

CITY OF BOCA RATON
COMMUNITY DEVELOPMENT
BLOCK GRANT
CONSOLIDATED PLAN
PROGRAM YEARS 2015/16- 2019/20



Draft for Review
May 27, 2015 – June 26, 2015

City of Boca Raton
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I. INTRODUCTION

A. Executive Summary

Regulations issued by the U.S. Department of Housing & Urban Development (HUD) consolidate the planning and application aspects of the Community Development Block Grant (CDBG) Program. The purpose of the regulations is to enable states and localities to examine their needs and design ways to address those needs that are appropriate to their circumstances. Three main objectives have been identified by HUD for its grant programs:

- creating a suitable living environment;
- providing decent housing; and
- creating economic opportunities.

The Five Year Consolidated Plan identifies how the City will pursue these objectives for all community development and housing programs. It contains housing and demographic data, a housing and homeless needs assessment, a discussion of strategies, priority needs, and objectives for housing and community development activities, a one year action plan, and certifications required by HUD. The Plan was developed utilizing demographic data, consultation with public and private agencies, and citizen participation. The final version of this document will be reformatted in accordance with HUD's eCon Planning System.

A summary of the salient points and conclusions contained in the Plan is presented below for convenient review:

- The City of Boca Raton as a whole is an affluent, economically vibrant community.
- In addition to two previously identified CDBG target areas, the Pearl City neighborhood and the New Pines neighborhood, there are now also two census tracts and multiple other block groups that do not share these characteristics and need improvements.
- At-risk low income youth need ongoing child care and summer camp programs.
- As documented by a variety of sources, the price of existing housing in the city is a significant problem for potential homebuyers, even for full-time workers. First-time homebuyer assistance is needed.
- Many renters in Boca Raton are cost burdened due to high rents and fairly low vacancy rates.
- Existing housing affordable to low income persons needs to be maintained in order to preserve the housing stock.
- Homelessness is not a major problem in Boca Raton.
- The City is rather unique in its ability to coordinate planning functions and activity implementation targeted at low income neighborhoods and citizens, because of the way the Development Services Department is structured. The functional areas of code enforcement, permitting/licensing, planning, building, community improvement (which administers the Community Development Block Grant (CDBG), and State Housing Initiatives Partnership (SHIP) programs) functions are organized together in one department entity.

B. Summary of Consolidated Plan Development Process

The City of Boca Raton Five Year Consolidated Plan was developed by Community Improvement Division using the following process:

- analysis of demographic data;
- consultation with community organizations and concerned citizens;
- meetings or individual contacts;
- consultation with public and private agencies; and
- consultation with City departments and other governmental entities.

As required by HUD, a public hearing at City Hall was held to obtain citizen input on 4/9/15 and a second public hearing will be held on 6/11/15. The City also advertised that the Plan was available for a 30 day public comment period, from 5/27/15 – 6/26/15, at the following locations: Boca Raton City Hall, Boca Raton Public Library, Spanish River Library, Lois Martin Community Center, and Boys & Girls Clubs Center in the New Pines neighborhood. The Plan was also posted on the City's website during the public review period.

Representatives of the following entities either attended meetings or were contacted individually:

- 211 Palm Beach/Treasure Coast Palm Beach/Treasure Coast
- The ARC of Palm Beach County
- AVDA - Aid to Victims of Domestic Abuse (family shelter in Delray Beach)
- Barton's Boosters, Inc.
- Boca Helping Hands
- Boca Raton Housing Authority
- Boys & Girls Boca Raton Center in the New Pines Neighborhood
- City of Boca Raton Recreation Services Department
- City of Boca Raton Municipal Services Department
- City of Boca Raton Police Department
- City of Boca Raton Finance Department
- City of Boca Raton Code Compliance Division
- City of Boca Raton Information Technology Department
- City of West Palm Beach Housing & Community Development Department (Administrators of the HOPWA grant for Palm Beach County)
- Jewish Association for Residential Care (JARC)
- Palm Beach County Department of Community Services (Administrators of the Ryan White C.A.R.E. activities for Palm Beach County)
- Palm Beach County Department of Economic Sustainability
- Salvation Army office in Boca Raton
- The Volen Center

Information was also extracted from the following sources:

- 2000 U.S. Census
- 2010 U.S. Census
- American Community Survey 1-Year Estimates
- American Community Survey 5-Year Estimates
- Boca Raton Housing Authority 2015-2019 PHA Plan
- CHAS 2007-2011 Databook, U.S. Department of HUD

- City of Boca Raton FY 2014-15 Approved Awards to Non-Profit Organizations
- City of Boca Raton Local Housing Assistance Plan, 2013-14 to 2015-16
- City of Boca Raton Capital Improvements Program, FY 2015/16 thru FY 2019/20
- Palm Beach County Quarterly Housing Report, First Quarter 2015 prepared by Reinhold P. Wolff Economic Research, Inc.
- Palm Beach County Continuum of Care Point-in-Time Homeless Count, January 2015
- Palm Beach County Division of Human Services
- Palm Beach County Homeless Coalition
- Ten-Year Plan to End Homelessness in Palm Beach County, Florida adopted in 2008 by the County Commission and Homeless Advisory Board, including their most recent report, October 2009 – September 2010 Year Two Progress Report
- Various newspaper articles from the Palm Beach Post and Sun-Sentinel
- Various web sites:
 - Adopt-a-Family
 - Boca Raton Housing Authority
 - Bureau of Labor Statistics
 - City of Boca Raton
 - EconData.net
 - Florida Atlantic University
 - Florida Housing Data Clearinghouse
 - HUD-Community Planning and Development
 - HUD USER
 - The Lord's Place
 - Family Promise of South Palm Beach County
 - Palm Beach County Homeless Advisory Board
 - Shimborg Center For Housing Studies at the University of Florida
 - U.S. Census Bureau

C. Community Description

Boca Raton is the southernmost city in Palm Beach County (see Map 1 in Appendix B). It is strategically located in the center of the South Florida/Treasure Coast region. The City is easily accessible from both I-95 and the Florida Turnpike. It is a 35 minute drive to both the West Palm Beach and Fort Lauderdale international airports, and the City has an executive airport which major businesses use for private jet aircraft. The Tri-Rail commuter rail system, which covers the three-county south Florida metropolitan area, has a very active station in Boca Raton.

Geographically the City of Boca Raton encompasses 29.6 square miles (18,572 acres). The City has five miles of ocean frontage and the park system covers approximately 1,500 acres. Since its incorporation in 1925, the City has evolved from a wealthy coastal resort town to an economically vibrant community that is the second largest city in Palm Beach County and the 27th most populous city in the State of Florida (per the 2010 U.S. Census). The city's population is estimated to be 84,876.¹

The City is well known for its excellent quality of life, including high standards for community appearance and community development, an excellent parks and recreation system, and quality municipal services and facilities. As a result of these and other factors,

¹ U.S. Census Bureau, 2011 American Community Survey 5 - Year Estimates.

and its highly educated workforce, the City has become a regional employment center. In fact, nearly half the office space in Palm Beach County is in Boca Raton. This large and diverse business community is important to the City's economic vitality and remains one of the key foundations of the City's financial stability.

The City recognizes the importance of supporting the business community and facilitating economic development programs to maintain economic sustainability. This includes efforts to attract new businesses to the City in addition to the retention and expansion of existing businesses thereby increasing capital investment in the City and creating job opportunities. To enhance the City's economic competitiveness, a number of new economic development programs and initiatives were implemented. An Economic Development Incentive Policy was adopted by City Council in 2010, an economic development website, www.businessboca.com, was subsequently launched and a Economic Development Fund was established in 2014. Since that time, the City has funded \$5 million for economic development through its general fund and projects earmarking \$1 million annually for the next five years.

Within the City, there are a number of educational and other facilities that enhance both the business and residential communities. Boca Raton is home to one of Florida's 11 state universities, Florida Atlantic University (FAU). The school has grown to nearly 31,000 students, with more than 70% are on the Boca Raton campus. FAU offers over 180 degree programs and has a research park occupied by high-tech and business incubator tenants. Legislation was enacted in 2010 to authorize FAU to offer the M.D. degree and the Charles E. Schmidt College of Medicine opened in Fall 2011 and its first class graduated in 2015. A 29,000 seat stadium opened on campus in October of 2011 as well.³ The City is also home to Palm Beach State College (with almost 15,000 students on its Boca Raton campus), and a small private institution, Lynn University. The largest indoor mall in Palm Beach County, Town Center, is located in Boca Raton. In addition, the Boca Raton Regional Hospital and the Boca Raton Executive Airport are located within the City.⁶

The City provides a strong business environment, with economic resources and a well-educated and talented workforce, all within a community known for its high quality of life.⁷ With one of the highest per capita incomes in the state, a well-educated, computer literate community and the economic incentives offered, the City expects to maintain a strong local economy.

D. Demographic Profile

The 2010 U.S. Census and the 2007-2011 CHAS Databook published by HUD are the main sources of demographic information presented in this document. In addition, 2007-11 American Community Survey (ACS) 5-Year Estimates are used to update some of the statistics. The American Community Survey is conducted by the U.S. Census Bureau to produce demographic estimates in between decennial censuses. While there is more recent data available through the ACS, HUD used the 2007-11 ACS 5-Year Estimates in their ECon Planning Suite software; the City is using the same data, where noted, for consistency. These estimates do not provide data by census tract or block group, so in most cases the 2010 Census and 2007-2011 CHAS tables will still be used. This 5-year

³ FAU Points of Pride, March 2015.

⁶ City of Boca Raton web site, Economic Development page, May 2015.

⁷ Ibid.

plan covers the period 2015/16–2019/20, but projections (except for population) are not available for that period. Where appropriate, other sources of data will be referenced. Some statistics are presented by census tract and block groups. Maps 2 and 3 (see Appendix B) show where the various census tracts and block groups are located. Some of the block groups in the areas annexed by the City contain block groups that extend both inside and outside the City limits (i.e., CT70.05BG3, CT70.11BG2, CT76.10BG1, CT76.10BG2, and CT76.12BG1). The City annexed a small area in 2012; consequently, the 2010 Census data tables pertain only to the area inside the pre-annexation City limits. When available, data including the area that was annexed were combined with Census data for the pre-annexation City limits. Much of the data for CT71.00BG 1, comprising residents only on the FAU campus, appears to be unreliable due to the fluctuations in student population.

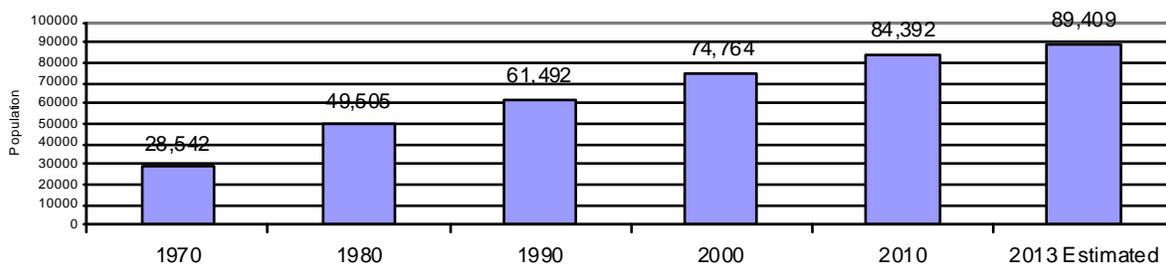
The City’s GIS Division used data from HUD and from Census tables to create the maps included in this document. Most of the maps include data for the area annexed in 2012, but summary data (i.e., city-wide) from the Census and ACS pertains only to the pre-annexation city limits as of 2010. During the last third of the 20th century the City’s population increased tremendously, but the rate of growth has been declining, as shown in Table 1 and Figure 1.

Table 1: Population Trends

Year	Population	% Increase
1970	28,542	
1980	49,505	73.4%
1990	61,492	24.2%
2000	74,764	21.6%
2010	84,392	12.9%

Source: U.S. Census

Figure 1: Population Growth 1970-2013



Source: U.S. Census, 2013 ACS 1-Year Estimate

The University of Florida projected population to 2040, when they predict Boca Raton’s population will exceed 105,000.

Table 2: Population Projections

Year	2013	2015	2020	2025	2030	2035	2040
Population	86,039	87,950	92,202	96,373	99,892	102,636	105,763

Source: Florida Housing Data Clearinghouse web site, Shimberg Center for Housing Studies, University of Florida (<http://flhousingdata.shimberg.ufl.edu/>), 2013 Data Profile.

Since 1990, the average household size has remained fairly static (see Table 3). Over the past decade, total household units have increased by 6,992, but the total number of households has only increased by 4,930. Much of this 15.5% increase in households was due to annexation in 2003 and 2004.

Table 3: Households

Year	Number of Households	% Increase	Average Household Size
1980	26,202		2.35
1990	33,043	26.1%	2.27
2000	31,848	-3.6%	2.26
2010	36,778	15.5%	2.20

Source: U.S. Census Bureau

According to the 2000 U.S. Census, 15.2% of housing units in Boca Raton were vacant. In 2010, however, 17.4% of units were vacant

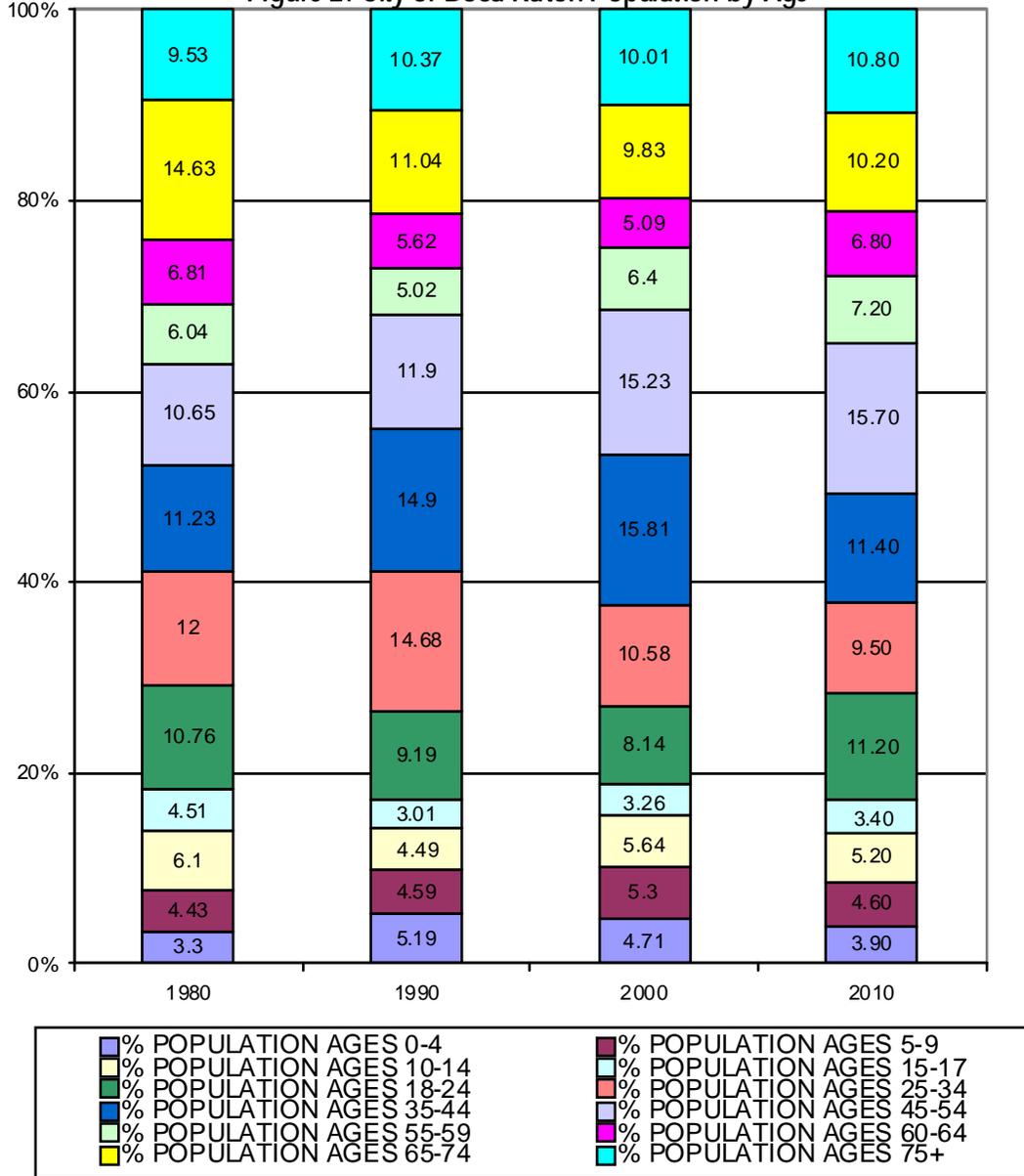
Boca Raton's median age in 2000 was 42.9 years, while the median age of the population in 2010 was 45.4. The percent of residents under age 18 has decreased slightly compared to 2000, while the proportion aged 18-35 has increased slightly. Detailed statistics on various age cohorts are presented in Table 4 and Figure 2 on the following pages.

Table 4: Age Groups: Historic Trends

Age Group	1980		1990		2000		2010	
	No.	%	No.	%	No.	%	No.	%
Total Population Under Age 5	1,611	3.30%	3,190	5.19%	3,523	4.71%	3,295	3.90%
Total Population Ages 5-9	2,159	4.43%	2,823	4.59%	3,959	5.30%	3,919	4.64%
Total Population Ages 10-14	2,977	6.10%	2,761	4.49%	4,214	5.64%	4,427	5.25%
Total Population Ages 15-17	2,198	4.51%	1,850	3.01%	2,439	3.26%	2,853	3.38%
Total Population Ages 18-24	5,246	10.76%	5,652	9.19%	6,083	8.14%	9,428	11.17%
Total Population Ages 25-34	5,853	12%	9,024	14.68%	7,913	10.58%	8,043	9.53%
Total Population Ages 35-44	5,476	11.23%	9,161	14.90%	11,820	15.81%	9,673	11.46%
Total Population Ages 45-54	5,195	10.65%	7,325	11.90%	11,390	15.23%	13,243	15.69%
Total Population Ages 55-59	2,947	6.04%	3,088	5.02%	4,786	6.40%	6,057	7.18%
Total Population Ages 60-64	3,323	6.81%	3,455	5.62%	3,807	5.09%	5,753	6.82%
Total Population Ages 65-74	7,135	14.63%	6,786	11.04%	7,349	9.83%	8,581	10.17%
Total Population Ages 75+	4,647	9.53%	6,377	10.37%	7,481	10.01%	9,120	10.81%
Totals	48,767	100%	61,492	100%	74,764	100%	84,392	100%
Median Age	42.8		41		42.9		45.4	

Source: U.S. Census

Figure 2: City of Boca Raton Population by Age



In 2010, the City of Boca Raton's median household income was \$68,393, compared with \$49,879 for Palm Beach County as a whole¹¹. According to HUD published income data for the West Palm Beach-Boca Raton HMFA¹², the current median household income decreased to \$64,900. Table 5 indicates income ranges over time for the City as a whole.

