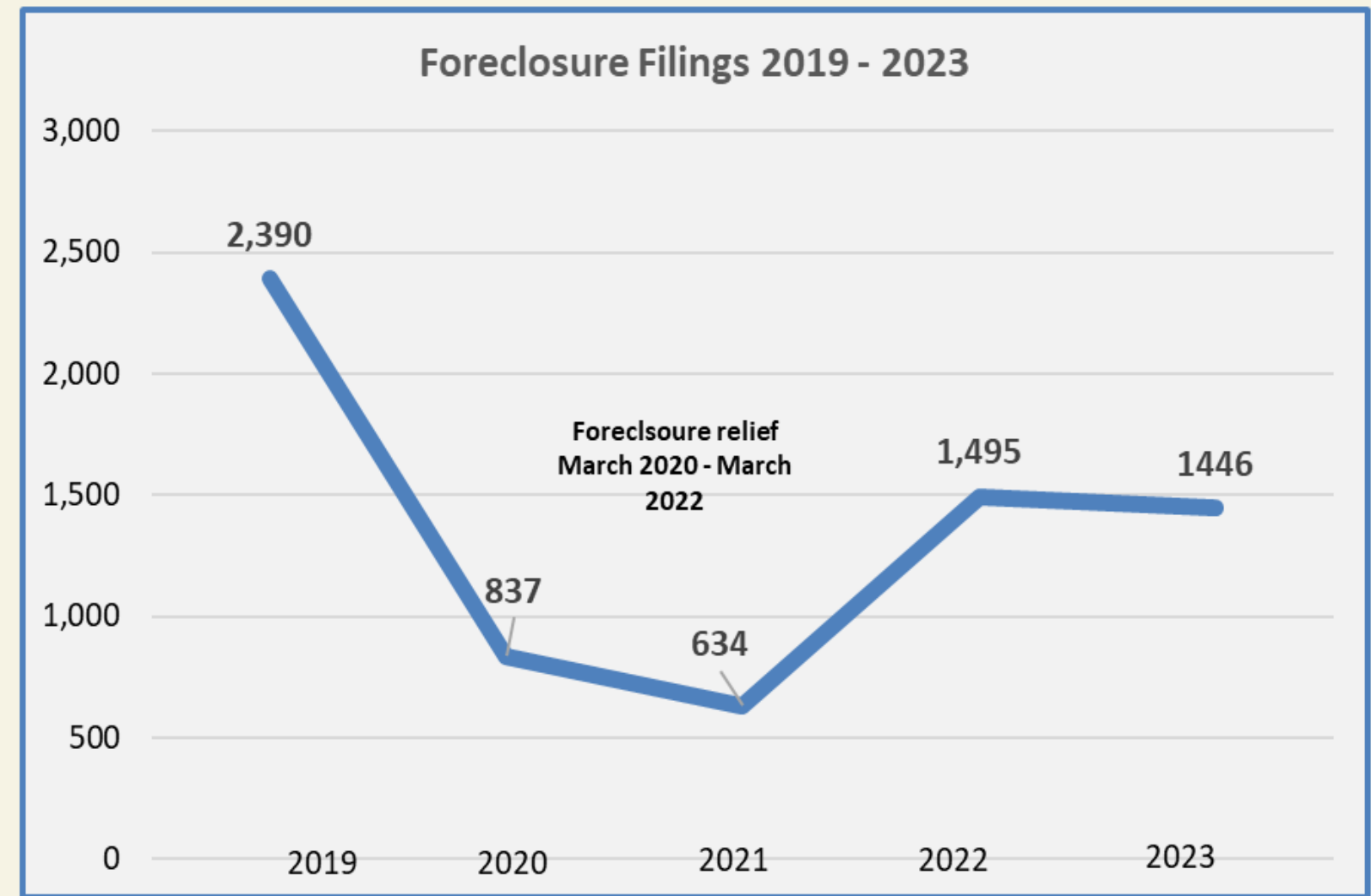
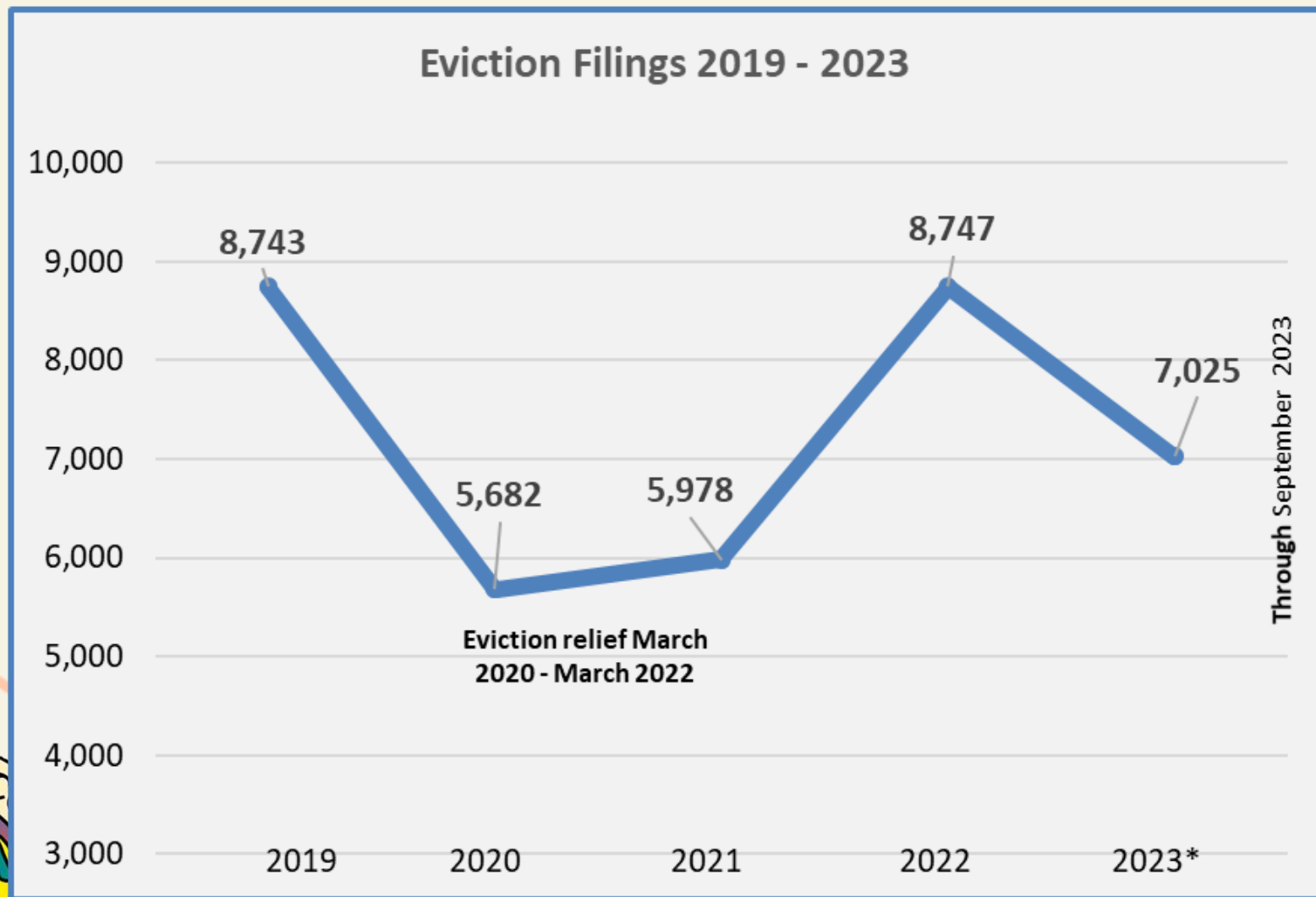
U.S. Bureau of Labor Statistics, Over-the-year percent change in Consumer Price Index for All Urban Consumers in Miami-Fort Lauderdale-West Palm Beach, FL.