¹¹ 2010 ACS 1-Year Estimates for Boca Raton and Palm Beach County

¹² Section 8 Income Limits for 2015 (effective March 6, 2015)

Table 5: Household Incomes: Historic Trend

Household Income	1989		1999		2010	
	No.	%	No.	%	No.	%
<\$10,000	1,986	7.55%	1,934	6.03%	2,167	6.10%
\$10,000-\$14,999	1,536	5.84%	1,127	3.51%	813	2.30%
\$15,000-\$24,999	3,514	13.36%	2,771	8.64%	2,530	7.10%
\$25,000-\$34,999	3,522	13.39%	3,313	10.33%	3,409	9.50%
\$35,000-\$39,999	1,630	6.20%	1,686	5.25%	combined \$35,000-\$49,999 in 2008: ↓	
\$40,000-\$49,999	2,908	11.06%	2,768	8.63%	5,087	14.30%
\$50,000-\$74,999	4,338	16.50%	5,244	16.34%	5,152	14.40%
\$75,000-\$99,999	2,620	9.96%	3,401	10.60%	4,627	13.00%
\$100,000-\$149,999	2,406	9.15%	3,868	12.06%	5,584	15.60%
\$150,000+	1,837	6.99%	5,974	18.62%	6,339	17.70%
Total Households	26,297	100%	32,086	100%	35,708	100%

Source: U.S. Census; 2010 American Community Survey 1-Year Estimates, Selected Economic Characteristics

Educational attainment in Boca Raton is high, with 50.4% of the population age 25 and over having a Bachelor's degree or more (compared with 32.4% of County residents), per the 2010 Census.

Boca Raton's population is less racially and ethnically diverse than that of Palm Beach County as a whole. For example, according to the 2010 Census, Blacks constituted 5.2% of residents in Boca Raton, but 18.5% of the county population were Black (see Table 6). However, the statistical trend indicates that the City is slowly becoming more diverse.

**Table 6: Racial & Ethnic Distribution for Boca Raton 1980-2010
Compared to Palm Beach County 2010**

Race/Ethnic Group*	BOCA RATON								PALM BCH CTY	
	1980		1990		2000**		2010**		2010**	
	No.	%	No.	%	No.	%	No.	%	No.	%
White Population (Non-Hispanic*)	45,515	93.33%	55,150	89.69%	67,851	90.8%	74,674	88.5%	970,121	73.5%
Black or African-American Population (Non-Hispanic*)	924	1.89%	1,697	2.76%	2,810	3.8%	4,411	5.2%	228,690	17.3%
American Indian or Alaska Native Pop. (Non-Hispanic*)	0	0%	39	0.06%	123	0.2%	157	0.2%	6,043	0.5%
Asian or Hawaiian or Other Pacific Islander Population (Non-Hispanic*)	0	0%	1,141	1.86%	1,518	2.0%	2,088	2.5%	31,870	2.5%
Other Race/Two or More Races (Non-Hispanic*)	82	0.17%	27	0.04%	2,462	3.3%	3,062	3.6%	83,410	6.3%
Census 2000 and 2010 Totals					74,764	100.0%	84,392	100%	1,320,134	100%
Hispanic Population (Any Race)	2,246	4.61%	3,438	5.59%	6,359	8.5%	10,021	11.9%	250,823	19.0%
1980 and 1990 Totals	48,767	100%	61,492	100%						

Source: U.S. Census

* The 1980 and 1990 data on race presented above include only the Non-Hispanic population, but the 2000 and 2010 data include both ethnicities (Hispanic and Non-Hispanic).

**Data on race from Census 2000 and 2010 are not directly comparable with those from the 1990 census and previous Censuses due, in large part, to giving respondents the option to report more than one race. Other factors, such as reversing the order of the questions on race and Hispanic origin and changing question wording and format, also affect comparability. The data cited above for 2000 and 2010 reflect those respondents who selected one race alone. If those who selected more than one race are included, the results change; e.g., the Black population rises to 5.7% for Boca Raton and 18.3% for Palm Beach County.

Racial/ethnic distribution of the population varies from one Census block group to another. In the “most white” block group in 2010, 96.8% of residents were white/ non-Hispanic, while in the “most non-white” block group, 40.9% of all residents were white/non-Hispanic, 29.5% were black, 1.1% were Asian, and 23.8% (of all races) were Hispanic. As Table 7 shows, the percentage of black residents in various block groups varies from 0% to 29.5%. Figures at the block group level are only compiled during the decennial census, so 2010 is the most recent year for which data are available.

Table 7: Ethnic Distribution by Block Group in 2010

Block Group/Census Tract	% OF POPULATION THAT IS OF HISPANIC ORIGIN	% OF POPULATION THAT IS OF NON-HISPANIC ORIGIN
BG 1, CT 70.02	6.9%	93.1%
BG 2, CT 70.02	8.3%	91.7%
BG 1, CT 70.06	6.9%	93.1%
BG 2, CT 70.06	5.0%	95.0%
BG 3, CT 70.06	8.3%	91.7%
BG 1, CT 70.07	7.9%	92.1%
BG 2, CT 70.08	5.9%	94.1%
BG 1, CT 70.08	10.7%	89.3%
BG 2, CT 70.08	7.2%	92.8%
BG 3, CT 70.08	10.4%	89.6%
BG 1, CT 70.09	5.2%	94.8%
BG 2, CT 70.09	13.0%	87.0%
BG 3, CT 70.09	7.7%	92.3%
BG 2, CT 70.11	6.6%	93.4%
BG 1, CT 71.00	14.5%	85.5%
BG 1, CT 72.01	9.9%	90.1%
BG 2, CT 72.01	15.2%	84.8%
BG 3, CT 72.01	14.5%	85.5%
BG 4, CT 72.01	12.7%	87.3%
BG 1, CT 72.02	15.8%	84.2%
BG 2, CT 72.02	12.2%	87.8%
BG 3, CT 72.02	14.8%	85.2%
BG 1, CT 72.03	30.8%	69.2%
BG 2, CT 72.03	29.4%	70.6%
BG 3, CT 72.03	16.5%	83.5%
BG 4, CT 72.03	18.4%	81.6%
BG 5, CT 72.03	26.7%	73.3%
BG 1, CT 73.01	23.8%	76.2%
BG 2, CT 73.01	8.3%	91.7%
BG 3, CT 73.01	7.5%	92.5%
BG 1, CT 73.02	14.6%	85.4%
BG 2, CT 73.02	16.5%	83.5%
BG 3, CT 73.02	8.6%	91.4%
BG 4, CT 73.02	21.0%	79.0%
BG 1, CT 74.16	2.7%	97.3%
BG 2, CT 74.16	4.7%	95.3%
BG 3, CT 74.16	7.3%	92.7%
BG 1, CT 74.18	5.1%	94.9%
BG 1, CT 74.20	6.5%	93.5%
BG 3, CT 74.20	5.5%	94.5%
BG 1, CT 75.01	9.0%	91.0%
BG 2, CT 75.01	14.5%	85.5%
BG 1, CT 75.04	3.8%	96.2%
BG 2, CT 75.04	11.9%	88.1%
BG 3, CT 75.04	16.1%	83.9%
BG 1, CT 75.05	5.6%	94.4%
BG 2, CT 75.05	9.1%	90.9%
BG 1, CT 76.02	34.8%	65.2%
BG 2, CT 76.02	23.0%	77.0%
BG 3, CT 76.02	16.4%	83.6%
BG 1, CT 76.03	9.5%	90.5%
BG 2, CT 76.03	9.4%	90.6%
BG 1, CT 76.04	7.8%	92.2%
BG 2, CT 76.04	8.5%	91.5%
BG 3, CT 76.04	12.8%	87.2%

Table 7: Ethnic Distribution by Block Group in 2010 (cont.)

Block Group/Census Tract	% OF POPULATION THAT IS OF HISPANIC ORIGIN	% OF POPULATION THAT IS OF NON-HISPANIC ORIGIN
BG 4, CT 76.04	6.5%	93.5%
BG 5, CT 76.04	9.9%	90.1%
BG 1, CT 76.05	7.4%	92.6%
BG 2, CT 76.05	9.2%	90.8%
BG 1, CT 76.07	13.2%	86.8%
BG 2, CT 76.07	12.2%	87.8%
BG 3, CT 76.07	23.9%	76.1%
BG 4, CT 76.07	1.8%	98.2%
BG 1, CT 76.10	3.2%	96.8%
BG 2, CT 76.10	7.7%	92.3%
BG 1, CT 76.12	16.1%	83.9%
BG 3, CT 76.12	14.0%	86.0%
BG 4, CT 76.12	16.1%	83.9%
BG 1, CT 76.13	12.0%	88.0%
BG 3, CT 76.15	12.9%	87.1%
BG 2, CT 76.16	10.0%	90.0%

Source: 2010 Census

Table 8: Racial Distribution by Block Group in 2010

Block Group/Census Tract	% White	% Black	% American Indian/Alaska Native	% Asian, Hawaiian & Other Pacific Islander	% Other Race or Two or More Races
BG 1, CT 70.02	92.9%	2.8%	0.1%	2.1%	2.1%
BG 2, CT 70.02	93.1%	2.4%	0.4%	2.5%	1.6%
BG 1, CT 70.06	94.4%	2.4%	0.0%	1.6%	1.6%
BG 2, CT 70.06	97.4%	0.5%	0.2%	1.3%	0.6%
BG 3, CT 70.06	82.6%	4.2%	0.6%	9.4%	3.2%
BG 1, CT 70.07	94.0%	1.9%	0.2%	1.0%	2.9%
BG 2, CT 70.08	96.2%	0.7%	0.0%	2.2%	0.9%
BG 1, CT 70.08	93.7%	2.1%	0.3%	1.4%	2.5%
BG 2, CT 70.08	91.4%	3.3%	0.1%	2.6%	2.6%
BG 3, CT 70.08	93.7%	1.1%	0.0%	3.0%	2.2%
BG 1, CT 70.09	92.6%	1.7%	0.0%	3.5%	2.2%
BG 2, CT 70.09	94.0%	0.4%	0.0%	1.9%	3.7%
BG 3, CT 70.09	95.4%	1.4%	0.2%	1.4%	1.6%
BG 2, CT 70.11	97.9%	0.3%	0.1%	1.0%	0.7%
BG 1, CT 71.00	68.4%	25.9%	0.4%	2.8%	2.5%
BG 1, CT 72.01	92.8%	2.6%	0.2%	1.4%	3.0%
BG 2, CT 72.01	87.8%	3.8%	0.0%	3.8%	4.6%
BG 3, CT 72.01	93.8%	1.0%	0.0%	1.1%	4.1%
BG 4, CT 72.01	86.5%	7.2%	0.0%	2.7%	3.6%
BG 1, CT 72.02	82.5%	7.9%	0.0%	3.4%	6.2%
BG 2, CT 72.02	90.9%	4.6%	0.1%	1.2%	3.2%
BG 3, CT 72.02	83.6%	4.1%	0.1%	7.2%	5.0%
BG 1, CT 72.03	65.8%	17.6%	0.7%	4.5%	11.4%
BG 2, CT 72.03	79.1%	8.0%	0.4%	2.5%	10.0%
BG 3, CT 72.03	83.8%	6.1%	0.0%	3.4%	6.7%
BG 4, CT 72.03	76.6%	12.7%	0.1%	3.7%	6.9%
BG 5, CT 72.03	61.6%	21.9%	0.3%	5.9%	10.3%
BG 1, CT 73.01	58.4%	30.1%	0.5%	1.8%	9.2%
BG 2, CT 73.01	89.9%	4.9%	0.1%	2.0%	3.1%
BG 3, CT 73.01	93.9%	1.9%	0.1%	2.5%	1.6%
BG 1, CT 73.02	79.7%	8.7%	0.2%	3.5%	7.9%
BG 2, CT 73.02	83.8%	6.6%	0.3%	3.4%	5.9%
BG 3, CT 73.02	90.0%	3.8%	0.5%	1.9%	3.8%
BG 4, CT 73.02	70.1%	15.7%	0.1%	6.3%	7.8%
BG 1, CT 74.16	98.8%	0.7%	0.0%	0.3%	0.2%
BG 2, CT 74.16	97.9%	0.3%	0.0%	0.6%	1.2%
BG 3, CT 74.16	96.2%	1.0%	0.4%	1.1%	1.3%
BG 1, CT 74.18	97.6%	0.1%	0.1%	1.7%	0.5%
BG 1, CT 74.20	95.7%	1.5%	0.4%	0.9%	1.5%
BG 3, CT 74.20	96.5%	0.2%	0.2%	1.3%	1.8%
BG 1, CT 75.01	92.6%	1.7%	0.7%	1.6%	3.4%
BG 2, CT 75.01	67.2%	23.8%	0.2%	1.8%	7.0%
BG 1, CT 75.04	97.2%	0.7%	0.3%	0.7%	1.1%
BG 2, CT 75.04	89.9%	4.6%	0.2%	1.0%	4.3%
BG 3, CT 75.04	81.9%	10.6%	0.0%	2.8%	4.7%

Block Group/Census Tract	% White	% Black	% American Indian/Alaska Native	% Asian, Hawaiian & Other Pacific Islander	% Other Race or Two or More Races
BG 1, CT 75.05	95.2%	1.5%	0.0%	0.6%	2.7%
BG 2, CT 75.05	93.8%	1.9%	0.0%	1.6%	2.7%
BG 1, CT 76.02	70.5%	13.4%	0.4%	3.5%	12.2%
BG 2, CT 76.02	64.5%	20.1%	0.3%	9.0%	6.1%
BG 3, CT 76.02	86.3%	6.8%	0.0%	2.8%	4.1%
BG 1, CT 76.03	89.3%	3.8%	0.1%	3.7%	3.1%
BG 2, CT 76.03	94.3%	0.4%	0.4%	2.5%	2.4%
BG 1, CT 76.04	94.5%	1.7%	0.1%	1.6%	2.1%
BG 2, CT 76.04	94.7%	0.8%	0.1%	2.9%	1.5%
BG 3, CT 76.04	93.7%	1.8%	0.1%	1.0%	3.4%
BG 4, CT 76.04	95.8%	0.6%	0.1%	1.5%	2.0%
BG 5, CT 76.04	94.8%	0.3%	0.3%	0.7%	3.9%
BG 1, CT 76.05	95.4%	1.1%	0.2%	1.7%	1.6%
BG 2, CT 76.05	94.2%	1.7%	0.3%	1.8%	2.0%
BG 1, CT 76.07	92.1%	2.0%	0.3%	2.0%	3.6%
BG 2, CT 76.07	93.0%	1.7%	0.0%	1.8%	3.5%
BG 3, CT 76.07	80.6%	6.3%	0.2%	4.9%	8.0%
BG 4, CT 76.07	98.4%	1.1%	0.0%	0.5%	0.0%
BG 1, CT 76.10	98.8%	0.3%	0.0%	0.3%	0.6%
BG 2, CT 76.10	97.7%	0.0%	0.0%	1.2%	1.1%
BG 1, CT 76.12	93.2%	1.5%	0.0%	2.7%	2.6%
BG 3, CT 76.12	91.9%	2.5%	0.0%	2.7%	2.9%
BG 4, CT 76.12	90.7%	1.7%	0.8%	2.2%	4.6%
BG 1, CT 76.13	93.6%	2.0%	0.1%	1.9%	2.4%
BG 3, CT 76.15	91.9%	1.4%	0.0%	2.6%	4.1%
BG 2, CT 76.16	97.7%	1.0%	0.0%	1.1%	0.2%

According to the Bureau of Labor Statistics, the January 2015 unemployment rate for Boca Raton was 4.5%, less than the 5.6% rate for the three-county south Florida Metropolitan Statistical Area.¹³ According to the Census Bureau, many residents in the labor force work in managerial and professional occupations (see Table 9). However, the number of service and sales-based employees has increased from 2000 to 2010. Most of these workers (and many middle class employees, as well) cannot afford to live in the City, due to high housing costs. This will be discussed in more detail in the Housing Needs section.

Table 9: Occupational Distribution of Boca Raton Residents

Occupation (employed population 18 years and over)	2000		2010	
	Number	%	Number	%
Management, professional, and related occupations	15,992	45.6%	21,872	49.2%
Service occupations	4,694	13.4%	7,241	16.3%
Sales and office occupations	10,841	30.9%	12,082	27.2%
Natural resources, construction & maintenance occupations	1,876	5.3%	1,579	3.5%
Production, transportation & material moving occupations	1,673	4.8%	1,695	3.8%
Totals	35,076	100%	44,469	100%

Source: 2000 U.S. Census; 2010 American Community Survey 1-Year Estimates, Selected Economic Characteristics uses working population over the age of 16

¹³ Current Labor Force Data; Output for Boca Raton and Miami-Ft. Lauderdale-West Palm Beach MSA.

II. HOUSING MARKET ANALYSIS

A. Inventory and Condition

As the population of Boca Raton increased during the decade before 2010, so did the number of residential units, from 37,547 to 44,539.¹⁴ Of these units, in 2010 17.4% were vacant (note that the Census was taken in April, when most seasonal residents had left town). About 11% of housing units were designated in the Census as being for “seasonal, recreational or occasional use.” In 2000, 24.4% of occupied units were renter-occupied, and 75.6% were owner-occupied. In 2010, the percentages were 29.8% and 70.2% respectively.