State of Housing: Recent Economic and Housing Conditions, continued

Eviction filings totaled **7,025** in 2023 (through September).

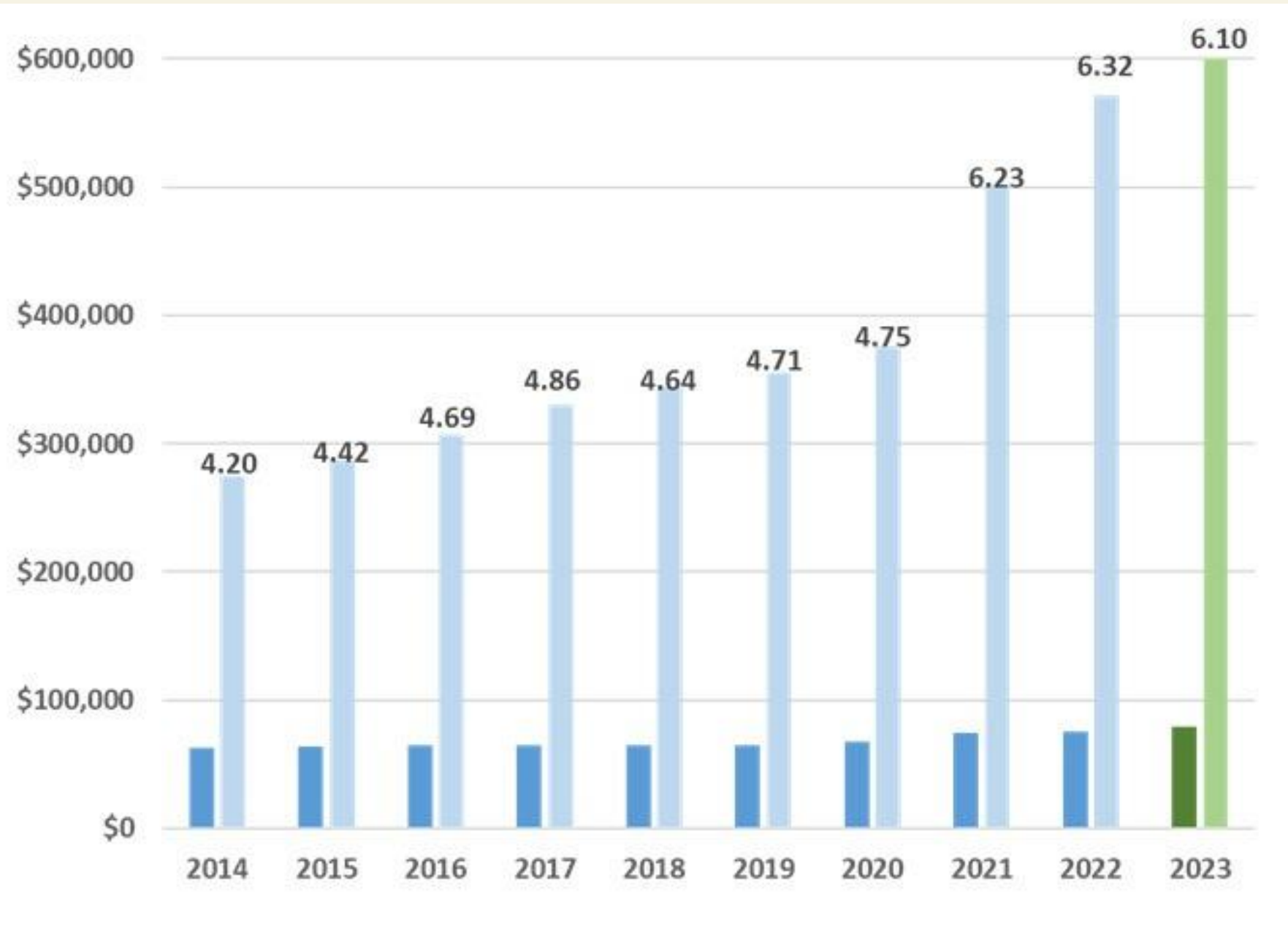
Foreclosure filings totaled **1,446** in 2023 (through September).



Source: [UF Shimberg Center Florida Housing Data Clearinghouse](#)



Housing Price as a Multiple of Income



In 2014, a median priced Single Family Home cost 4 times the median income. In 2023, a median priced Single Family Home (\$600k) cost over 6 times the median income (\$98,300).

RENTS TOO!
To afford the \$2,226 Fair Market Rent for a 2-bedroom apartment, a tenant needs annual income of \$89,040 or \$42.81 per hour.