According to the 2011 ACS 5-Year Estimates, nearly 99% of the City's occupied housing units have been built since 1950. In fact, more than 50% were built since 1980 (see Table 10). Table 11 shows that, from 2010-14, 2,546 building permits for housing were issued adding 4,599 units during that time. Thus, most housing units in the City are well maintained and in good condition. The ACS indicated that 53 units lacked complete plumbing facilities, while 50 units were without complete kitchen facilities.

Table 10: Age of Housing in City of Boca Raton as of 2011

Year Structure Built	Number of Units	Percent	Cumulative Percent
2000 or later	2,642	7.4%	7.4%
1980 to 1999	15,283	42.9%	50.3%
1950 to 1979	17,264	48.5%	98.8%
1949 or earlier	426	1.2%	100.00%
Total Units	35,615		

Source: 2011 American Community Survey 5-Year Estimates, Selected Housing Characteristics

Table 11: Number of Building Permits Issued: 2010-2014

Calendar Year	Single Family	Duplex	Multi-Family	
			Permits	Units
2010	5	0	N*	N*
2011	409	0	N*	N*
2012	717	0	39	1,760
2013	602	0	18	208
2014	739	0	5	159
TOTALS	2,472	0	74	2,127

Source: City of Boca Raton Building Division, April 2015

*Information was not available.

¹⁴ In some of the text and tables that follow, the total for housing units in 2000 is shown as 37,651. The reason for the discrepancy is that the 37,547 figure is derived from Census Summary File 1, which is based on a 100% count. The 37,651 figure is from Census Summary File 3, which is an estimate based on a sample count of respondents who received the Census long form.

As of the 2011 ACS 5-Year Estimates, the City contained 45,030 total housing units, with 35,615 of those units occupied. Multi-family units constituted 46% of all residential units in Boca Raton, while 54% of the City's housing units were single family. Other housing inventory characteristics appear in Table 12, as detailed in the 2011 ACS 5-Year Estimates.

Table 12: Various Housing Statistics

Housing Type	No. of Units	% of Units
Owner-occupied	25,752	72.3%
Renter-occupied	9,863	27.7%
Number of Bedrooms	Number	Percent
0	303	0.9%
1	3,784	10.6%
2	11,673	32.8%
3 or more	19,855	55.7%
Median Monthly Cost	\$2,569	(mortgage)
	\$1,393	(gross rent)

Source: 2011 American Community Survey 5-Year Estimates, Selected Housing Characteristics

Table 13 presents housing values for owner-occupied units in 1990, 2000 and 2010. Just 7.6% of all houses in 2010 were valued below \$100,000, with 14% of all homes valued between \$100,000 and \$200,000. Another 19.7% of homes were valued between \$200,000 and \$300,000, with the remaining majority (58.7%) valued in excess of \$300,000. After 2000, home values rose at a very quick pace, as demonstrated in Tables 13 and 14.

Table 13: Housing Value 1990, 2000 and 2010

Home Value	1990		2000		2010*	
	No.	%	No.	%	No.	%
<\$15,000	4	0.03%	5	0%		
\$15,000-\$19,999	2	0.02%	0	0%		
\$20,000-\$49,999	60	0.46%	29	0.20%	466	1.9%
\$50,000-\$99,999	1,762	13.55%	846	5%	1,420	5.7%
\$100,000-\$149,999	3,824	29.41%	3,110	18.60%	2,274	9.2%
\$150,000-\$199,999	2,348	18.06%	3,263	19.60%	1,192	4.8%
\$200,000-\$249,999	1,277	9.82%	1,834	11%		
\$250,000-\$299,999	880	6.77%	1,381	8.30%	4,877	19.7%
\$300,000-\$399,999	1,243	9.56%	1,999	12%		
\$400,000-\$499,999	609	4.68%	1,275	7.60%	6,883	27.8%
\$500,000 or more (1990)	995	7.65%	N/A	N/A	N/A	N/A
\$500,000-\$999,999 (2000, 2010)	N/A	N/A	2,370	14.2%	5,314	21.5%
\$1,000,000 or more (2010)	N/A	N/A	N/A	N/A	2,290	9.3%
Median Home Value	\$165,322		\$230,200		\$347,800	

Source: 2000 U.S. Census, Summary File 3; 2010 American Community Survey 1-Year Estimates, Selected Housing Characteristics

*The home value categories in Table 13 reflect the variation in the values used by the Census Bureau in 1990, 2000 and 2010.

The median housing value of owner-occupied units in the City was \$395,800 according to the 2011 ACS 5-Year Estimates. Table 14 demonstrates the magnitude of the increase in housing costs for both single family homes and condos from 2000-2014. Median single family home prices increased almost 18% from 2010 to 2014, while median condominium prices increased 10%.

Table 14: 2000-2014 Increase In Median Sales Price In Boca Raton

Year	Single Family Median Sales Price	Condo Median Sales Price
2000	\$268,000	\$153,000
2001	\$285,000	\$148,000
2002	\$332,500	\$175,000
2003	\$356,250	\$214,000
2004	\$420,000	\$269,250
2005	\$568,500	\$340,000
2006	\$594,000	\$390,000
2007	\$580,000	\$365,000
2008	\$472,500	\$215,000
2009	\$400,000	\$230,000
2010	\$400,000	\$200,000
2011	\$411,000	\$206,000
2012	\$410,000	\$168,750
2013	\$450,000	\$201,000
2014	\$471,250	\$220,000

Source: Florida Housing Data Clearinghouse web site, Shimberg Center for Housing Studies, University of Florida (<http://flhousingdata.shimberg.ufl.edu/>), 2013 Data Profile.

While the median sales prices declined during the housing recession, they remained unaffordable for most low income buyers. Additionally, the median condominium price in 2014 was almost 1.5 times higher than what it was in 2000, and the median single family home price was just over 1.75 times higher. As will be further demonstrated in the Housing Needs Assessment portion of this document, the median price of single family homes remains unaffordable for low income buyers. Although the median price of condominiums is within reach of households at the higher end of the low income category, prices are again increasing and it is difficult to obtain mortgage finance for condo units. As of May 2015, there was only one condo complex in the City approved for FHA loans (located on the barrier island, which is not affordable for low income buyers), and there were none on the Fannie Mae approved list. FHA and Fannie Mae loan standards are usually used for conventional loans. Loan underwriting standards have been severely tightened since 2008 – for example, loans will be denied if the percentage of renters in a condo development is too high, or if condo associations have inadequate reserve funds due to non-payment of HOA fees. These conditions also contribute to appraisers being conservative in their valuations. As a result, sellers often take homes off the market or refuse to reduce the sales price to meet the appraised value.¹⁵

Although recent data on the median price were not available for only properties specifically within the city limits, data for various sections of the greater Boca Raton area are shown in Table 15. The table shows the median price of existing (not new) condominiums and single family homes sold during the 4th quarter of 2014. Median prices in Boca Raton were still

¹⁵ City of Boca Raton Community Improvement Division observations based on experience administering homebuyer assistance programs.

much higher than those for the county as a whole.

Table 15: Median Sales Price of Used Units Sold in 4th Quarter 2014

Area	Condominiums	Single Family Homes
Boca Beaches (east of Intracoastal)	> \$400,000	\$449,999
East Boca Raton area (Intracoastal west to I-95)	\$195,689	\$414,999
Central Boca Raton area (I-95 west to turnpike)	\$162,499	\$325,832
County-wide	\$104,537	\$241,363

Source: Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

According to the 2011 ACS 5-Year Estimates, just 5.8% of monthly gross rents charged were under \$500; 26.4% were in the \$500-999 range, 33.1% were \$1,000-1,499, 20.1% were \$1,500-1,999, and 14.6% were \$2,000 or more.

Table 16 shows the average rents of apartment units in the Boca Raton area in February 2015. The study area includes units west of the city limits, where rents are typically somewhat lower than inside the city. The table demonstrates that Boca area rents are higher than the County-wide average.

Table 16: Average (Mean) Monthly Apartment Rents in Feb. 2015

Area	1 Bdrm.	2 Bdrm.	3 Bdrm.
East Boca Raton area (east of I-95)	\$1,510	\$1,981	\$2,387
Central/West Boca Raton area (I-95 to west of Hwy. 441)	\$1,282	\$1,600	\$2,012
County-wide	\$1,200	\$1,447	\$1,753

Source: Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

The table above demonstrates that rents for available units in the East Boca area are significantly higher than HUD's fair market rent and the maximum rents allowed under the SHIP program, as reported in Table 17. The rent figures used for these programs are gross rents (i.e., they include utilities).

Table 17: HUD 2015 Fair Market Rents and SHIP Rent Limits for Boca Raton and Palm Beach County

Bedroom Size→	0	1	2	3	4
HUD Fair Market Rent	\$752	\$965	\$1,206	\$1,628	\$1,945
Income Range (% of median)	Maximum Gross Rent Affordable to Tenant				
< 30% (extremely low income)	\$345	\$371	\$502	\$658	\$814
< 50% (very low income)	\$575	\$615	\$738	\$853	\$951

< 80% (low income)	\$918	\$984	\$1,181	\$1,365	\$1,522
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Sources: U.S. Department of HUD and Florida Housing Finance Corporation

According to an April 2015 Palm Beach Post newspaper article, rents in Palm Beach County are climbing. In 2014, rents jumped by as much as 8.2% from the previous year, and rents in 2015 are predicted to increase by 4.5%.¹⁶ While the economic downturn resulted in some renters leaving the area due to job losses, it also caused some foreclosed homeowners to seek rentals after losing their homes, which kept vacancy rates from rising. According to Reinhold P. Wolff Economic Research, the vacancy rate for Palm Beach County in February 2015 was 3.4%. In Boca Raton, the statistics were mixed: while the rate for the area east of I-95 was approximately the same as Palm Beach County (3.5%), the area west of I-95 was higher at 3.8% (but the latter includes areas west of the city limits).¹⁷

B. Areas of Low Income and Minority Concentration

The following areas have a concentration of low-income families as defined by HUD, i.e., 51% or more of households in these block groups have incomes below 80% of the median. (Please note that in the maps and some tables shown elsewhere in this document, census tracts/block groups are listed differently than they are below, e.g., “72033” pertains to census tract 72.03, block group 3. This section uses the abbreviations “CT” for “census tract” and “BG” for “block group”.)

- **CT72.01 BG3, 54.5% Low-Mod**
This area is bounded on the west by the Tri-Rail track, on the north by NW 67th Street, on the east by NW 2nd Avenue, and on the south by Jeffrey Street.
- **CT72.01 BG4, 77.3% Low-Mod**
This area is bounded on the west by NW 2nd Avenue, on the north by Hidden Valley Boulevard, on the east by Dixie Highway, and on the south by Jeffrey Street.
- **CT72.02 BG1, 53.7% Low-Mod**
This area has very irregular boundaries. It is bounded on the west by the El Rio Canal, on the north by Spanish River Boulevard, on the east by the Florida East Coast Railroad, but only to NW 20th Street, where it then runs west to NW 2nd Avenue, west again on NW 35th Street to NW 5th Avenue, then south to NW 29th Street, around the southern edge of Windwood Boulevard and east to NW 2nd Avenue, and bounded on the south by NW 20th Street.
- **CT72.02 BG3, 54.3% Low-Mod**
This area is bounded on the west by NW 2nd Avenue to Windwood Boulevard, then up to NW 5th Avenue, bounded on the north by NW 35th Street, bounded on the east by NW 2nd Avenue to NW 20th Street, then to the Florida East Coast Railroad, bounded on the south by NE 20th Street.
- **CT72.03 BG1, 79.3% Low-Mod**
This area is bounded on the west by SW 3rd Avenue, on the north by W. Palmetto Park Road, bounded on the east by S. Dixie Highway, and on the south by Camino Gardens Boulevard and Camino Real.

¹⁶ “Amid apartment building boom, Palm Beach County rents to rise 4.5 percent this year” April 10, 2015 Palm Beach Post article by Jeff Ostrowski.

¹⁷ Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

- CT72.03 BG2, 50.6% Low-Mod
This area is bounded on the west by the El Rio Canal, on the north by W. Palmetto Park Road, on the east by Dixie Highway, and on the south by Camino Gardens Boulevard.
- CT72.03 BG3, 62.9% Low-Mod
This area is bounded on the west by NW 4th Avenue, on the north by Glades Road, on the east by the Florida East Coast Railroad, and on the south by W. Palmetto Park Road.
- CT72.03 BG4, 63.3% Low-Mod
This area is bounded on the west by the El Rio Canal, on the north by N.W. 20th Street, on the east by Dixie Highway (from N.W. 20th Street to N.W. 13th Street) and N.W. 4th Avenue (from N.W. 13th Street to W. Palmetto Park Road), and on the south by N.W. 13th Street (from Dixie Highway to N.W. 4th Avenue) and Palmetto Park Road (from N.W. 4th Avenue to the El Rio Canal).
- CT72.03 BG5, 82.2% Low-Mod
This area is bounded on the west by NW 4th Avenue, on the north by NE 20th Street, on the east by the Florida East Coast Railroad, and on the south by Glades Road.
- CT73.01 BG1, 68.5% Low-Mod
This area is bounded on the west by Dixie Highway, on the north by the C-15 canal, on the east by U.S. 1 (Federal Highway), and on the south by Yamato Road (N.E. 51st Street), the southern portion of this block group is known as Delray Manors, or "New Pines." This neighborhood has been a CDBG target area since 1976.
- CT73.02 BG1, 54.7% Low-Mod
This area is bounded on the west by the Florida East Coast Railroad, on the north by NE 28th Street, on the east by U.S. 1 (Federal Highway), and the south by NE 20th Street.
- CT73.02 BG4, 83.6% Low-Mod
This area is bounded on the west by Dixie Highway, on the north by Yamato Road (N.E. 51st Street), on the east by U.S. 1 (Federal Highway), and the south by Spanish River Boulevard (N.W. 40th Street).
- CT75.01 BG2, 55.2% Low-Mod
This area also has very irregular boundaries. Its northern boundary is N.E. 20th Street (from Dixie Highway to U.S. 1) down N.E. 5th Avenue to N.E. 18th Street (from N.E. 5th Avenue to the Intracoastal Waterway, which is also its eastern boundary, down to Palmetto Park Road). Its southern boundaries are Palmetto Park Road between the Intracoastal Waterway and N.E. 5th Avenue, N.E. 6th Street from N.E. 5th Avenue to U.S. 1, and N.E. 8th Street between U.S. 1 and Dixie Highway. Its western boundaries are N.E. 5th Avenue from Palmetto Park Road to N.E. 6th Street, and Dixie Highway between N.E. 8th Street and N.E. 20th Street. Historical data and property records indicate that the low-mod area of concentration is located in the portion of the block group west of U.S. 1, in the "Pearl City" neighborhood. This neighborhood has been a CDBG target area since 1976.
- CT75.04 BG3, 82.4% Low-Mod
This area is bounded on the west by the Florida East Coast Railroad, on the north by E. Camino Real, on the east by U.S. 1 (Federal Highway), and the south by SW 18th

Street.

- CT76.02 BG1, 58.0% Low-Mod
This area is bounded on the west by the Tri-Rail Line, on the north by Glades Road, on the east by NW 15th Avenue, and the south by NW 8th Street.
- CT76.02 BG2, 70.1% Low-Mod
This area is bounded on the west by NW 15th Avenue, on the north by NW 13th Street to Glades Road, on the east by the El Rio Canal, and the south by the canal running between NW 8th Street and NW 7th Street.
- CT76.02 BG3, 71.4% Low-Mod
This area is bounded on the west by NW 15th Avenue, on the north by Glades Road to NW 13th Street, and the south by NW 13th Street.

Map 4 (see Appendix B) shows the block groups with more than 51% low to moderate income population. In 2005, the City has no census tracts and only five block groups that were low to moderate income. In 2015, the City has two census tracts (consisting of eight low/mod block groups) that are completely low to moderate income and an additional nine block groups that are low to moderate income. For the City as a whole, 35.3% of the population is low to moderate income.

Those designating themselves as non-White and/or Hispanic constituted only 11.5% of the Boca Raton population according to 2010 U.S. Census. Thus, only census tract block groups with more than 25% minority households (non-White and/or Hispanic) have been defined as areas of minority concentration in this Plan. According to the information provided in the 2010 U.S. Census, the following block groups fit those criteria:

- CT71.00 BG1, 42.9% Minority households (This area contains the FAU campus)
- CT72.02 BG1, 28.6% Minority households
- CT72.02 BG3, 28.1% Minority households
- CT72.03 BG1, 56.1% Minority households
- CT72.03 BG2, 40.6% Minority households
- CT72.03 BG3, 28.9% Minority households
- CT72.03 BG4, 36.0% Minority households
- CT72.03 BG5, 58.0% Minority households
- CT73.01 BG1, 59.0% Minority households
- CT73.02 BG1, 30.5% Minority households
- CT73.02 BG2, 28.2% Minority households
- CT73.02 BG4, 43.9% Minority households
- CT75.01 BG2, 41.2% Minority households
- CT75.04, BG3, 30.9% Minority households
- CT76.02, BG1, 54.7% Minority households
- CT76.02, BG2, 52.7% Minority households
- CT76.02, BG3, 27.4% Minority households
- CT76.07, BG3, 37.5% Minority households

Map 5 (see Appendix B) shows areas of minority concentration in the City. In 2000, there were seven blocks groups with a minority concentration. Based on the 2010 Census, there are now 18 blocks groups with minority concentrations of 25% or higher.

C. Public and Assisted Housing

The Boca Raton Housing Authority (BRHA) operates the Section 8 tenant-based rental assistance program. The program provides housing assistance payments to landlords on behalf of 718 tenants throughout the area. Tenants must have incomes below the "low" income limit (below 80% of median) to be eligible. HUD requires that at least 75% of newly leased housing vouchers each year go to "extremely low income" households (with incomes below 30% of the median). As of May 2015, 18.9% of Section 8 tenants were elderly and 19.8% had a disabled head of household. The BRHA most recently opened its waiting list up to online applications in May of 2010, using a lottery system to pick 400 names from those that applied. A total of 17,333 people applied, 17,052 of them from Florida. Boca Raton's vacancy rate has historically been very low; as of February 2015, it was 3.5% for properties east of I-95.¹⁹ Consequently, many tenants have taken their Section 8 vouchers to nearby communities where the supply of affordable units is greater. As of May 2015, more than 77% of voucher tenants lived outside the City.

The BRHA owns and operates a 95 unit public housing complex, called Dixie Manor, located at 1350 N. Dixie Highway. The complex provides subsidized housing for low income households. HUD requires that at least 40% of new tenants each year be "extremely low income" households (with incomes below 30% of the median). The BRHA has received \$614,016 in Capital Fund Program (CFP) funds during the past five years from HUD for Dixie Manor. These funds are used mostly for a variety of physical improvements. Examples of physical improvements funded by CFP are replacement of kitchen appliances, exterior painting, weather hardening, re-roofing, and rehab of apartments. The BRHA also receives an operating subsidy (about \$130,000 annually), that is used for operating expenses.

Since 1994 the BRHA has owned the Boca Island East apartment complex, located at 70 S.E. 11th St. The property was purchased from HUD, as the previous owner had defaulted on a HUD-held mortgage and allowed the units to fall into disrepair. The BRHA substantially rehabilitated the units and entered a 15 year project-based Section 8 contract with HUD for the 51 affordable rental units at the complex. Though this agreement has expired, Boca Island East remains an affordable rental property; in fact, the monthly rents are well below HUD fair market rent amounts.

No Section 8 or public housing units are expected to be lost from the assisted housing inventory for any reason during the period covered by this Consolidated Plan.

D. SHIP Activities

From 1993-2009, the City of Boca Raton received funds from the State of Florida to administer the State Housing Initiatives Partnership (SHIP) program. The SHIP program is funded by documentary stamp tax collections, but in 2005 the State legislature imposed a cap that limited the amount of revenue available for the program, which significantly reduced allocations to local governments. Additionally, the legislature did not appropriate funding for the program for FY '10 and '11, rather, SHIP trust fund dollars were swept into the State's general budget to be used other government expenditures. Funding was restored sporadically after that time and has not yet been fully funded as of FY '14. The

¹⁹ Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

2013-16 Local Housing Assistance Plan (LHAP) provides for the following strategies to promote affordable housing:

- Purchase Assistance: Ownership opportunities are created for eligible very low, low and moderate income persons via zero interest deferred payment second mortgages for down payments, closing costs, mortgage interest reduction, new construction, and rehabilitation. A total of 416 first-time buyers have purchased homes with SHIP assistance during the past 20 years. Support services are available to home buyers in the form of pre-purchase credit counseling and home buyer education seminars. This strategy furthers the City's Consolidated Plan goal of assisting cost-burdened renters to purchase homes. Some SHIP-assisted buyers also receive funds to assist with rehabilitation of their homes, when there is need and adequate funds are available. This furthers the City's Five Year Consolidated Plan goal of maintenance of the existing housing stock.
- Disaster Mitigation/Recovery: SHIP funds are used to provide emergency repairs to income eligible households in the aftermath of a natural disaster to address emergency housing repair needs.
- Sewer Connection Assistance: This strategy assists low income homeowners in unsewered areas by providing them with zero interest deferred payment second mortgages to pay for costs associated with hooking up to the City's sewer system. This would include impact fees, special assessments, and private plumbing costs to convert homes from septic tanks to sewers. This activity will further the City's Five Year Consolidated Plan goal of maintenance of the existing housing stock.

The City's SHIP program has been very successful. Of the 416 very low, low and moderate income home buyers assisted during the past 20 years, only 17 lost their homes prior to the end of their SHIP loan term. Community Improvement staff attribute this extremely low default rate (4%) to careful screening of applicants, reasonable program requirements that help ensure affordability, and pre-purchase homebuyer education.

E. Homeless Facilities and Services

There are no homeless shelters or transitional housing facilities in the City of Boca Raton. In south Palm Beach County, assistance for the homeless can be accessed through:

- The Homeless Help Line - this is the main point of entry for persons seeking assistance in Palm Beach County. It is accessed by dialing 211 Palm Beach/Treasure Coast, and assists homeless individuals and families in need by:
 - Assessing for service eligibility;
 - Providing information and referrals to agencies in Palm Beach County; and
 - Linkage with The Lewis Center, the County's designated point of access.
- Aid to Victims of Domestic Abuse, a family shelter in Delray Beach.
- The Lord's Place has the following emergency shelter and transitional housing:
 - Family Campus in Boynton Beach;
 - Burckle Place in Lake Worth, for homeless women; and
 - Men's Campus in Boynton Beach, for homeless men.
- Adopt-A-Family of the Palm Beaches, Inc. offers the following programs:
 - Project SAFE (Stable, Able, Family, Environment) - transitional housing (all north of Boca) and supportive services;
 - A Place Called Home - HUD-funded permanent supportive housing;
 - Service Enriched Housing - helps families on their path to homeownership; and

- Housing Stabilization Program - temporary intervention for families with minor children that are at risk of becoming homeless.
- Family Promise of South Palm Beach County is a coalition of churches and synagogues that provides temporary shelter, meals and support services to homeless families.
- Palm Beach County Division of Human Services operates the “HOT” (Homeless Outreach Team), which provides multi-disciplinary assessment and short term case management, available to homeless persons county-wide.
- The Salvation Army has an office at 300 SW 2 Ave. in Boca Raton, which assists homeless persons by providing donated food and clothing, and referring them to shelters in Broward County and West Palm Beach.
- Boca Helping Hands (BHH) serves a hot lunch six days a week at its facility in Boca Raton. They report that homeless persons sometimes come there for lunch or to obtain items from their food pantry where they distribute “homeless kits.” They also provide career training for catering service and home health aides.

F. Special Needs Housing

The following organizations have group homes in Boca Raton for developmentally disabled adults. All are affordable to low income persons.

Sponsoring Organization	Number of Homes	Total Number of Residents
JARC (Jewish Association for Residential Care)	4	28
The Arc (Association for Retarded Citizens)	1	5
United Cerebral Palsy Association	3	18

The Children's Place at HomeSafe is a 16 bed shelter in Boca Raton for abused, abandoned and/or neglected children, ages 8-17 years. They also have other homes throughout the county that provide the same services.

Currently there are two federal funding sources serving people with HIV/AIDS in the County: the Housing Opportunities for People with AIDS (HOPWA) grant from HUD and the Ryan White Comprehensive AIDS Resources Emergency (CARE) Act grant from the U.S. Department of Health and Human Services’ Health Resources and Services Administration (HRSA). The HOPWA grant in Palm Beach County is administered by the City of West Palm Beach, which uses selected subrecipient agencies to provide eligible housing assistance to HOPWA clients. HOPWA funding for FY 2014-2015 is \$3,039,339. HOPWA funds can be used to provide short-term housing assistance, provider-based housing, transitional housing and supportive services through a number of subrecipient agencies. Ryan White CARE Act funds are administered by Palm Beach County and are used primarily for health care and supportive services. Ryan White CARE Act funding under Title I and Title II for FY 2014-15 is \$7,653,485. The Comprehensive Community Care Network, a community-based organization, assists in establishing annual priorities for the HOPWA and Ryan White CARE Act grants through its Priorities and Allocations Committee.

G. Barriers to Affordable Housing

Due to the world-class resort image enjoyed by the city, land has always been expensive in Boca Raton. There has always been a substantial gap in pricing between Boca Raton and

neighboring Delray Beach and Deerfield Beach, even across a short distance. The high cost of land is the primary barrier to affordable housing development in Boca Raton. This results in high housing costs. Though considerable new jobs are created in Boca Raton each year, the City has very little new housing that is affordable to offer these workers.

Regulations that may also increase the cost of housing in the City include amenities and infrastructure such as sidewalks that are required in keeping with the quality of life and the image that City tries to maintain. A 2004 Boca Raton Chamber of Commerce report²¹ listed the following barriers to affordable housing:

- High land costs
- High impact fees
- High development & construction costs
- Environmental challenges
- Design and zoning regulations
- Community opposition/NIMBYism
- Limited government funding

A more recent study conducted by the FIU Metropolitan Center for the Housing Leadership Council of Palm Beach County contained similar findings to the Chamber of Commerce report above.²²

III. HOUSING NEEDS ASSESSMENT

This section provides an assessment of Boca Raton's current and future housing needs. The housing needs assessment was developed by examining 2010 Census data, as well as ACS data, data from the Florida Housing Data Clearinghouse and local studies of the housing market. Data were reviewed on the City's number of households, household size, income level and tenure type (renter vs. owner), and then compared with information on the supply and housing costs in the area. The data from the market analysis section of this document and the Census data provided in the CHAS tables were used to determine the housing needs.

Whenever possible, median figures will be used in presenting housing prices. A median sale price is simply the point at which half of an area's homes sold for more money and half for less. Median figures are typically used instead of mean averages when measuring home prices to eliminate the disproportionate impact of very large or very small amounts.

A. Current Trends

The following summarizes statistics presented in the Analysis section that have an effect on housing needs.

- Population growth in the City has slowed and is estimated to grow at a slower pace during the next five years, unless additional annexation occurs. The aforementioned Chamber of Commerce study pointed out that it is difficult for people who work in Boca Raton to be able to afford to live here. The average household size is expected to remain about the same as it was in 2010, about 2.20 persons. Job growth is expected to continue in the near future as a result of implementation of economic development initiatives by the City.
- According to the 2010 U.S. Census , 16% of the City's households had annual incomes

²¹ P. 9 "Greater Boca Raton Chamber of Commerce Workforce Housing White Paper," May 24, 2004.

²² FIU Metropolitan Center 2007 Palm Beach County Workforce Housing Market Updated, prepared for the Housing Leadership Council of Palm Beach County.

less than \$25,000, and nearly 25% earned less than \$35,000. If trends documented during the 2010 Census continue, it is expected that the preponderance of that income group will be householders who are young, elderly, or minority group members.

- Though there was a market downturn in previous years, the past two years have shown consistent increases in median home values and properties remain unaffordable for low income home buyers.

B. Cost Burden Analysis

B-1. AFFORDABILITY

Housing costs in Boca Raton are considerably higher than in Palm Beach County as a whole, as demonstrated by 2000 and 2010 data in Tables 18 and 19. The tables also illustrate the extent to which housing values and costs have increased since 2000.

Table 18: 2000 versus 2010 Housing Costs for Owners

Owner-Occupied Units by Value	% of Units			
	City of Boca Raton		Palm Beach County	
	2000*	2010**	2000*	2010**
Less than \$50,000	0.2%	1.9%	3.5%	7.8%
\$ 50,000-\$ 99,999	5.1%	5.7%	27.9%	13.4%
\$100,000-\$149,999	18.6%	9.2%	26.8%	14.6%
\$150,000-\$199,999	19.5%	4.8%	16.9%	14.3%
\$200,000-\$299,999	19.2%	19.7%	12.4%	21.0%
\$300,000-\$499,999	19.6%	27.8%	7.1%	18.1%
\$500,000-\$999,999	14.2%	21.5%	3.7%	7.6%
\$1,000,000 or more	3.6%	9.3%	1.6%	3.2%
Median Value	\$230,200	\$347,800	\$135,200	\$199,500

* Source: 2000 U.S. Census

** Source: 2010 American Community Survey 1-Year Estimates, Selected Housing Characteristics

Table 19: 2000 versus 2010 Housing Costs for Renters

Renter-Occupied Units: Monthly Rent	% of Units			
	City of Boca Raton		Palm Beach County	
	2000*	2010**	2000*	2010**
Less than \$500	6.5%	N^	16.4%	5.4%
\$500-\$749	27.1%	N	32.7%	10.5%
\$750-\$999	32.6%	N	26.2%	23.9%
\$1,000-\$1,499	17.9%	N	14.2%	39.7%
\$1,500 or more	10.6%	N	5.5%	20.5%
No cash rent	5.4%	N	4.9%	N
Median Monthly Gross Rent	\$847	\$1,370	\$739	\$1,103

* Source: 2000 U.S. Census

** Source: 2010 American Community Survey 1-Year Estimates, Selected Housing Characteristics

^ "N" means sample size was too small for the geographic area

The 2010 Census showed that 70% of households in Boca Raton owned their housing units, while 30% rented. Nearly half (44.7%) of all households in the City are what HUD defines as cost burdened (i.e., pay more than 30% of monthly gross income for housing expenses) and severely cost burdened (i.e., pay more than 50% of monthly gross income for housing expenses). This varies by income level, household type, age, minority status, and tenure (whether one rents or owns), as will be shown below. The source of the information on cost burden is the 2007-11 Comprehensive Housing Affordability Strategy (CHAS) Tables. The data in the CHAS Tables are from the CHAS Databook published by HUD, based on information from the 2007-11 ACS 5-Year Estimates. The City is using the same data set for consistency unless otherwise noted. The 2007-11 CHAS Tables are presented below. Note that "AMI" in the tables refers to area median income.

Table 20: Categories of Households >30% Cost Burdened

	Renter				Owner			
	0-30% AMI	>30-50 AMI	>50-80 AMI	Total	0-30% AMI	>30-50 AMI	>50-80 AMI	Total
NUMBER OF HOUSEHOLDS								
Sm Related	284	535	410	1,229	325	440	515	1,280
Lg Related	10	45	110	165	70	105	145	320
Elderly	160	249	320	729	980	745	975	2,700
Other	895	495	740	2,130	345	195	480	1,020
Total Need	1,349	1,324	1,580	4,253	1,720	1,485	2,115	5,320

Table 21: Categories of Households >50% Cost Burdened

	Renter				Owner			
	0-30% AMI	>30-50 AMI	>50-80 AMI	Total	0-30% AMI	>30-50 AMI	>50-80 AMI	Total
NUMBER OF HOUSEHOLDS								
Sm Related	280	260	130	670	300	410	380	1,090
Lg Related	10	0	15	25	70	105	145	320
Elderly	160	224	180	564	775	590	665	2,030
Other	895	395	260	1,550	320	180	380	880
Total Need	1,345	879	585	2,809	1,465	1,285	1,570	4,320

B-1.a: INCOME LEVELS

1) Extremely Low Income

The U.S. Department of HUD defines extremely low income households as those with incomes between 0% and 30% of median income for the area, adjusted for family size (see Table 22). As of March 2015, 30% of median income for a four person household in Boca Raton is \$24,250; at the time of the 2010 U.S. Census it was \$22,000. Per the 2011 ACS 5-Year Estimate, 3,980 (or 11.2%) of all households in the City had incomes in the extremely low category. Of these households, 76.5% were cost burdened, and 70.2% severely cost burdened.

2) Very Low Income

The U.S. Department of HUD defines very low income households as those with incomes below 50% of median income for the area, adjusted for family size (see Table 22). As of March 2015, 50% of median income for a four person household in Boca Raton is \$32,800; at the time of the 2010 U.S. Census it was \$36,700. Per the 2011 ACS 5-Year Estimate, 3,400 (or 9.5%) of all households in the City had incomes in the very low (but above the extremely low) category. Of these households, 79% were cost burdened and 60.7% severely cost burdened.

3) Low Income

The U.S. Department of HUD defines low income households as those with incomes below 80% of median income for the area, adjusted for family size (see Table 22). As of March 2015, 80% of median income for a four person household in Boca Raton is \$52,500; at the time of the 2010 U.S. Census it was \$58,700. Per the 2011 ACS 5-Year Estimate, 15% of all households in the City had incomes in the low (but above the very low) category. Of these households, 68.2% were cost burdened and 40.2% severely cost burdened.

Table 22 shows the HUD income limits for 2015, effective March 6, 2015. These limits are adjusted annually.

Table 22: HUD FY 2015 Income Limits for the West Palm Beach-Boca Raton MSA

Median \$64,900	Income Category (% of Median)		
	Extremely Low (0-30%)	Very Low (30-50%)	Low (50-80%)
Household Size			
1 person	\$0 - \$13,800	\$13,801 - \$23,000	\$23,001 - \$36,750
2 persons	\$0 - \$15,930	\$15,931 - \$26,250	\$26,251 - \$42,000
3 persons	\$0 - \$20,090	\$20,091 - \$29,550	\$29,551 - \$47,250
4 persons	\$0 - \$24,250	\$24,251 - \$32,800	\$32,801 - \$52,500
5 persons	\$0 - \$28,410	\$28,411 - \$35,450	\$35,451 - \$56,700
6 persons	\$0 - \$32,570	\$32,571 - \$38,050	\$38,051 - \$60,900
7 persons	\$0 - \$36,730	\$36,731 - \$40,700	\$40,701 - \$65,100
8 persons	\$0 - \$40,890	\$40,891 - \$43,300	\$43,301 - \$69,300

Source: U.S. Department of HUD

C. Housing Type

As illustrated in the tables below, renters are more likely to be cost burdened than home owners, regardless of income.

C-1. RENTERS

Renters in the very low income category are the most severely cost burdened of all renters:

Table 23: Renter Cost Burden by Income Level

	Income Category (% of Median)		
	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)
Cost Burdened	75.2%	89.9%	72.4%
Severely Cost Burdened	75.0%	59.8%	26.7%

Source: 2007-2011 CHAS Data published by HUD

Table 24 presents cost burden data for renters in another format. According to the 2011 ACS 5-Year Estimates, a total of 5,616 renter households in Boca Raton spent more than 30% of their household income on rent.

Table 24: Monthly Rent as a Percentage of Household Income

Statistic	Less than 20.0% of income	20.0 to 24.9% of income	25.0 to 29.9% of income	30.0 to 34.9% of income	35.0% of income or more	Not computed
Number	1,484	1,089	977	785	4,831	697
Percent	16.1%	11.9%	10.7%	8.6%	52.7%	N

Source: 2007-2011 ACS 5-Year Estimates

Table 25 presents comparable data for 2008, as estimated by the Census Bureau. It indicates that renter cost burden has increased since 2008 (from 50.4% to 61.3%).