Household Income Housing Price



Workforce Housing Program



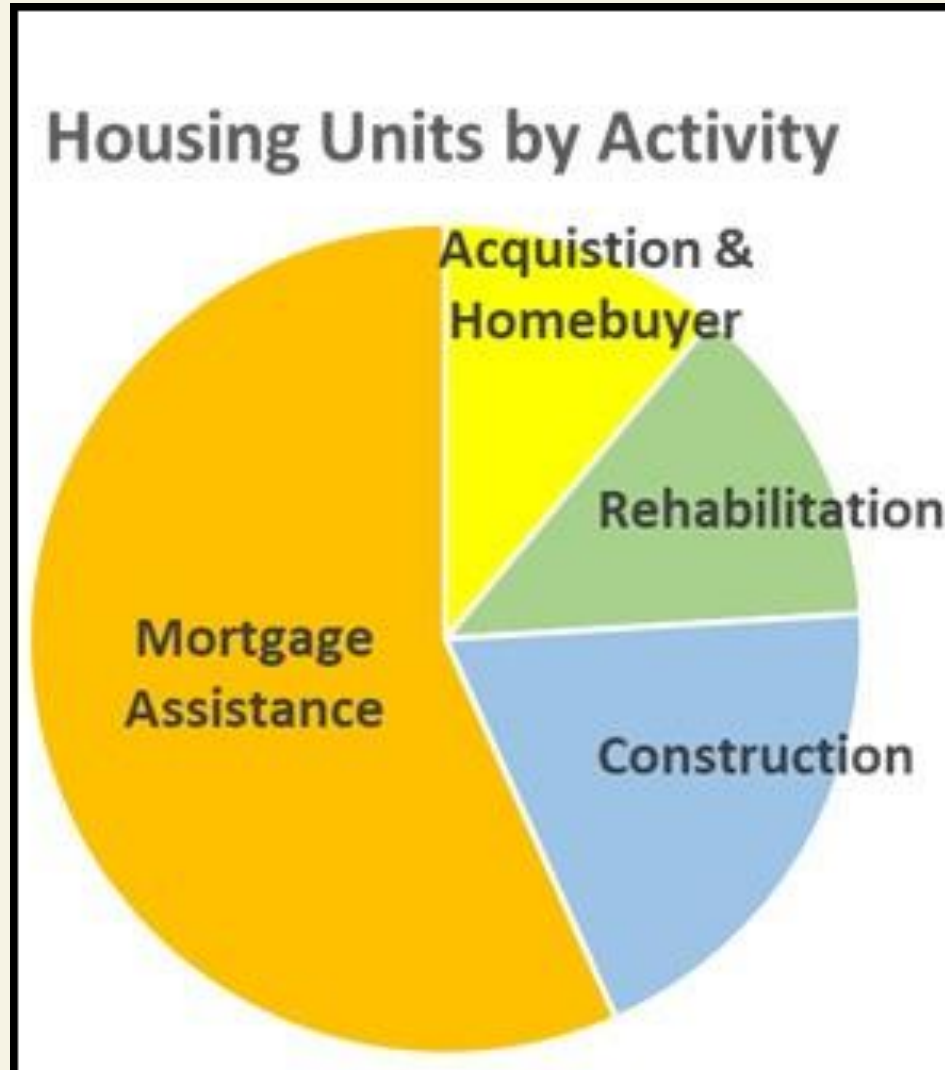
From Inception through August 2023

- 101 projects / 3,300+ units subject to WHP
- 1,300 rentals built or under development
- 400+ for-sale units built or under development
- 227 for-sale units sold
- In Lieu Fees: more than \$17 million paid
- 1,011 residents participated in WHP homebuyer workshops conducted by UF/IFAS and HED