Table 25: Monthly Rent as a Percentage of Household Income in 2008

Statistic	Less than 20.0% of income	20.0 to 24.9% of income	25.0 to 29.9% of income	30.0 to 34.9% of income	35.0% of income or more	Not computed
Number	1,508	1,038	1,227	521	3,314	1,048
Percent	19.8%	13.6%	16.1%	6.8%	43.6%	N

Source: 2008 American Community Survey 1 - Year Estimates, Selected Housing Characteristics

Table 26 shows the number of rental apartments that exist in the “Boca area.” This area includes the area west to the Turnpike, which means the actual number of units available in the City is lower (data were not available for the City limits only)). HUD defines an affordable rent as one which is no more than 30% of the household’s gross monthly income. For example, in 2015 the extremely low income limit for a four person household is \$24,250, divided by 12 months X 30% = \$606.

Table 26: Maximum Affordable Monthly Rents, and Actual Average Monthly Apartment Rents in the Boca Raton Area, 2015

Income Category/ % of Median	Maximum Income for 4 Person Household	Maximum Affordable Rent	Actual Average Monthly (Mean) Rents			
			Unit Size	# of Units	East Boca Raton (east of I-95)	West Boca Raton (west of I-95)
Extremely Low (30% of median)	\$24,250	\$606	1 Bdrm.	2,572	\$1,510	\$1,282
Very Low (31 - 50% of median)	\$32,800	\$820	2 Bdrm.	3,488	\$1,981	\$1,600
Low (51- 80% of median)	\$52,500	\$1,312	3 Bdrm.	995	\$2,387	\$2,012

Source: Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

If the average (mean) rent is assumed to be representative, Table 26 demonstrates that virtually no apartments are affordable to extremely low and very low income renters, and that 2 and 3 bedroom apartments are unaffordable to low income renters. There are so few affordable units within the Boca Raton city limits, in fact, that 77.3% of the Section 8 vouchers administered by the BRHA are used to subsidize the rent of units located outside the City.²⁴

Boca Raton has many condominium units for rent, which do not show up in data on rental rates. Based on the BRHA's experience with the Section 8 rental assistance program, condos generally rent in the higher price ranges.

C-2. OWNERS

Extremely low income homeowners are the most severely cost burdened of all homeowners:

Table 27: Owner Cost Burden by Income Level

	Income Category (% of Median)		
	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)
Cost Burdened	78.9%	77.3%	67.1%
Severely Cost Burdened	67.2%	66.9%	49.9%

Source: 2007-2011 CHAS Data published by HUD

Table 28 presents cost burden data for owners in another format. According to the 2011 ACS 5-Year Estimates, a total of 8,220 homeowners in Boca Raton spent more than 30% of their household income on their mortgage.

²⁴ Data obtained from Boca Raton Housing Authority records in May 2015.

Table 28: Monthly Owner Costs as a Percentage of Household Income

Statistic	Less than 20.0% of income	20.0 to 24.9% of income	25.0 to 29.9% of income	30.0 to 34.9% of income	35.0% or more	Not computed
Number	4,115	1,837	1,693	1,140	7,080	171
Percent	25.9%	11.6%	10.7%	7.2%	44.6%	N

Source: 2007-2011 ACS 5-Year Estimates

Table 29 presents comparable data for 2008, as estimated by the Census Bureau. It indicates that the proportion of Boca Raton homeowners who are cost burdened has remained almost the same compared to 2008 (from 52.5% to 51.8%).

Table 29: Monthly Owner Costs as a Percentage of Household Income in 2008

Statistic	Less than 20.0% of income	20.0 to 24.9% of income	25.0 to 29.9% of income	30.0 to 34.9% of income	35.0% or more	Not computed
Number	2,999	1,910	1,925	809	6,750	310
Percent	20.8%	13.3%	13.4%	5.6%	46.9%	N/A

Source: 2008 American Community Survey 1-Year Estimates, Selected Housing Characteristics

Table 30 illustrates that the median sales prices of single family homes sold in the Boca Raton area during the fourth quarter of 2014 exceeded the amount affordable to the low income population, and the median sales price of condos exceeded the amount affordable to the very low income population.

Table 30: Maximum Affordable Monthly Housing Payments, and Actual Median Sales Prices in the Boca Raton Area, 1st Quarter 2015

Income Category/ % of Median	Maximum Income for 4 Person Household	Maximum Affordable Monthly Mortgage Payment	Max. Affordable Home Price*	Actual Median Sales Price of Existing (not new) Units**		
				Boca Beaches (east of Intracoastal)	East Boca Raton (Intracoastal west to I-95)	Central Boca Raton (I-95 west to turnpike)
Extremely Low (30% of median)	\$24,250	\$606	\$36,000	>\$400,000	\$195,689	\$162,499
Very Low (31 - 50% of median)	\$32,800	\$820	\$77,000	\$449,999	\$414,999	\$325,832
Low (51- 80% of median)	\$52,500	\$1,312	\$155,000	First row above shows condos; 2 nd row shows single family homes		

* **Assumptions:** 5% down payment, 4.5% interest, 30 year mortgage, and \$375-\$575 for typical taxes, insurance,

and homeowner association fees depending on income range.

**Source: Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

Table 31 documents that only 7 (or 1.7%) of all homes sold in the Boca Raton area (beaches, eastern and central areas) during the fourth quarter of 2014 were affordable to very low income home buyers. In total, 20 (or 4.8%) homes sold were affordable to low income buyers, while none were affordable to those in the extremely low income group. More than 66% of the homes sold for prices exceeding \$300,000. A household would need to have an annual income of at least \$76,500 to afford a \$300,000 home, using the same assumptions shown in Table 31. This is well above the median income of \$64,900 for a four person household.

Table 31: Used Single Family Home Sales by Submarket Area and Price Range, during 1st Quarter 2015

Price Range	Boca Beaches (east of Intracoastal)	East Boca Raton area (Intracoastal west to I-95)	Central Boca Raton area (I-95 west to turnpike)	Total Homes Sold (Number)	Total Homes Sold (Percent)
Less than \$100,000	0	3	4	7	1.7%
\$100,000-\$149,999	0	7	6	13	3.1%
\$150,000-\$199,999	2	7	21	30	7.1%
\$200,000-\$249,999	1	8	27	36	8.6%
\$250,000-\$299,999	0	23	31	54	12.9%
\$300,000-\$499,000	5	67	89	161	38.3%
\$500,000 and over	7	81	31	119	28.3%
Total	15	196	209	420	100.0%
Median Price	\$449,999	\$414,999	\$325,832		

Source: Palm Beach County 1st Quarter 2015 Housing Report, Reinhold P. Wolff Economic Research, Inc.

Property taxes add to the cost burden of home buyers. Florida’s “Save Our Homes” legislation keeps residential property taxes artificially low for long-term owners, but taxes adjust to market value when a home is sold. This also contributes to making current homeowners hesitant to “move up,” decreasing the supply of homes on the market and leading to a more competitive purchase market.

There are a limited number of public housing rental units available in the City, and there are currently no Low Income Housing Tax Credit rental projects in Boca Raton.²⁵

One activity of the City's CDBG program is housing rehab for low income owner occupants. While rehabilitation helps preserve the existing affordable housing stock, it does not

²⁵ <http://lihtc.huduser.org/extract/output.odb>.

increase the supply.

Since 1993, the City has received SHIP funds when appropriated by the State of Florida legislature. These funds are primarily used to provide purchase assistance to very low and low income first-time homebuyers. Under the program, buyers must obtain a first mortgage that has a monthly payment no more than 35% of monthly income, and a SHIP second mortgage provides gap financing for the balance needed. Demand for this program is high, and the number of families assisted is limited by the amount of funds received from the State. A total of 416 units have been purchased as of 5/15/2015, with an average (mean) SHIP subsidy of \$23,495 per family from 1993 to the present.

During much of the past decade, the number of people served with the City's SHIP program was impacted by the rapid escalation in sales prices in our area. The few very low income families able to locate homes could not afford to buy unless they received the maximum subsidy (currently \$90,000), and even then they could afford only small condos. Prospective SHIP buyers often find affordable units are difficult to purchase due to restrictions in loan underwriting guidelines making mortgages for condos difficult to obtain. A May 2015 MLS (Multiple Listing Service) search of non age-restricted communities in the City showed just 5 single-family properties listed for less than \$155,000, which is the price affordable to a 4-person household at the top of the low income category. The condo market is somewhat more affordable, but prices have been increasing and lower income category home buyers are now having difficulty in finding affordable units.

In the third quarter of 2014, 65% of all home purchases in Palm Beach County were cash transactions. The limited number of affordable properties, compounded with the need to compete with cash buyers that have no lending restrictions, can make buying even more of a challenge for low income first time homebuyers.²⁶

D. Special Needs Populations

Special needs populations include the elderly, frail elderly, persons with disabilities (mental physical, developmental), persons with alcohol or other drug addiction, and those with HIV/AIDS. Although no data are available to accurately assess the number of persons who require supportive housing, this section assesses the needs primarily in a qualitative fashion, providing statistics when available. Agencies addressing the needs of these populations are included above in the "Special Needs Housing" section of the Housing Market Analysis.

D-1. ELDERLY

According to the University of Florida Shimberg Center for Housing Studies for 2013, a higher proportion of elderly households (84.9%) owned their homes in comparison with all households (70.4%) in Boca Raton. Elderly households were not disproportionately represented among cost burdened owners or renters, as 41% of elderly households were paying more than 30% of their monthly income for housing compared to 46% of overall households being cost burdened.

Table 32 shows the Shimberg Center estimates for the level of cost burden for elderly households in Boca Raton in 2013.

²⁶ "65% of county homes sold to cash buyers" November 7, 2014 Palm Beach Post article by Kimberly Miller.

Table 32: Elderly Boca Raton Households by Age & Cost Burden, 2013

Amount of Income (%) Paid for Housing - Age >=65	<=30%		30-50% (cost-burdened)		>=50% (severely cost-burdened)	
	number	%	number	%	number	%
	7,197	59.1%	1,750	14.4%	3,233	26.5%

Source: Florida Housing Data Clearinghouse web site, Shimberg Center for Housing Studies, University of Florida (<http://flhousingdata.shimberg.ufl.edu/>), 2013 Data Profile.

Persons aged 65 and over in Boca Raton constituted 21% of the population per the 2010 Census. The frail elderly population, generally considered those aged 75 and older, composed 10.8%. Many of those individuals are expected to need affordable adult congregate living facilities.

D-2. DISABLED

According to the most recent (2009-13) ACS 5-Year Estimates, more than 9% of the population age five and over had a disability, and 25.1% of the elderly population was disabled.²⁸ Table 33 provides a demographic snapshot of Boca Raton’s disabled population. The proportion of the disabled population that is constituted by each racial group does not differ much from each group’s proportion of the population overall.

Table 33: Disabled Population by Race & Ethnicity

Statistic	Total Population	Disabled	Race				Ethnicity	
			White	Black	Asian	Other Race	Hispanic	Non-Hispanic
Total (Number)	86,053	8,030	7,352	398	59	221	775	7,255
Total (Percent)		9.3%	91.6%	4.9%	0.7%	2.8%	9.7%	90.3%

Source: 2009-13 American Community Survey 5-Year Estimates, Disability Characteristics

According to the most recent ACS 5-Year Estimates, there are 2,900 people over the age of five that have ambulatory difficulties living within the City. Ambulatory difficulties are defined as a long-lasting condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying. There are an additional 2,874 people over the age of five that have self-care difficulty, which is defined as a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home. The two groups make up almost 7% of the City’s population.

There is no hard data regarding whether the supply of handicap-accessible units is adequate. Both the Dixie Manor and Boca Island East apartment complexes managed by the Boca Raton Housing Authority have units accessible to the handicapped. In older private developments, units may be made handicap accessible on a case by case basis

²⁸ 2009-2013 American Community Survey 5-Year Estimates, Disability Characteristics.

upon tenant request, in accordance with current fair housing legislation. Newly constructed units are required to meet current ADA requirements.

Non-profit agencies serving the developmentally disabled have indicated that there is a need for additional affordable group homes, as well as more Section 8 rental assistance for those who are able to obtain employment and graduate to independent living.³⁰ For 2013-14 and 2014-15 funding, the State implemented a requirement that at least 20% of SHIP funds be used for special needs households, including developmentally disabled persons.

D-3. HIV/AIDS

Every three years the Palm Beach County HIV Care Council conducts a Comprehensive Needs Assessment. The findings aid the council in identifying the needs and service priorities of persons with HIV/AIDS. The most recent assessment was for 2013-16, and collected data using surveys and focus groups. While the document does not contain information specifically on Boca Raton, it includes the following housing-related items:

- When Out of Care survey respondents were asked to list services most important to them, 57.4% listed housing.
- When asked what were the five most important services needed, 28.4% of all respondents selected housing.
- Housing assistance was selected as the number one service that was needed but unable to be obtained.
- More than 77% of all respondents were at or below 100% of the federal poverty level. In comparison, 14.5% the population in Palm Beach County for 2013 were living below the poverty level.

D-4. MINORITY POPULATION

As shown in Table 34, minority groups are disproportionately represented among renter households in Boca Raton. For example, while blacks constitute 3.7% of all households, they make up 8.9% of all renter households.

Table 34: Housing Type and Race in 2010

Racial Group	Percent of Total Households	Percent of Owner Households	Percent of Renter Households
White	91.7%	95.5%	82.8%
Black or African-American	3.7%	1.4%	8.9%
American Indian or Alaska Native	0.1%	0.1%	0.2%
Asian or Hawaiian or Other Pacific Islander	1.9%	1.5%	3.0%
Other Race/Two or More Races	2.6%	1.5%	5.1%

Source: 2010 U.S. Census

³⁰ Phone conversation on 5/6/15 with representative from The Association for Retarded Citizens (ARC)

As shown below, minority groups are disproportionately represented among the lowest income households in Boca Raton, which impacts their ability to access housing they can afford. For example, blacks made up 3.7% of Boca Raton’s households according to the 2010 Census but accounted for 2.1% of all cost burdened households, meaning more than half of the black households in the City are cost burdened.

Table 35: Household Cost Burden by Race* and Ethnicity

	Housing Cost Burden		
	<=30%	30-50%	>50%
White	17,285	5,415	6,980
Black	455	190	520
Asians	275	190	170
Hispanics	1,080	895	1,040
All Households	19,095	6,690	8,710

Source: 2007-11 CHAS Data published by HUD

* The number of households in the other racial categories is insignificant.

Table 36: Household Cost Burden by Race* and Ethnicity as a Percentage

	Housing Cost Burden		
	<=30%	30-50%	>50%
White	50.1%	15.7%	20.2%
Black	1.3%	0.6%	1.5%
Asians	0.8%	0.6%	0.5%
Hispanics	3.1%	2.6%	3.0%
All Households	55.3%	19.5%	25.2%

Source: 2007-11 CHAS Data published by HUD

* The number of households in the other racial categories is insignificant.

E. Housing Condition

E-1. PHYSICAL DEFECTS

City of Boca Raton Code Compliance Officers perform systematic inspections of multi-family housing, and inspect single family homes upon receipt of a report of lack of property maintenance. They enforce the International Property Maintenance Code. If a Florida Building Code issue arises, they receive assistance from a City Building Inspector. As a result of their efforts, the City of Boca Raton has very few substandard housing units.

According to the 2011 ACS 5-Year Estimates, 99.9% of units had complete plumbing and kitchen facilities (the Census Bureau definition of “substandard” is units lacking complete plumbing and kitchen facilities).

E-2. OVERCROWDING

According to HUD, housing is commonly defined as overcrowded when the number of

persons living in a unit exceeds one person per room. Only 312, or 0.9%, of all housing units in Boca Raton were overcrowded per the 2011 ACS 5-Year Estimates. Overcrowding was more common among renters than owners and among low income households (see tables 37 and 38).

Table 37: Incidence of Overcrowded* Households

	Overall	Renters	Owners
Number	312	238	74
Percent	0.9%	0.7%	0.2%

Source: 2007-11 ACS 5-Year Estimates

*More than one occupant per room

Table 38: Incidence of Overcrowded* Households by Income Category

Income Category	Renters				Owners			
	0-30%	>30-50%	>50-80%	>80%	0-30%	>30-50%	>50-80%	>80%
Severely Overcrowded >1.51 people per room	0	25	0	0	0	0	10	0
Overcrowded 1.01-1.50 people per room	15	85	100	0	15	0	10	4
Total	15	110	100	0	15	0	20	4

Source: 2007-11 CHAS Data published by HUD

*More than one occupant per room

F. Homeless Needs

The Palm Beach County Continuum of Care is the county-wide strategy for meeting the needs of individuals and families who are homeless or at risk of homelessness. The Continuum of Care system begins with the Homeless Management Information System, which includes a telephone hotline (users simply dial 211) as well as a county-wide computer database accessible to all service providers. The Continuum of Care includes outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing, support services (offered at each stage of the Continuum) and homeless prevention services.

The Palm Beach County Continuum of Care received \$5,726,376 in 2013-14, which was distributed among 10 providers for 23 programs.³⁵ These providers are also members of The Homeless Coalition of Palm Beach County, Inc., a non-profit organization that advocates for the homeless.

The Palm Beach County Board of County Commissioners established the Homeless Advisory Board in May 2007. The Board's mission was to develop a Ten-Year Plan to End Homelessness, i.e., to lead a collaborative planning process to design, execute, and evaluate programs, policies and practices to prevent and end homelessness. The responsibilities of the Homeless Advisory Board are to assist the County in reaching its Ten-Year Plan to End Homelessness goals. These responsibilities include the following

³⁵ Information obtained from HUD Exchange.

reviewing progress; fostering and promoting cooperation between agencies; provide information regarding needs and factors affecting implementation of the Plan; and determine roadblocks affecting implementation of the Plan.

The Board was comprised of 16 Core Members and 20 Community and Business Members at its inception. A strategic planning process using focus groups with a variety of stakeholders was utilized over an 18 month period to develop the Plan. The Plan was officially adopted by the Board of County Commissioners on September 23, 2008.

The Ten-Year Plan, informally dubbed “Ten 2 End” by the Homeless Advisory Board, adopted the “Housing First” methodology as its preferred approach to combating homelessness, a methodology that focuses on the creation of new affordable housing units. The Plan is presented in the form of seven goals, in a priority order according to the areas of greatest need, and the intensity with which their implementation will impact the problem:³⁶

1. *Develop a Universal System for Intake/Assessment and Enhance Client Information Management System:* A centralized, standard procedure (with 24-hour access) would improve upon the current system of accessing, tracking, and serving our County’s homeless population.
2. *Provide Interim Housing Services for Homeless Individuals/Families:* When immediate permanent housing is not available, a need for interim housing options is essential. An increase in the number of interim housing beds is needed for individuals and families and could include the utilization of hotels and/or motels, particularly for homeless families. Additionally, interim housing should include comprehensive case management and supportive services.
3. *Coordinate Partnerships and Resources for Homeless Services:* An effective Continuum of Care relies on the seamless coordination of community partnerships and resources. A collaboration and coordination of homeless services is needed in order to effectively address the issues of individual/family homelessness. The Plan must utilize and streamline existing resources when appropriate and seek additional resources when necessary.
4. *Improve Access to Homeless Services with Outreach and Education:* The current homeless outreach efforts in our County can be enhanced by coordinating additional support from other jurisdictions and resources.
5. *Prevent Individuals and Families from Becoming Homeless:* Strategic investment in prevention initiatives can effectively prevent homelessness for groups of people at risk of losing their housing. Preventative measures should offer permanent solutions, with a special emphasis on increasing clients’ income, creating more affordable/accessible housing options and improving clients’ access to mainstream resources.
6. *Secure a Stable Stock of Affordable/Accessible Housing:* Homeless individuals and families often present with an array of challenges and needs, for which various housing strategies and accommodations are necessary. Offering permanent housing options along with supportive services through the Housing First methodology is the ideal model for ending homelessness. It is imperative to identify, secure and/or develop a dependable stock of affordable, accessible and safe housing options that can serve our homeless population. These various strategies should include transitional, permanent supportive, rental and homeownership options.

³⁶ Executive Summary: Ten-Year Plan to End Homelessness in Palm Beach County, Florida, 9/23/08.

7. *Provide System Oversight and Evaluation of the Ten-year Plan:* The integrity and success of this Plan is dependent upon the consistent oversight and evaluation of each of its components. Evaluation systems will be developed to accurately measure success. Finally, service providers must receive appropriate training and resources to succeed.

The Lewis Center, which opened in 2012, is one of result of the Ten Year Plan and addresses multiple needs identified by the board. The Lewis Center is a centralized point of contact for the homeless population. Many organizations in Palm Beach County refer those needing emergency or transitional housing assistance to the center. There, individuals and families can receive intake and assessment for other services needed, assistance when transitioning into more permanent housing solutions and support services for employment, health and counseling needs.

There are no homeless shelters in Boca Raton. Boca Helping Hands provides other types of assistance to those who live in the Boca Raton Area. The Palm Beach County Continuum of Care works with organizations in the area, including the Salvation Army, 211.com, The Lord's Place and Adopt-a-Family to provide housing and care for homeless populations in Palm Beach County, including those in Boca Raton. The HOT Team conducts targeted outreach to homeless populations in Palm Beach County, assisting them with referrals to available services.

Services provided through 211 Palm Beach/Treasure Coast has evolved through the years. What started as a drug hotline is now a starting point for people to call in and receive information and referrals to programs available in their area. Their HelpLine is the core service, where people in need can call 2-1-1 from any phone and be referred to such services as emergency housing, drug addiction assistance, crisis counseling, suicide prevention, legal services and many more.

Boca Helping Hands (BHH) is a community-based organization that provides assistance to people who are low income, homeless or unemployed. In 2014, Boca Helping Hands distributed 19,877 "singles" food bags for the homeless, which is an average of 382 per week (people are allowed to pick up one bag per week). They served 15,949 hot meals in the same time period, which is an average of 51 per day (they serve hot meals six days per week) and delivered 1,733 homebound meals over the course of the year. Qualified residents who have been living in Boca Raton for at least one year can also receive temporary utility assistance when needed. In January 2010, BHH opened its new facility, a 15,000 square foot building named the Remillard Family Resource Center. This enables them to run all of their programs in one location: the food pantry, soup kitchen, job-mentoring program and financial assistance center.

The Salvation Army has a men's shelter in West Palm Beach and a women's shelter in Broward County, but people may enter there only if they're willing to comply with the Center's rules to remain clean and sober. The Salvation Army also has an office in Boca Raton, which is open weekdays from 9-4 and provides donated food and clothing, as well as emergency furniture assistance for victims of natural disasters. They can also provide utilities assistance for residents that are in danger of having them shut off.

Since Boca has no overnight shelter facilities, people are referred to The Lord's Place, the Salvation Army Centers (both members of the Palm Beach County Continuum of Care) and

the newly constructed Lewis Center in West Palm Beach. The Lord's Place has a family campus in Boynton Beach, a women's program at Burckle Place in Lake Worth and a men's campus in Boynton Beach. Each center provides housing assistance, job coaching and transitional assistance to independent living.

Adopt-a-Family runs Project S.A.F.E., a program which works with emergency centers in the area to provide safe, permanent housing for the homeless, and the A Place Called Home program, which provides housing assistance to homeless families living with disabilities. They also offer the Housing Stabilization Program, which serves low income families with minor children at risk of becoming homeless.

Based on the January 2015 point-in-time count, there were 45 homeless individuals who identified being from zip codes located in the city limits of Boca Raton, all of them adults. Almost all are male, and no homeless families have been observed. According to records kept by AVDA (Aid to Victims of Domestic Abuse), 36 persons from Boca Raton took shelter at their emergency facility in Delray Beach during the 2014 calendar year. No hard data exist on homeless subpopulations in Boca Raton, and no data are available on the extent of homelessness by racial or ethnic group.

Despite the fact that few homeless persons are observed on the streets of Boca Raton, some low income individuals and families may be in danger of becoming homeless, due to the high cost of housing (as documented in the Housing Needs section), and because of insufficient funding from HUD or other housing resources to assist low income persons with their housing needs.

G. Lead-Based Paint

Statistics provided by the Palm Beach County Health Department for 2012 (the most recent year available) show that 35 children in Palm Beach County had an elevated venous blood level showing lead ≥ 10 $\mu\text{g/dL}$.⁴¹ The Health Department does not have statistics available on the municipal level. Lead-based paint hazards in homes built before 1978 (the year lead in paint was made illegal) are the leading cause of lead poisoning in children. Since half of Boca Raton's housing stock was built after 1980, there is not a high probability of finding units containing lead-based paint. The Childhood Lead Poisoning Prevention & Healthy Homes Program conducts lead screenings for households with children, and their staff does outreach to get information to parents in areas where there are older homes.⁴²

HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC FIVE-YEAR PLAN

A. Goals

A-1. PRIMARY HOUSING AND COMMUNITY DEVELOPMENT GOAL

The primary goal of the Five Year Consolidated Plan is to develop a viable community by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for low- and moderate-income persons. The primary means to accomplish this end is to extend and strengthen partnerships between all levels of government and the private sector, including for-profit and non-profit organizations, in the production and preservation of affordable housing. Objectives and strategies for achieving

⁴¹ Information from www.floridacharts.com May 2015.

⁴² Information from Centers for Disease Control and Prevention.

these goals will be addressed by topical category in parts B, C and D of this section.

A-2. HOUSING GOALS

Primary Goal: Preserve and enhance the supply of safe, sanitary, adequate, affordable housing that will meet the needs of low- and moderate-income⁴³ persons and persons with special needs residing within Boca Raton.

Goals:

- To conserve, upgrade, and expand the existing housing stock;
- To increase the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination;
- To increase the supply of supportive housing which combines structural features and services to enable persons with special needs to live with dignity and independence;
- To provide housing that is affordable to low-income persons accessible to job opportunities;
- To assist homeless persons to obtain appropriate housing;
- To evaluate the City's housing programs and create new ones, when deemed necessary; and
- To demolish unsafe and dilapidated housing.

A-3. CAPITAL IMPROVEMENTS GOALS

Primary Goal: Improve the safety and livability of neighborhoods to include a full range of public facilities, utilities, and infrastructure improvements that will meet the needs of low- and moderate-income residents of Boca Raton, particularly those residing within CDBG target areas.

Goals:

- To provide an improved neighborhood environment;
- To coordinate with other City departments to establish capital improvement programs;
- To upgrade and/or install infrastructure;
- To increase the availability and accessibility of parks, recreational, cultural, and public facilities;
- To remove materials and architectural barriers which restrict the mobility and accessibility of persons with disabilities to building and public facilities; and

⁴³ "Low and moderate" income is CDBG parlance for what has previously been described in this document as very low ("low") and low income ("moderate").

- To coordinate capital improvement efforts with housing and economic development efforts and to revitalize deteriorating or deteriorated neighborhoods and reduce the isolation of low income groups.

A-4. PUBLIC SERVICES GOALS

Primary Goal: Improve and make available health, educational, human and housing related services to low- and moderate-income persons.

Goals:

- To protect and enhance the health, safety, and welfare of low-and moderate-income persons/families residing in Boca Raton;
- To help further the stabilization of deteriorating neighborhoods;
- To make accessible and available activities directed towards assisting low- to moderate-income persons' self improvement;
- To address the needs of at-risk youth; and
- To assist persons at risk of becoming homeless.

A-5. ECONOMIC DEVELOPMENT GOALS

Primary Goal: Expand economic opportunities for persons of all income levels, including low- and moderate-income.

Goals:

- To make accessible and available the provision of public service concerned with employment;
- To coordinate the programs and activities covered under this plan and the provision of jobs to lower income persons living in areas affected by those programs and activities (in accordance with HUD Section 3 requirements); and
- To assist in the provision of empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing.

A-6. FAIR HOUSING GOALS

Primary Goal: Expand education and outreach efforts to affirmatively further fair housing, to include increased public awareness of the Fair Housing discrimination laws and the remedies available to persons believed to have been victims of unlawful housing practices.

Goal:

- To make accessible activities that will increase public awareness of the Fair Housing requirements;
- To educate the public about predatory lending, which disproportionately affects members of minority groups; and
- To assist organizations in their efforts to enforce fair housing regulations.

A-7. OTHER GOALS

- To provide for citizen participation in all aspects of the programs; and
- To monitor program performance.

B. Affordable Housing Strategy

B-1. HUD'S PRIORITY HOUSING NEEDS TABLE

The HUD Priority Housing Needs Table (Table 2A in Appendix D) describes the unmet housing needs and the priorities assigned following HUD's guidelines, which base assignment of priorities on funding availability. The table shows the number of units (over and above already existing units) that are needed to address the housing needs of extremely low, very low, and low income renters and owners for the next five years. The priority housing needs assessment is based on the 2007-11 CHAS Tables discussed earlier.

The following definitions apply to HUD's Priority Housing Needs Table:

Elderly: A one or two person household in which the head of the household or spouse is at least 62 years of age.

Housing Problems: Cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.

Large Related: A household of five or more which includes at least one person related to the householder by blood, marriage, or adoption.

Small Related: A household of two to four persons which includes at least one person related to the householder by blood, marriage or adoption.

The assignment of priorities in the "Priority Need" column is influenced by the following guidelines provided by the U.S. Department of HUD:⁴⁴

High Priority: Activities to address this need will be funded by the City with federal funds, either alone or in conjunction with the investment of other public or private funds during the next five years.

Medium Priority: If funds are available, activities to address this need may be funded by the City with federal funds either alone or in conjunction with the investment of other public or private funds during the next five years. Also, the City will take other actions to help the applicant locate other sources of funds.

Low Priority: The City will not fund activities to address this need during the five year period. The City will consider certifications of consistency for other entities' applications for Federal assistance.

In other words, the need level ratings do not reflect the actual urgency of the need; rather, they reflect the probability that federal funds will be available to meet that need.

The figures for various categories of renters and owners in the column titled "Unmet Need"

⁴⁴ "Guidelines for Preparing a Consolidated Plan Submission for Local Jurisdictions" at <http://www.hud.gov/offices/cpd/about/conplan/toolsandguidance/guidance/guidelines.pdf>.

flow directly from the 2007-11 CHAS Tables. The total number of households with any housing problems in each category was considered to constitute the unmet need for housing units.

The “Goals” column, per HUD instructions,⁴⁵ indicates “the number of households to be assisted with housing with funding from all sources” during the period covered. This applies only to households not currently receiving assistance. The basis for the figures entered in the “Goals” column is as follows:

- The only assistance available to renters in Boca Raton is through the Boca Raton Housing Authority (BRHA), via their public housing complex (Dixie Manor), Boca Island East apartment complex, and Section 8 tenant-based rental assistance program. Even if there is turnover of existing units, allowing a new family to move off the waiting list, this is not counted as an additional housing unit. Since HUD has not increased the number of vouchers issued, no increase in assisted rental units is expected. Thus, zero was entered in the “Goals” column of the table for all sections pertaining to renters.
- In Boca Raton homeowners are assisted in one of three ways:
 - The SHIP first-time homebuyer program, funded by the State of Florida. At the time of this writing, the State legislature has not yet passed a budget, so the amount of SHIP funding for next year is uncertain. Should this number become available prior to City Council review of this plan, this section will be revised accordingly. The level of SHIP funding is difficult to predict from year to year, as historically the legislative appropriations have varied widely. Therefore, a conservative estimate of four families a year (20 over five years) are predicted to receive SHIP purchase assistance. This was ranked as a “medium” priority need because SHIP funding is from the State, not from a federal source (see priority level definitions above). Priority processing is given to SHIP applicants identified as having special needs, including persons with disabilities.
 - The CDBG Homeownership Assistance activity is expected to assist two families per year to purchase homes (10 over five years). Only very low, low and moderate income households are eligible for this program. This is a “high” priority need because this population is cost-burdened; however, the table shows “medium” priority because they are combined with the state-funded SHIP cases.
 - The housing rehab program, funded by CDBG. This program is expected to keep an average of two units per year from becoming dilapidated and eventually lost to demolition. The two units were placed in the extremely low income section of the table, because homeowners in the most dire circumstances are expected to be in that category. This need was assigned as “medium” priority since the rehab program may not be funded in the event that SHIP funding ceases, necessitating the shifting of CDBG funds to homebuyer assistance.

Strategies

This section presents measurable housing objectives and strategies for achieving those objectives. The objectives are based on the figures shown in the “Goals” column of the Priority Housing Needs Table, which are realistic estimates of what is achievable given the resources available.

Renters

Since renters had a high incidence of cost burden regardless of household type, age, or income level, this objective applies to all of them.

- *Housing Objective 1:* Provide tenant-based rental assistance to address the needs of renter households over the next five years.
 - *Strategy 1-1:* If HUD makes funds available, the Boca Raton Housing Authority will apply for additional Section 8 vouchers. Since funding is not available at this time, zero was entered in the Goals column of the Priority Housing Needs table.

Owners

- *Housing Objective 2:* Provide assistance to enable very low and low income families (<=80% of median) to become first-time homebuyers during the next five years. Perform outreach to low income and minority households, to provide them with an opportunity for homeownership, as well as assist current homeowners in keeping their homes.
 - *Strategy 2-1:* Utilize CDBG funds for purchase assistance. Funds will be spent to assist very low and low income homebuyers to purchase two existing homes annually, amounting to 10 over the five year period. If the State legislature resumes SHIP funding, the City will be able to assist more first-time homebuyers.
 - *Strategy 2-2:* Utilize State Housing Initiative Partnership (SHIP) funds for purchase assistance. Based on current funding (while recognizing that State funding is highly variable), the City estimates it will receive approximately \$331,858 annually from the State of Florida for fiscal years 2015-16 through 2019-20. It is projected that for each of these fiscal years, funds will be spent to assist very low, low and moderate income homebuyers to purchase four existing homes, amounting to 20 over the five year period.
 - *Strategy 2-3:* Though this happens rarely, if a vacant lot becomes available to the City via donation, it will be provided at reduced cost to a nonprofit organization for new construction of an affordable housing unit for an income eligible household.
 - *Strategy 2-4:* Sponsor home buyer seminars as requested, which provide both pre- and post-purchase education on topics such as home maintenance, budgeting, credit issues, predatory lending, energy conservation, and landscaping.
 - *Strategy 2-5:* Refer low income homeowners in danger of foreclosure to the Legal Aid Society of Palm Beach County, or other fair housing providers, to provide foreclosure counseling and legal representation if needed to families and individuals to prevent foreclosure.

Physical Defects (Owners)

- *Housing Objective 3:* Conserve the existing housing stock by preventing an average of two units per year from becoming dilapidated and eventually lost to demolition.
 - *Strategy 3-1:* If the State legislature continues with SHIP funding, the City may be able to shift funds from its CDBG-funded homeownership assistance program to its housing rehab activity, which provides deferred payment rehabilitation loans to homeowners up to the moderate income level. This would also depend on whether future CDBG allocations are adequate to support the program. A conservative estimate of two households per year will be assisted by this strategy, and more if circumstances enable staff to budget more funds for this activity.

⁴⁵ Ibid.

Special Populations

- *Housing Objective 4:* Increase the supply of handicap accessible rental units affordable to the low income elderly and/or disabled population.
 - *Strategy 4-1:* Establishing a Barrier-free Housing rehab program that would modify existing units owned by mobility-impaired persons so that they would be handicap accessible (i.e., “barrier-free”) is currently under consideration. Since funding is not available at this time, zero was entered in the Goals column of the Housing Needs table.

Additional Housing Strategies

Objective 5, below, pertains to both owners and renters.

- *Housing Objective 5:* Make housing providers aware of the provisions of the Fair Housing Act, and make the protected classes aware of fair housing rights and enforcement. This objective is included in the City’s AI (Analysis of Impediments to Fair Housing). The following strategies expand housing opportunity:
 - *Strategy 5-1:* Facilitate the provision of fair housing education and outreach by funding a fair housing service provider with CDBG dollars;
 - *Strategy 5-2:* Facilitate the provision of landlord/tenant and foreclosure counseling by funding a fair housing service provider with CDBG dollars (the protected classes are disproportionately affected by evictions and foreclosures);
 - *Strategy 5-3:* BRHA staff will perform outreach to landlords to broaden the selection of units available to Section 8 voucher holders; and
 - *Strategy 5-4:* BRHA staff will inform voucher holders that they are free to select a unit anywhere as long as it meets program guidelines, and that they are not limited to areas of low income or minority concentration. Community Improvement staff also make it clear to prospective SHIP homebuyers that they are free to select a home meeting program guidelines anywhere within the city limits.