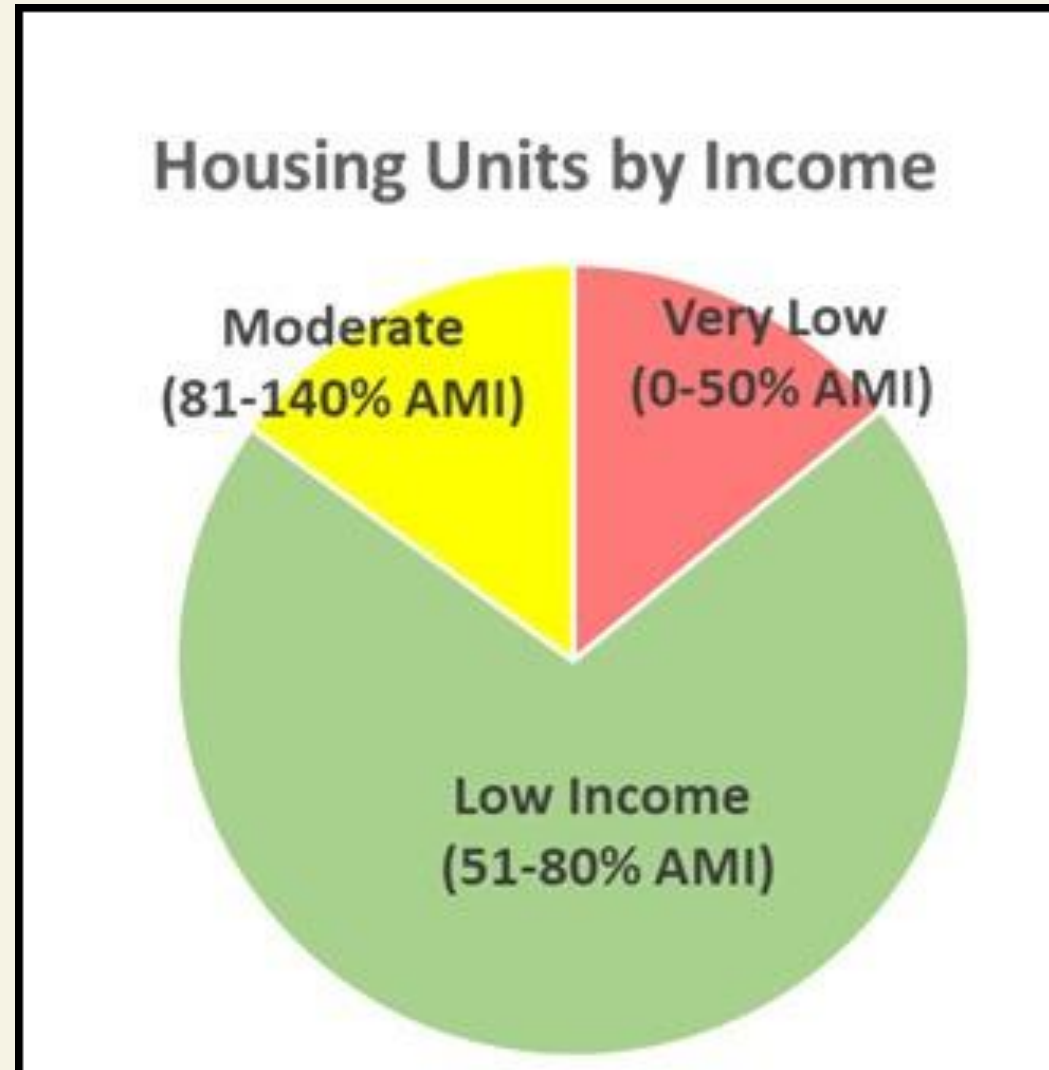


Affordable Housing Programs 2021-2023

HED assisted **2,035 housing units** for up to 140% of Area Median Income (AMI) through construction, acquisition, rehabilitation, and mortgage assistance using HOME, CDBG, SHIP, ARPA, and local monies.



Activity Type	Units
Construction	392
Acquisition	225
Rehabilitation	264
Mortgage Assistance	1,154
Total	2,035



Income Group	Units
Very Low (0-50% AMI)	287
Low (51-80% AMI)	1,442
Moderate (81-140% AMI)	306
Total	2,035

During FY2023, HED allocated \$25.6M to 15 projects totaling 764 housing units.



Source: PBC Department of Housing and Economic Development

Affordable Housing Delivered!



**Flagler Station
West Palm
Beach 94 units**



**Ocean Breeze
Boynton Beach
123 units**



**HED Replacement
Housing South Bay**



**Habitat New Construction
Belle Glade**



**HED Housing Rehabilitation
West Palm Beach**



Fiscal Year 2023 Performance Metrics

Goal 1: Increase the ability of those who work in the County to afford to live in the County

Metrics – Fiscal Year 2023	Units
Number of units produced by Workforce Housing Program	400
Number of units assisted by DHED programs	374
FY 2023 Workforce/Affordable Total	774
Number of units produced for Very Low Income households	66
Number of homeowner foreclosures prevented	61
Number of participants in homebuyer / rehabilitation workshops	6,117



Households Served with Emergency Funding FY 23

Funding	Amount Spent	Households Served
ERA (All Services)	\$97,289,123	14,464
LIHEAP (Electric Bill Assistance)	\$8,168,944	8,637
HVAC Replacement Program (LIHEAP)	\$2,769,347	302
LIHWAP (Water Bill Assistance)	\$971,124	2,016
ESG (Rent)	\$2,219,721	1,163
EFSP (Rent)	\$386,567	150

Services include:
Rent
Utilities
Food Cards

CARES (Coronavirus Aid, Relief, and Economic Security Act)
ERA (Emergency Rental Assistance)
LIHEAP (Low Income Home Energy Assistance Program)
ESG-CV (Emergency Solutions Grants)

Coordinated by:



HVAC Program

HVAC REPLACEMENT PROGRAM

PALM BEACH COUNTY RESIDENTS

- ▶ Up to \$15,000 in Assistance
- ▶ Eligibility:
 - System No Longer Cools
 - System is At Least 10 Years Old
 - High Energy Bill
 - Life Threatening Environment
- ▶ Apply Online at RentalAssistancePBC.org