There are some strategies planned by the City which are not directly measurable, but nevertheless will assist in meeting affordable housing goals:

- *Objective:* Encourage new affordable housing development by non-profit agencies:
 - *Strategy:* Expedite the processing of development permits for affordable housing (the procedure for this was adopted in the City’s current SHIP Local Housing Assistance Plan); and
 - *Strategy:* The City will continue waiving building permit fees for rehab and construction of low- to moderate-income housing.

Obstacles to Meeting Under-Served Housing Needs

The objectives and strategies listed above do not address all the goals listed at the beginning of this Housing Section. This is because realistically it is impossible to address all the housing needs that exist, for several reasons noted in the Barriers to Affordable Housing section of this document:

- Limited resources – the City’s affordable housing needs far outweigh the government resources available to meet those needs;
- Very high cost of land;

- Lack of vacant land available and/or suitable for affordable housing;
- Community opposition/NIMBYism;
- High price of housing for both owners and renters; and
- Lack of available land zoned for multi-family residential development at a density sufficient to attract builders who could provide affordable units.

C. Homeless Strategy

Since no hard data exist on homeless subpopulations in Boca Raton, it is necessary to rely on the 2015 Continuum of Care Point in Time Count for Palm Beach County⁴⁶ as a resource for estimating subpopulations of homeless for the City as well. In preparing the Homeless and Special Needs Populations Table (see Table 1A in Appendix D), it was assumed from the homeless population of 45 (from January 2015 count) in Boca Raton, roughly the same proportions of need apply in the City as in the County. Zeroes were entered in the “Current Inventory” and “Under Development” columns because there are no homeless continuum of care facilities currently existing or planned in Boca Raton. HUD Tables 1B (Special Needs/Non-Homeless Populations) and 1C (Summary of Specific Homeless/Special Needs Objectives) in Appendix D were marked “N/A” for “not applicable” for two reasons:

- Reliable data on the subpopulations in Boca Raton do not exist. All data on subpopulations are on the county-wide level.
- The City is not the grantee responsible for the HUD grants that assist with the homeless; rather, Palm Beach County administers and monitors the implementation of objectives for these grants. Likewise, the City of West Palm Beach administers the HOPWA (Housing Opportunities for Persons with AIDS) grant, which pertains to the county’s special needs population with HIV/AIDS.

The Palm Beach County Continuum of Care is the countywide strategy for meeting the needs of individuals and families who are homeless or at risk of homelessness. The Continuum of Care system begins with the Homeless Management Information System, which includes a telephone hotline (users simply dial 211) as well as a county-wide computer database accessible to all service providers. The Continuum of Care system includes homeless prevention services, outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing, and support services (offered at every stage of the Continuum) and homeless prevention services.

Additionally, the Lewis Center opened in West Palm Beach in July of 2012 and offers interim accommodations to those transitioning to permanent housing. The center also provides assessment and offers services to homeless individuals and families. Although there are no homeless shelter facilities in Boca Raton, the County’s Continuum of Care and the Lewis Center may be accessed by those in Boca Raton.

The strategies listed in the Affordable Housing section that subsidize, preserve, or create affordable housing in Boca Raton for very low income persons are deemed to be preventing homelessness. For example, BRHA will continue to apply for additional HUD funds if and when they are made available, to provide rental assistance to more needy families in danger of becoming homeless. Additional strategies follow.

⁴⁶ Palm Beach County Continuum of Care January 2015 Point in Time Count supplied by County Human Services Division.

- *Strategy:* Boca Raton's annual contribution of approximately \$25,000 from general revenue to the AVDA shelter in nearby Delray Beach helps prevent victims of domestic violence and their children in Boca Raton from becoming homeless. This contribution is subject to funding availability in the City's annual nonprofit funding cycle.
- *Strategy:* City and BRHA staff will continue to make appropriate referrals to the Homeless Helpline (via 211 Palm Beach/Treasure Coast) in the event they encounter a homeless person or family. The Police Services Department has developed a relationship with and an awareness of the County's Homeless Coalition and Continuum of Care providers. The City also issued a proclamation recognizing the second week of February 2015 as 2-1-1 Awareness Week.
- *Strategy:* As has been done annually since 1998, a City representative will continue to sign statements of consistency with the Consolidated Plan, for grant applications by the Continuum of Care Collaborative, to obtain Emergency Shelter Grant Program and Supportive Housing Program funds for the homeless from HUD.
- *Strategy:* As a component of its CDBG-funded fair housing activity, the Legal Aid Society of Palm Beach County, Inc.'s Mortgage Foreclosure Prevention and Defense program helps prevent homelessness.

D. Non-Housing Community Development Strategy

D-1. HUD'S PRIORITY COMMUNITY DEVELOPMENT NEEDS TABLE

Information provided in this HUD-prescribed table (see Table 2B in Appendix D) identifies the specific Non-Housing Community Development Needs for the City during the five years covered by the Consolidated Plan. According to HUD guidance,⁴⁷ jurisdictions are not required to indicate the priority need level. Hence, the column titled "Priority Need Level" has been left blank in all cases except those where adequate knowledge of the item exists. Where it is filled in, priority levels are defined as follows (similar to the Priority Housing Needs Table).⁴⁸

High Priority: The City plans to fund activities to address this need with federal funds, either alone or in conjunction with the investment of other public or private funds during the next five years.

Medium Priority: If funds are available, activities to address this need may be funded by the City with federal funds either alone or in conjunction with the investment of other public or private funds during the next five years. Also, the City will take other actions to help the applicant locate other sources of funds.

Low Priority: The City does not plan to fund activities to address this need during the next five years. The City will consider certifications of consistency for other entities' applications for Federal assistance.

No Such Need: Either the need is already addressed, or is not considered to be a need.

In other words, the need level ratings do not reflect the actual urgency of the need; rather, they reflect the probability that federal funds will be available to meet that need.

⁴⁷ p. 31, "Guidelines for Preparing a Consolidated Plan Submission for Local Jurisdictions" at <http://www.hud.gov/offices/cpd/about/conplan/toolsandguidance/guidance/guidelines.pdf>.

⁴⁸ Ibid.

The “Unmet Priority Need” column is also optional, and has been left blank.⁴⁹ In accordance with HUD guidance,⁵⁰ the amounts listed in the “Dollars to Address” column reflect the estimated expenditure needed (in current dollars) for the entire five year period, and include all funds needed (both public and private) to address the items listed.

The “Goals” column, per HUD instructions, is also optional. Only those items that are pertinent to Boca Raton’s CDBG program are filled in. The figures entered comprise the estimated number of units of measure for each need identified for the five-year period designated in this Plan, regardless of whether adequate funds (public and private) are available to address the need. The numbers for public facilities and improvements indicate the number of projects needing assistance. For public services, the estimated number of people needing assistance is indicated.

Some of the need categories listed in the HUD table are eligible for funding under CDBG guidelines. For the most part, only those items that would be eligible are addressed in the following narrative.

The first two sections of the HUD Priority Community Needs Table (i.e., Public Facility Needs and Infrastructure) were completed by consulting the City of Boca Raton FY “2014-15 through 2019-20 Capital Improvements Program” (CIP) document, prepared by the City Manager’s Office. It represents the City’s plan for infrastructure improvements, including projected costs. The dollar amounts listed in this section were taken from the CIP document.

Public Facilities and Improvements

Boca Raton has several excellent neighborhood facilities, mostly operated by its Recreation Services Department. Those facilities that are located in low/mod income neighborhoods will receive consideration for CDBG funding. Past recipients of such funding have included the Lois Martin Community Center, located in the Dixie Manor public housing development in the Pearl City area, and the Boys & Girls Club Center in the Delray Manors (a/k/a “New Pines”) neighborhood.

Boca Raton is well known for having an excellent, well maintained parks & recreation system. Over the years CDBG funds have been spent on infrastructure improvements to parks, including enhancements to security and making restrooms and facilities more handicap accessible. Past recipients include Sand Pine Park, which is located in the New Pines target area, and Hughes Park, located in the Pearl City target area. Other parks located in low/mod income neighborhoods will also receive consideration for CDBG funding.

Infrastructure

The amounts on the lines for “Water/Sewer Improvements,” “Street Improvements,” “Sidewalks,” and “Flood Drain Improvements” were taken from the CIP.

Public Service Needs

⁴⁹ Ibid.

⁵⁰ Ibid, p. 32.

In addition to private transportation, PalmTran provides county-wide bus transport, and Tri-Rail provides commuter train service throughout the region. Since the time of the last CDBG Five Year Consolidated Plan, the City began operating a shuttle service linking commuters from the Tri-Rail station to various City locations.

The Boca Raton area is served by an excellent Public Health Unit run by Palm Beach County, and has an abundance of private health providers as well. It also has an excellent community hospital.

An office of the Department of Economic Opportunity is located in West Palm Beach, within driving distance of Boca Raton residents. This “one-stop” center brings together the services of the Department of Labor, the Department of Children and Families, and CareerSource of Palm Beach County. At a single location, clients can receive job search assistance, skills training, child care and transportation assistance, or, if the need arises, help in filing requests for temporary public assistance or unemployment benefits.

Substance abuse services are available from the Drug Abuse Foundation of Palm Beach County in Delray Beach, the city just north of Boca Raton, which provides intensive residential treatment for substance abusers.

Anti-Crime Programs

The Boca Raton Police Services Department sponsors several excellent anti-crime programs, including Crime Watch, Citizen's Police Academy, and VIPER (Visibility – Intelligence – Partnerships – Education - Resources). The PAL (Police Athletic League) is aimed at juvenile crime prevention by coordinating programs and activities that contribute to the development of physical and mental fitness, as well as foster a closer relationship between Law Enforcement Officers and youth to build understanding, respect, and trust. With the exception of PAL, which is a non-profit 501(c)(3) organization, these activities are funded in the Police Services Department's budget.

Youth Programs

The Mainstream Teen Center serves youth in the City. Boca Raton has an excellent child care facility (Florence Fuller Child Development Center) that serves low income families and provides Title XX child care.

Addressing the needs of at-risk youth is one way of enhancing safety and livability of neighborhoods, by hopefully preventing crime. The Pearl City neighborhood is served by CATS (Children Achieving their Success), which provides after-school and summer camp programs for low income youths ages 6-13. The cost of providing this program is covered by a grant from the Children's Services Council via Family Central, Inc., as well as City general revenue funds and CDBG grants. It is estimated that approximately \$25,000 per year in CDBG funds will be needed to continue the provision of these child care services.

In addition, the Boys & Girls Clubs of Palm Beach County, Inc. operates programs for low income at-risk youth at the center in Sand Pine Park. In addition to private funding sources, it is estimated they will need \$26,400 in CDBG funds per year for operating costs to provide these youth services.

Finally, the Children's Place at HomeSafe, Inc. provides services for abused and neglected

children. In addition to private funding sources, it is estimated they will need \$10,000 in CDBG funds per year for operating costs to provide these youth services.

Senior Programs

Boca Raton has an excellent senior facility called The Volen Center. This agency provides services to the elderly population in the south Palm Beach County area, including Boca Raton. In-home services include personal care, homemaking, respite, companion, adult day care, nutrition counseling and emergency alert response systems to the frail elderly in need of them. These programs delay or prevent institutionalization. The Volen Center also operates a transportation program which provides low and no-cost van transport for seniors, to medical appointments, grocery shopping, etc.

The City contributes approximately \$27,000 per year in general revenue dollars to The Volen Center to support services for seniors. This contribution is subject to funding availability in its annual nonprofit funding cycle.

Economic Development Needs

Boca Raton's large and diverse business community remains one of the key foundations of the City's financial stability. Employment opportunities are relatively good when compared with the rest of Palm Beach County, and there is a healthy business incubator office area in the FAU Research Park. The City's office space and industrial park areas provide excellent accommodations for businesses wishing to locate there. In 2010, the City Council adopted an Economic Development Incentive Policy, which outlined incentives available for creating or retaining jobs in the City and in 2014 an Economic Development Fund was established.

The City has funded \$5 million for economic development through its general fund and projects earmarking \$1 million annually for the next five years. As of March 2015, the City has committed \$3,774,400 in incentives which has created or retained 8,142 jobs in the City, and leveraged more than \$12 million in State and County incentive funds.

Planning

Planning is essential in order to anticipate needs and develop strategies to meet those needs, including those of the low income population. The City budget includes approximately \$1,806,600 annually for planning division staff and operations.

D-2. LONG- AND SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES

The City of Boca Raton's Strategic Plan includes community development-related goals, such as having a vibrant and sustainable city, and strong relationships with neighborhoods and community-based organizations. Objectives to achieve these goals include promoting resident safety and security, protection of property values, stimulating redevelopment and enhancing infrastructure. The City's Comprehensive Plan includes a housing element which discusses housing needs within the City. The goals and objectives included in this Consolidated Plan are in alignment with the City's strategic goals and the City's Comprehensive Plan.

The following community development objectives have been identified ("CD" stands for "community development"):

- *CD Objective 1:* Improve the safety and livability of neighborhoods by upgrading their infrastructure.
 - *Strategy 1-1:* If directed by City Council and if adequate funding sources are identified and accessed, allocate CDBG funds to make infrastructure improvements in low-mod income neighborhoods such as street improvements, drainage, streetscape, sidewalks, lighting or other safety/security improvements, landscaping, traffic calming, ADA improvements, etc.
- *CD Objective 2:* Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth.
 - *Strategy 2-1:* Leverage CDBG funds with funds from Children Services Council, private donations and City general revenue funds to enable the CATS after-school and summer camp programs to operate at their best. These programs provide tutoring and enrichment activities to low income at-risk youth in Pearl City, which enhance their quality of life and opportunity.
 - *Strategy 2-2:* Leverage CDBG funds from Children Services Council, private donations and City general funds to assist with operational costs of the Boys & Girls Clubs' after-school and summer camp programs. These programs provide tutoring and enrichment activities to low income at-risk youth in the New Pines area, which is a CDBG target area.
 - *Strategy 2-3:* Leverage CDBG funds with Medicaid, private donations and City general funds to assist with operational costs of the Children's Place at Homesafe, Inc., which provides services for abused and neglected children.

All of the above are considered long-term objectives, and are summarized in Table 3A in Appendix D. This table, titled "Summary of Specific Annual Development Objectives," includes performance measures, as required by HUD. Short-term objectives are listed in the 2015-16 One Year Annual Action Plan.

E. Neighborhood Revitalization Strategy Area (NRSA)

Consideration was given to requesting NRSA designation for the Pearl City and New Pines target areas. Such a designation provides a couple of exceptions to CDBG regulations that may prove helpful, such as providing greater flexibility in carrying out housing programs, and removing the cap on public service expenditures (currently no more than 15% of CDBG funds may be spent on public service activities). However, only public service activities carried out by what HUD calls a CBDO (Community-Based Development Organization) will be exempt from the 15% cap. Currently there is no CBDO in either Pearl City or New Pines, and none are foreseen to emerge during the term of this Plan. CDBG funds were utilized in 2002 and 2003 for community-building activities to implement the socioeconomic component of the Pearl City Master Plan. No viable group was identified to form a CBDO.

Written guidance from HUD places a heavy emphasis on establishing clear, measurable benchmarks when submitting a request for NRSA designation, stressing the importance of the grantee's capacity and the likelihood that planned actions will achieve "substantial improvements...in the neighborhood" and "create meaningful levels of economic opportunities for residents." At this time, there is not an entity to which funds could be provided. If an entity forms to whom the City could award CDBG funds for this purpose, and who could reasonably be expected to successfully implement the necessary activities, we could then consider amending the Five Year Consolidated Plan and request the NRSA

designation.

Obstacles to Meeting Under-Served Non-Housing Community Development Needs

The City's non-housing community development needs outweigh the resources available to meet those needs. This is by far the largest obstacle to meeting underserved needs. Another obstacle is the lack of subrecipients that are capable of implementing strategies to meet non-housing community development needs in eligible areas. While various needs have been identified, there may not be an agency or organization in place with the capacity to meet the needs.

F. Geographic Distribution

The Boys & Girls Club and CATS activities described in this Consolidated Plan will be concentrated in the City's CDBG target areas, which are the neighborhoods identified as most in need of revitalization and stabilization:

- CT75.01 BG1: the Pearl City neighborhood; and
- CT73.01 BG2: the Delray Manors, or "New Pines" neighborhood.

These areas are shown on Maps 7 and 8 in Appendix B. Homebuyer assistance, rehabilitation assistance and Fair Housing activities are city-wide. Due to the lack of affordable housing units within the city limits, most of the BRHA's Section 8 rental assistance vouchers are utilized outside the city limits, while about 23% are used within the City.

Map 6 (see Appendix B) indicates the location of CDBG-funded activities having a specific address; some activities are city-wide.

G. Removing Barriers to Affordable Housing

For 30 years, the City has waived building permit fees for rehab and construction of low to moderate income housing.

The Boca Raton City Council adopted a 2013-16 Local Housing Assistance Plan in April 2013, in accordance with State of Florida requirements to receive SHIP funds. The LHAP included "Housing Incentive Strategies" to ameliorate barriers to affordable housing. The table below, taken from the latest SHIP Annual Report to the State, lists these incentive strategies and their implementation status.

Incentive Strategy	Implementation Method	Implementation Schedule	Implementation Date or Steps	Status of Strategy - Does It Function as Intended?
Expedited processing of development permits for affordable housing	Administrative policy – directive issued 8/94; memos sent to pertinent staff 6/98 and again in 4/10.	No schedule, since strategy has been implemented on an ongoing basis since 6/30/98.	Strategy implemented via administrative policy formalized 6/98.	The incentive functions as intended when affordable housing projects are brought forward. The issuance of building permits for individual affordable homes (such as those in the CDBG housing rehab program) has been expedited.
Ongoing process for review of local policies, ordinances, regulations and plan provisions that increase the cost of housing prior to their adoption	Administrative policy adopted in 8/94.	No schedule remaining, since strategy has been implemented on an ongoing basis. City Council agenda items that may have an effect on the cost of housing are discussed at Development Services staff meetings. When it is determined that there is an impact, an analysis is prepared by appropriate departmental staff.	The strategy was implemented in 8/94, and continues on an ongoing basis.	The incentive is functioning as intended.
Waiver of Building Permit Fees	A memo is sent to the Building Division instructing them to waive building permit fees for rehab and construction of low to moderate income housing.	Memos are sent whenever contractors apply for building permits related to the City's CDBG housing rehab program or Housing Authority rehab work.	This strategy has been implemented on an ongoing basis since the 1980s.	This strategy functions very well, because the waiving of permit fees for the construction or rehab of low to moderate income housing reduces the cost of the work.