**More than 250 HVAC
Units Replaced**

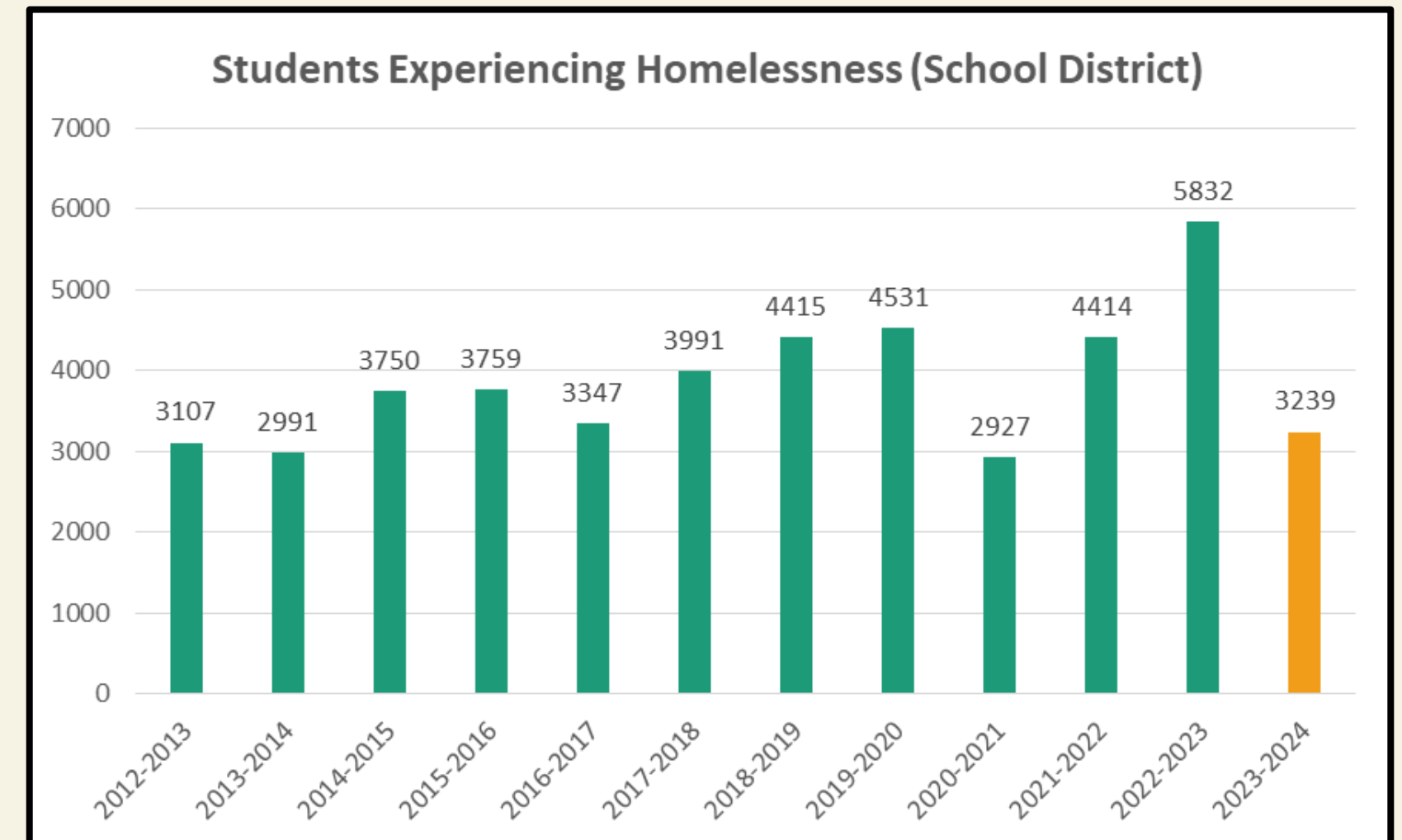


How Many People Experiencing Homelessness Live in Palm Beach County?

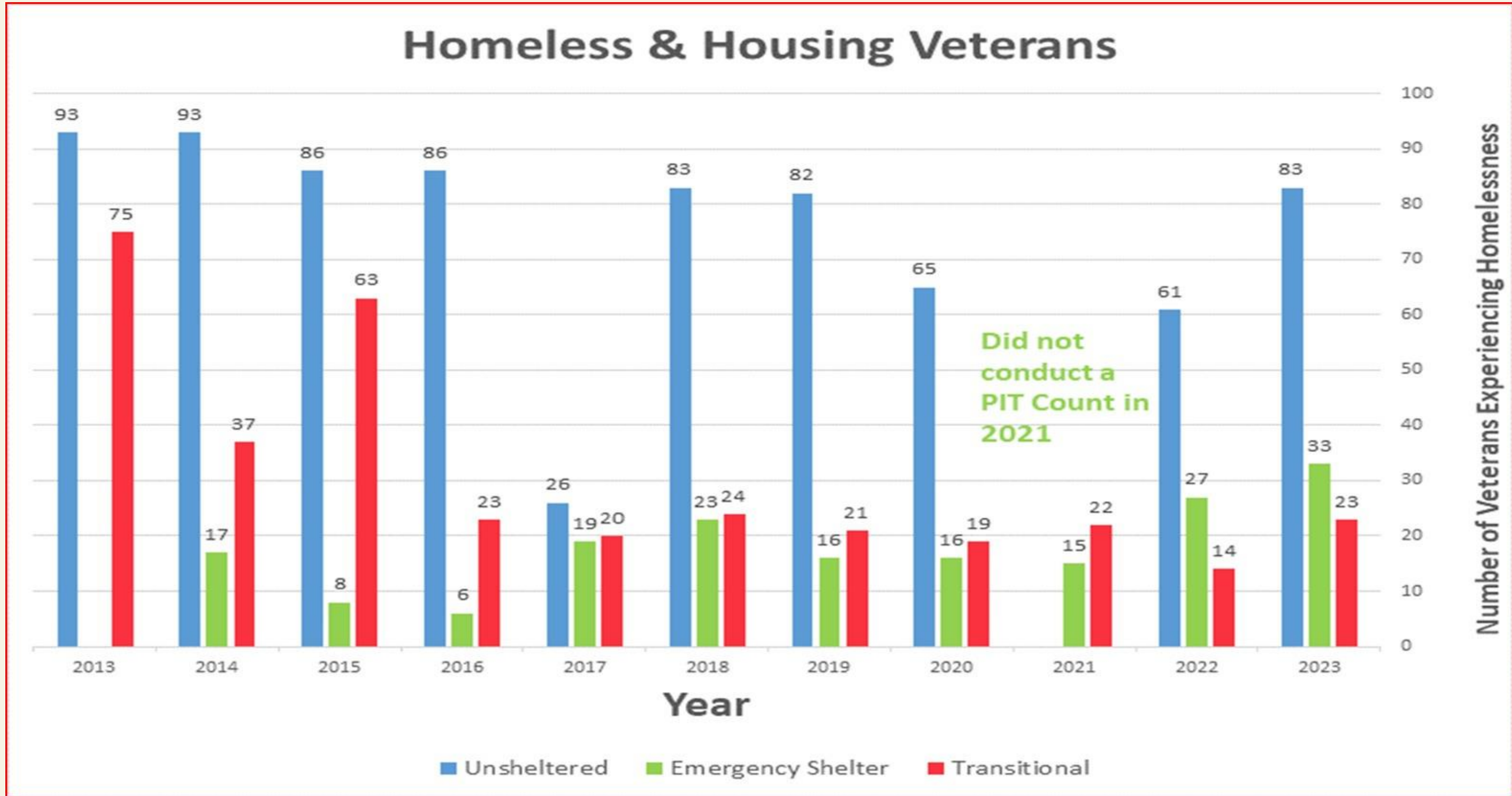
2023 Point-In-Time Count



McKinney-Vento Program School District



Homeless and Housing Veterans

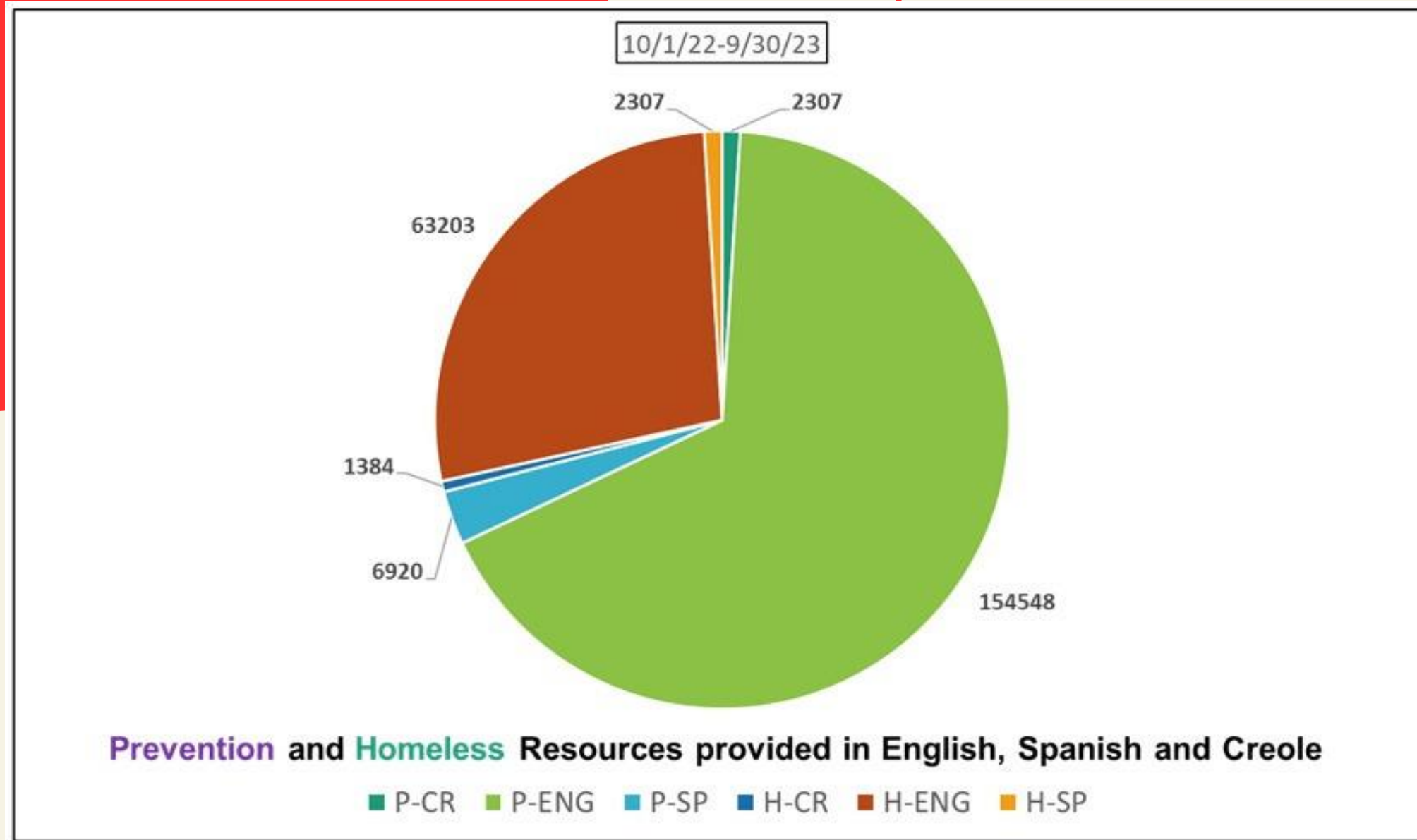


10/2023 BNL – 73 Veterans

10/2023 Acuity List Veterans – 18

Coordinated Entry System Enhancement

Total of 230,669 calls from 10/1/22-9/30/23



New Call Center Numbers:
833-HHA-WILL
for Homeless Calls

833-CSD-WILL
for Prevention Calls

Average wait time for all contacts was 4.47 minutes
Expanded to 24/7 access for homeless calls



Housing Resource Centers

An Evolution of Shelter Services



60 Beds

Senator Philip D. Lewis Center



107 Beds (temporary)

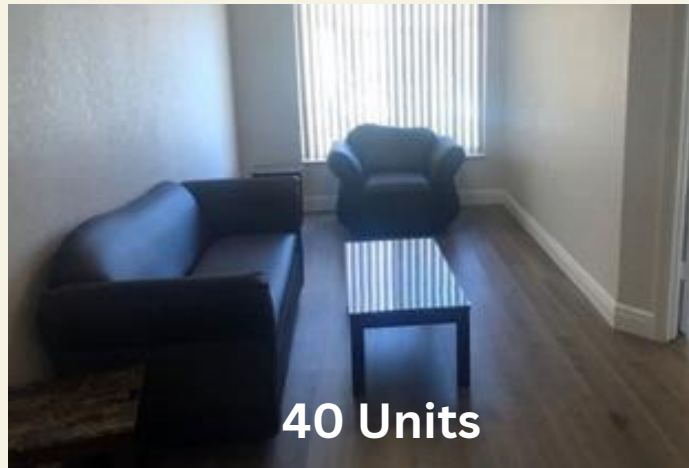
Lewis Center Annex (Fairgrounds)



May 9, 2022



October 5, 2022



40 Units

Belle Glade Emergency Shelter



19 Units REACH



Fall, 2023

The new HRC will bring an additional **74 beds of emergency shelter** to PBC, as well as provide **interim housing** for families, youth, and singles



CDT Tour of HRC2 -Fall 2023



Increasing Housing Inventory for Persons Experiencing Homelessness



The Lord's Place / Burkle Place III
21 units prioritizing 50% to women ages 55 +



**The Lord's Place
C Place**
25 bed supportive housing for
formerly incarcerated with behavioral
health concerns



**Adopt-A-Family
Julian Place**
14 - 2,3,4 bedroom townhomes for
families who attend Highland
Elementary



**City of WPB/Community
Partners/SEFBHN
The Villages**
20-unit supportive housing
complex for 36 residents



**PBC/West Palm Beach Housing Authority
Prosperity Village Cottage Homes**
17 detached single family homes



**Palm Beach County Housing Authority
Legacy at 45th Street**
48 apartments from steel containers



**PBC/Gulfstream Goodwill
Melissa's Place**
18 Emergency Shelter Units



**PBC/Gulfstream Goodwill
Melissa's Place**
22 Supportive Housing Units



**PBC/Gulfstream Goodwill
Belle Glade Transitional Shelter**
8 Bed Emergency Shelter



**PBC/Gulfstream Goodwill
Housing Resource Center II**
74 Bed Emergency Shelter



SMART Landlord Campaign

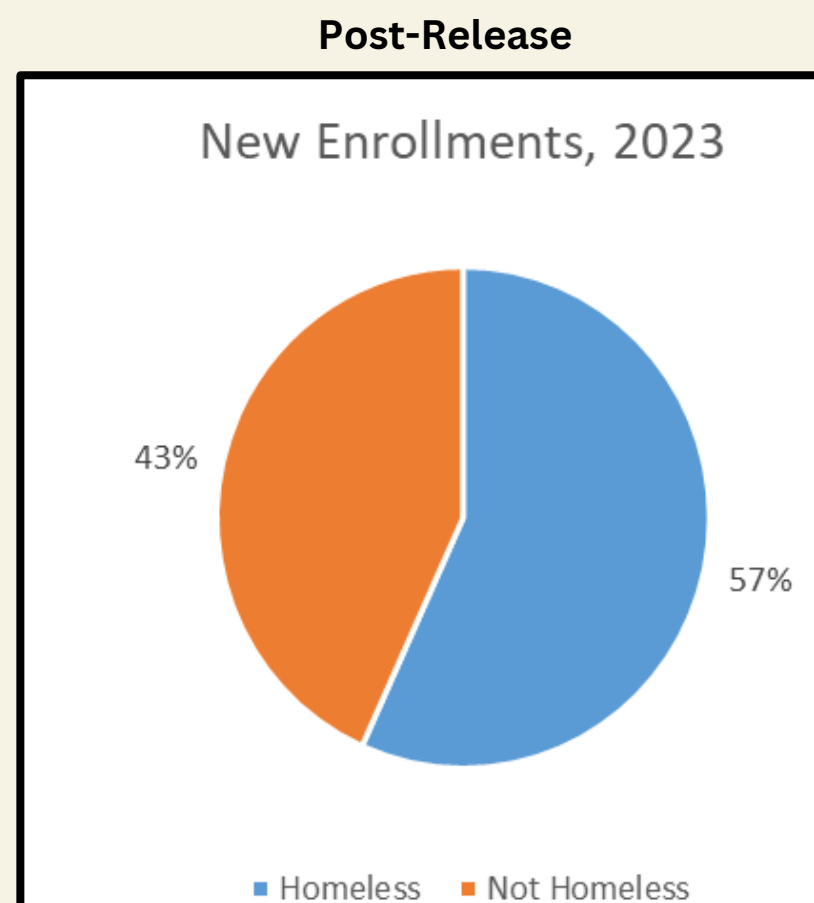
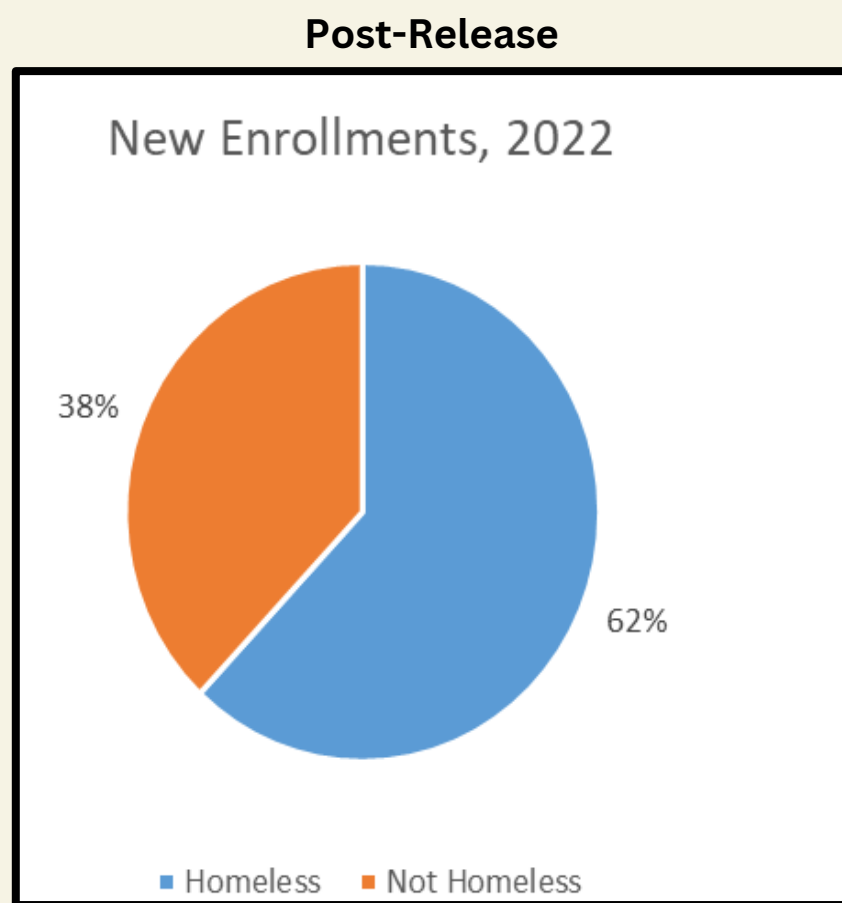
**90 New
Landlords
Registered**



- **Support** - Landlords support the community by offering housing to residents who are facing a housing crisis and have no where to live.
- **Marketing** - Landlords can save on marketing costs. We have a waiting list of people who need housing immediately.
- **Assistance** - Every tenant has a case manager who provides assistance to the client and serves as the landlord's immediate point of contact.
- **Rent** - Landlords receive timely rent payments with help from the organization placing the tenant.
- **Tenant** - Reduce vacancies by always having a tenant.

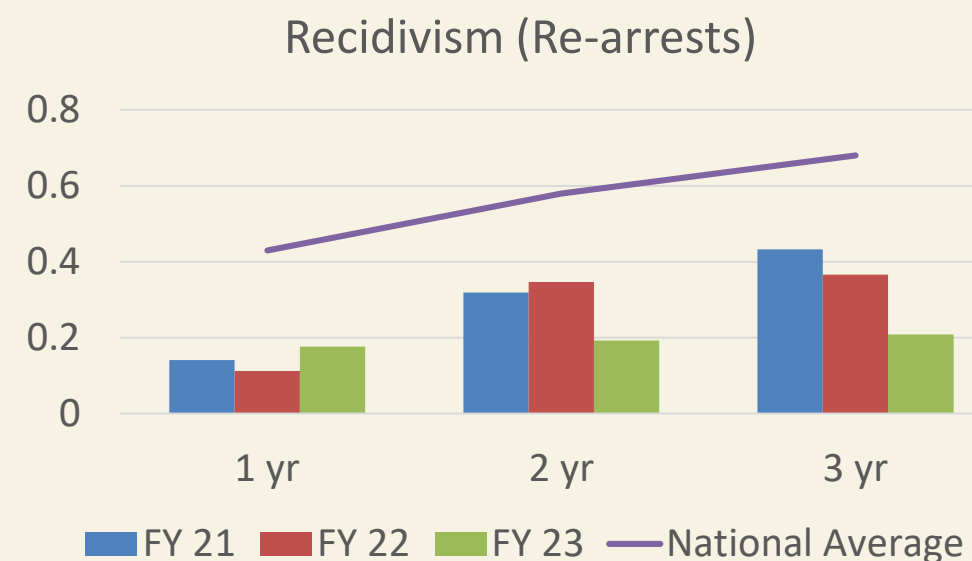


Housing for Reentry Program Participants



Recidivism (re-arrest)

	1 yr	2 yr	3 yr
FY 21	14%	32%	43%
FY 22	11%	35%	37%
FY 23	18%	19%	21%
National Average	43%	58%	68%



3rd PBC
Reentry
Summit
coming in
October 9-11,
2024

*The recidivism is measured by time between **release** and **re-arrest** for clients **enrolled** in that FY.

**Not all participants have reached the 1, 2 and 3 year thresholds as of yet.

PARTNERSHIPS:

BJA Grant – In 2022, Palm Beach County was awarded the FY 22 Improving Adult and Juvenile Crisis Stabilization and Community Reentry Program grant from the Department of Justice, Bureau of Justice Assistance for \$750,000 over three years. This grant will support coordination and provide comprehensive treatment, recovery, and other supportive reentry services, including housing to adults experiencing mental health, substance use, or co-occurring disorders who are being released from the County jail and returning to South Bay, Belle Glade and Pahokee.

Reentry Resource Fair – PBC Clerk & Comptroller in collaboration with PBC Public Safety Department hosted a resource fair in West Palm Beach on September 9, 2023, showcasing housing programs and other reentry services in the community.



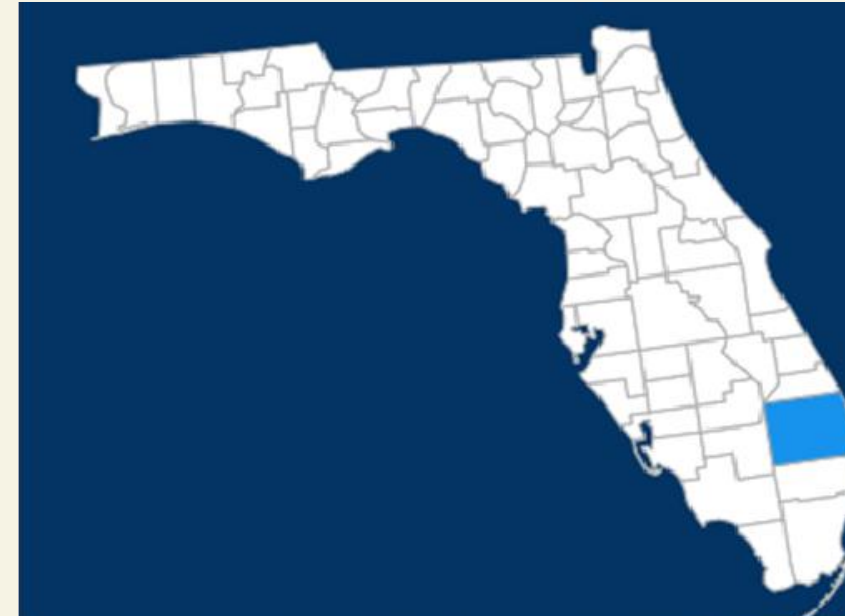
Parks to Work Program: Wrap Around Services & Job Training for Individuals Experiencing Homelessness

From inception:

133 participants

Services include: **Case Management, Financial Literacy, Employment Training**

Participants secured housing placements through: **Rapid Re-Housing, Emergency Housing Vouchers, reconnecting with families and/or friends, and housing with no subsidies**



2019 NACo ACHIEVEMENT AWARD WINNER
Parks2Work Program
PALM BEACH COUNTY, FLA.



Fiscal Year 2023 Performance Metrics

Goal 2: **Reduce** homelessness in Palm Beach County

Metrics – Fiscal Year 2023	Units
Households unduplicated served by emergency funding	26,732
Emergency funding spent on rent, utilities, and HVAC Replacements	\$111,804,826
P2W individuals served through rapid re-housing:	36
2022 Point-In-Time count:	1,855

Over 26,732 households were served with emergency funding during this time and over \$111 million was spent on preventing homelessness in our community.



Fire Rescue & Community Services

Fire Rescue's Mobile Integrated Health Team assisted over **6,300** patients in 2023 with **574** identifying themselves as being homeless



The Fire Rescue Mobile Integrated Health Team often identifies challenges and communicates them to Community Services to find a solution together to meet the needs of those we mutually serve.



Cremation Services



400 low-income households were assisted with cremation services



Preparing Tomorrow's Leaders

363 summer camp scholarships utilized by children experiencing homelessness in FY23

Youth Services Summer Camp Programs



Ascension



Pioneer Park Elementary



Belvedere Elementary



Preparing Tomorrow's Leader's



Fiscal Year 2023 Performance Metrics

Goal 3: **Improve** access to social services

Metrics – Fiscal Year 2023	Units
Meals served at Library locations, summer 2023	22,013
Individuals served through OCR food distribution event (01/2023)	10,000
SNAP benefits consultations (Library & PBC Food Bank)	2,912
Fire Rescue Mobile Integrated Health Team homeless assistance:	574
Youth Services summer camp scholarships utilized by children experiencing homelessness:	363

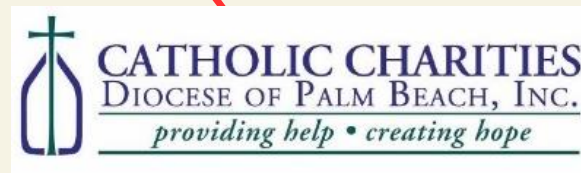
Other services provided by Palm Beach County-funded community-based agencies: Housing Program for young adults (18-25 year old) that have turned 18 in the foster care system, or young adults in the community who are homeless; homeownership education & counseling; down payment assistance; financial education & coaching; post-ownership education; affordable rental housing; and matched-savings program.



It takes a village...



ADOPT-A-FAMILY
of the Palm Beaches, Inc.



Thank you!