H. Lead-Based Paint

As stated in the needs section of this document, lead-based paint is not a problem in Boca Raton's residential units. Still, both the City and the BRHA plan to follow the requirements included in HUD's Lead-Based paint Final Rule, which took effect 9/15/00. A brief overview of the rule is contained in the following paragraph.

The BRHA provides everyone certified for Section 8 rental assistance with the lead hazard information pamphlet prescribed by HUD. No properties owned by the BRHA contain lead-based paint. Properties housing tenants assisted by the Section 8 program are inspected annually, and the inspection checklist includes a visual assessment for signs of lead-based paint. A comparable inspection checklist is utilized for properties built prior to 1978 that are purchased under the City's CDBG Homeownership Assistance activity and assisted under the CDBG Residential Rehabilitation activity. The inspection must be performed by a properly certified inspector prior to final approval for assistance. If paint surfaces are deteriorated, a lead-based paint test will be required. If lead is detected, abatement of contaminated areas must be performed by qualified workers using lead-safe work practices. Cases in which the item is removed and replaced (abatement) do not require a clearance test. If another correction technique is used, a clearance test is required to ensure the home is lead-free. Units with unsatisfactorily resolved lead-based paint issues will not be eligible for assistance from the City.

There is also a Renovation, Repair and Painting (RRP) rule that was drafted by the U.S. Environmental Protection Agency (EPA) and became effective in April 2010 (and amended in 2010 and 2011). The RRP requires that contractors become certified via EPA-approved training to work on residential renovation, repair and painting projects which disturb lead based paint in homes built prior to 1978. The exterior and interior of the home must be tested before work begins, and renovators must use lead-safe practices during construction.⁶¹

I. PHA Resident Initiatives

A focal point for resident-oriented activities at the Boca Raton Housing Authority is the Lois Martin Community Center, located at the Dixie Manor public housing complex. After-school and summer camp programs are housed at the Center, and with funding from the City general fund, the Center is able to expand the hours it is open to the public. Since it is open nights and weekends, residents are free to use it for meetings and other activities. Various activities that have been held at the Center include homebuyer fairs, health fairs, computer classes, and GED classes, as well as lectures on family planning, budgeting, household maintenance, etc.

The BRHA pays a staff member to provide case management services for Boca Raton's Family Self-Sufficiency (FSS) program. This year the Housing Authority received \$51,085 in HUD funds for this FSS Coordinator, which further enhanced the efficacy of the program. In addition, the BRHA has a Resident Opportunity and Self Sufficiency (ROSS) program for public housing tenants. The BRHA coordinates with local organizations such as Housing Partnership, Inc. to provide both housing assistance and social services for non-elderly disabled households participating in the Section 8 program. The BRHA and Housing Partnership also collaborate on the Section 8 homeownership program.

⁶¹ Website for the United States Environmental Protection Agency, May 2015.

J. Anti-poverty Strategy

As illustrated in the demographic profile section of this Plan, the City of Boca Raton is an affluent community. According to the 2011 ACS 5-Year Estimates, just 16% of Boca Raton's population had incomes below \$25,000 per year. In comparison with the rest of Palm Beach County, median income is higher and the unemployment rate is lower in Boca Raton. The City continues to attract new industry, small businesses and commercial development. Efforts to combat poverty have focused on educational opportunities, job counseling, child care and improved transportation, rather than economic development. However, in April 2010 the City Council adopted an Economic Development Incentive Policy, which it is hoped will stimulate the economy. The continuing lack of affordable housing causes lower income workers to live outside the City, which in turn results in an overall reduction in the number of households with incomes below the poverty line.

In June 2013, the Florida Housing Finance Corporation (FHFC) approved the 2013-16 LHAP prepared by the City's Community Improvement Division. The Plan included local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. It is difficult to assess the extent to which the City's current housing policies and programs might assist in reducing the number of households with incomes below the poverty line.

The Family Self-Sufficiency (FSS) Program serves as an anti-poverty tool, albeit for a limited number of families. Qualified public housing tenants and recipients of Section 8 rental assistance are eligible to participate in the FSS program. They receive case management services, including evaluation, counseling, linkages to child care, education, job training and placement, budgeting, etc. to enable them to become self-sufficient. Since 1997, 34 families involved in the FSS program have achieved the goal of homeownership.

An office of the Department of Economic Opportunity is located in West Palm Beach, within driving distance of Boca Raton residents. This "one-stop" center brings together the services of the Department of Labor, the Department of Children and Families, and CareerSource of Palm Beach County.

The Housing Authority applies for Section 8 rental assistance whenever HUD makes funds available, which is very seldom. If HUD would increase voucher funding, this would assist in anti-poverty efforts.

A Volunteer Income Tax Assistance (VITA) site was located in Boca Raton. In 2015, the site provided free tax preparation assistance to more than 272 low income households. The site targets workers eligible for the Earned Income Tax Credit (EITC). According to a 2003 Brookings Institution study, when the EITC is included as income, it reduces by 18 percent the number of low income working households with severe housing cost burdens. Thus, this activity may be viewed as an anti-poverty tool. The BRHA provided space for the site at its public housing complex, so it was easily accessible to many low income residents. In 2015, AARP offered tax return assistance for low and moderate income households at two Boca Raton locations, preparing 789 returns for the 2014 tax year.

Both the City and BRHA follow HUD guidelines pertaining to Section 3, which requires 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.

K. Lead Agency/Institutional Structure

The City of Boca Raton is the lead agency responsible for development of the Consolidated Plan, as well as for implementing housing and community development programs covered by the Plan. This is done through the Community Improvement Division of the Development Services Department. The Department is responsible for the administration of the City's CDBG and SHIP programs, and the City's Code Enforcement/Licensing, Building, and Planning & Zoning divisions. The strengths of this institutional structure are described in the "Coordination" section below.

The BRHA and the City have a cooperative organizational relationship. The BRHA is sometimes able to utilize City purchasing contracts that enable it to economize. CDBG funds pay the salaries of some staff working in the BRHA's CATS programs. The Boca Raton City Council appoints the BRHA Commissioners. Since 2000 the City has allocated general revenue dollars to pay for staff that enables the BRHA's Lois Martin Community Center to be open for extended hours on nights and weekends. CDBG funds have also been used for improvements to properties managed by the BRHA when other sources of funding may not have been readily available.

L. Monitoring Standards and Procedures

Subrecipients are required to periodic narrative reports, describing the accomplishments for each activity being funded by CDBG. The information requested for these reports (and their frequency) is determined by HUD program regulations and the nature of the activities funded. The format, frequency and content of the reports are specified in the subrecipient agreement. If necessary, subrecipients are provided with technical assistance to fulfill reporting requirements. Narrative reports are tracked for receipt and reviewed to determine if they are satisfactory. When deficiencies or untimely progress reports are identified, the subrecipient is advised of the shortcomings, and corrective action is recommended. If the subrecipient continues to be non-compliant, the City will apply appropriate sanctions based on the terms of the Subrecipient Agreement.

All invoices and reimbursement requests are reviewed and processed to ensure that they: 1) cover an allowable expense under the program; and 2) are submitted in compliance with the requirements of HUD and the City. Annual on-site monitoring visits to subrecipients are performed, with additional visits or special monitoring efforts undertaken if required. Notification of a pending monitoring visit is made in writing at least two weeks in advance, and a written report is provided to the subrecipient after the monitoring.

M. Coordination

The City of Boca Raton coordinates its limited resources through a single department, which facilitates maximum coordination of all housing and community development efforts targeted toward low income households. This structure provides for maximum flexibility in the layering of funds and the coordination of social service efforts to achieve objectives.

The Community Improvement Division coordinates efforts with other Palm Beach County governmental entities, as well as neighboring cities, via regular communication with the staff persons administering their CDBG and SHIP programs. The draft 2015-20 Five Year Consolidated Plan will be submitted to Treasure Coast Regional Planning Council, which

serves as the State regional clearinghouse for review and comment, in accordance with 24CFR 91.100.

The coordination of resources enables the Pearl City CATS programs to exist. CATS is jointly funded with CDBG, Children's Services Council (through Family Central), City general revenue, and Boca Raton Housing Authority dollars, as well as private donations. Via BRHA's collaboration with other non-profits, children in the CATS program may partake in educational programs, a swimming program offered by the YMCA, violin lessons sponsored by the Palm Beach County Youth Orchestra, a health and wellness program as well as sporting activities (including tennis, flag football, basketball, cheerleading and soccer) presented by Boca Raton Community Hospital, an art enrichment program, and ballet lessons, among others.

The City Council appoints the BRHA Board of Commissioners. The City also waives the BRHA's Payment in Lieu of Taxes (PILOT).

In 2013 and 2014, the City undertook improvements located in low income CDBG target areas: Hughes Park and Dixie Manor in the Pearl City neighborhood, and Sand Pine Park, in the New Pines neighborhood. The successful planning and implementation of these projects required coordination between the City's Municipal Services, Recreation Services, Financial Services, Community Improvement as well as outside agencies and contractors.

In addition to CDBG and City funding, the Boys & Girls Clubs successfully coordinates a variety of funding sources including Family Central/Children's Services Council, United Way, countywide grants from multiple sources, and numerous fundraising events which are held throughout the year.

The Police Services Department provides community policing officers in both CDBG target areas, where the CATS and Boys & Girls Club programs are offered. Police Services teams with the City's Sanitation, Code Compliance, and Building Permit divisions to perform an annual neighborhood cleanup project in the New Pines Area. Children from the Boys & Girls program at New Pines are involved in the cleanup project as well.

As part of administering its homeownership assistance programs, the City coordinates with local lenders and nonprofit credit counseling agencies to ensure the availability of homebuyer and credit repair seminars and counseling, as well as foreclosure assistance. The City also coordinates with the BRHA to promote the homeownership assistance programs to its tenants.

The City's Community Improvement Administrator participates in the Palm Beach County Housing Leadership Council and the Florida Housing Coalition's programs and activities. The City's Community Improvement Assistant participates in the Palm Beach Affordable Housing Collaborative, whose membership comprises lenders, realtors, local governments, nonprofits, and the HUD area office representative. This group coordinates homebuyer fairs and informative lectures, and advocates the cause of affordable housing.

The BRHA pays a staff member to provide case management services for Boca Raton's Family Self-Sufficiency (FSS) program. This year the Housing Authority received \$50,648 in HUD funds for this FSS Coordinator, which further enhanced the efficacy of the program. In addition, the BRHA has a ROSS (Resident Opportunity and Self Sufficiency) program

for public housing tenants. The BRHA coordinates with local organizations such as Housing Partnership, Inc. to provide both housing assistance and social services for non-elderly disabled households participating in the Section 8 program. The BRHA and Housing Partnership also collaborate on the Section 8 homeownership program.

The BRHA coordinates with local organizations such as Housing Partnership, Inc. to provide both housing assistance and social services for non-elderly disabled households participating in the Section 8 program. The BRHA and Housing Partnership also collaborate on the Section 8 homeownership program.

The BRHA has a strong anti-fraud program that collaborates with other government agencies to identify tenants who submit fraudulent information. This makes more funds available to applicants with a legitimate need for assistance.

The City's Community Improvement Administrator has had an excellent working relationship with the Legal Aid Society of Palm Beach County, an agency that provides fair housing education and outreach services, as well as foreclosure and landlord/tenant counseling. The City issues a proclamation annually promoting April as fair housing month.

The City will continue to coordinate efforts and leverage resources whenever possible to further the goals of the Five Year Consolidated Plan and meet the needs of low and moderate income residents.

N. Citizen Participation / Summary Of Public Comments

The 2015-20 Five Year Consolidated Plan was developed by Community Improvement Division staff who reviewed demographic data and contacted various public and private social service agencies with low income clientele. The following schedule was adopted for preparation of the Plan:

- 3/20/15 Advertisement of first public hearing
- 4/9/15 Public hearing to obtain views regarding community needs and how CDBG funds should be spent (5:00 p.m., City Hall)
- 5/13/15 Advertisement of Plan Availability and notification of second public hearing to receive public comment
- 5/27/15 Place draft copies of Plan at City Libraries, Lois Martin Community Center, and Boys & Girls Club Center in New Pines for 30 day public comment period (5/27/15 – 6/26/15)
- 6/11/15 Public hearing to obtain comments on proposed Plan (5:00 p.m., City Hall)
- 7/28/15 City Council consideration of Plan

No participants attended the 4/9/15 meeting. Participants or comments from the 6/11/15 meeting will be included in the final Plan.

Response to Comments and Requests

Applications for CDBG public service funds were received from the Legal Aid Society of Palm Beach County, Boys & Girls Clubs of Palm Beach County for the New Pines Neighborhood Center-based programs, the BRHA for its CATS Program and Children's Place at HomeSafe for their Boca Raton Libra Boys South I and II home. A three-person panel consisting of City staff reviewed the applications and made recommendations.

In accordance with the results of the City's AI (Analysis of Impediments to Fair Housing), the committee recommended that \$3,200 in CDBG funds be budgeted for fair housing education and outreach services. The Legal Aid Society was recommended for funding due to the agency's extensive experience, well-qualified staff, and the fact that it is versatile enough to competently promote fair housing as well as provide both foreclosure and landlord/tenant counseling.

The committee recommended that funds continue to be budgeted for the after-school and summer camp programs provided at the Boys & Girls Club Center in the New Pines neighborhood, which is located in a CDBG target area and serves low/mod income residents. It is recommended that \$26,400 in CDBG funds be allocated for this activity. The Boys & Girls Clubs also receives funds from Children's Services Council/Family Central, City of Boca Raton general revenue, and donations.

The committee recommended that \$25,000 be allocated to the BRHA CATS after-school and summer camp program in Pearl City, which is a CDBG target area and serves low/mod income residents. The CATS program also receives funds from federal grants, Children's Services Council/Family Central, City of Boca Raton general revenue, and donations.

The committee recommended that \$10,000 be allocated to Children's Place at HomeSafe, Inc. for services for abused and neglected children. Children's Place at HomeSafe also receives funds from Medicaid, Palm Beach County, Jarden Consumer Solutions, ChildNet, the City of Boca Raton general revenue and donations.

**V. PROGRAM YEAR 2015-16 ANNUAL CONSOLIDATED ACTION PLAN:
ONE YEAR USE OF FUNDS**

A. Introduction

Regulations issued by the U.S. Department of Housing and Urban Development (HUD) consolidate the planning and application aspects of the Community Development Block Grant (CDBG) Program. The Annual Action Plan is a component of the Five Year Consolidated Plan. The Action Plan serves as the application for funding for the CDBG program and must be submitted annually to HUD no later than August 16. The Plan describes the activities to be undertaken during the next fiscal year, utilizing CDBG formula grant funds and anticipated program income, if any. Activities were selected for funding in accordance with the priority needs established in the Consolidated Plan and the statutory requirements to provide decent housing, a suitable living environment and expansion of economic opportunity.

B. Executive Summary

The statutory purposes of the CDBG program are summarized into three objectives:

- creating a suitable living environment;
- providing decent housing; and
- creating economic opportunities.

The City plans to undertake activities that will produce outcomes fulfilling these objectives, as follows (see HUD Table 3A in Appendix D for more information):

Outcome	CDBG Activity or Project
Affordability for the purpose of providing decent affordable housing	<ul style="list-style-type: none"> • Homeownership Assistance • Residential Rehabilitation
Accessibility for the purpose of creating suitable living environment	<ul style="list-style-type: none"> • Pearl City CATS • Boys & Girls Clubs • Fair Housing Activities • Children’s Place at Homesafe, Inc.

Citizen Participation and Consultation Process - Two public hearings will be held during the development of the 2015-16 Action Plan. The Plan will be available for 30 days for public review prior to being submitted to HUD. No participants attended the first hearing. Attendees or comments received during the second public hearing will be included in the final Plan. More details are contained in the Citizen Participation section of this document.

Self-Evaluation - In Boca Raton, CDBG funds have been spent on activities that meet the aforementioned HUD objectives. In addition, the City has successfully utilized CDBG dollars to address needs identified in the Consolidated Plan. In PY '14, it is anticipated that the City will be in compliance with timeliness requirements.

C. Period Covered

This Action Plan covers 10/1/15-9/30/16. This period is referred to as "Program Year 2015" or "PY 15" by HUD, and "Fiscal Year 2016" or "FY '16" by the City.

D. Resources

During the time period covered by the Action Plan the City is aware of the following resources available to address its needs and goals:

- Community Development Block Grant (CDBG): The City expects to receive a formula allocation of \$431,088 in federal funds. This is an increase of 3.4% since last year. Utilization of these CDBG funds is detailed in the Proposed Projects Table of this Plan. During FY '14 the City received no program income.
- State Housing Initiatives Partnership (SHIP) funds: Funds in the amount of \$392,971 were received for State Fiscal Year 2014-15. These funds, as well as any program income and remaining funds from prior year SHIP allocations, will be used to assist first-time homebuyers with down payment and closing cost assistance.
- Children's Services Council (CSC) and Family Central, Inc.: This agency provided funds to two local organizations in 2014-15 to operate after-school and summer camp programs for disadvantaged youth:
 - \$131,103 to Boca Raton Housing Authority (BRHA) for its CATS program;
 - \$55,000 to Boys & Girls Clubs for its programs in the New Pines neighborhood.Each organization is projected to receive approximately the same amount for 2015-16.
- Capital Fund Program (CFP): The Housing Authority received \$119,365 in CFP funds this year, which are used mostly for physical improvements to the Dixie Manor complex.
- Section 8 Funds: HUD provides approximately \$6,000,000 to administer the Section 8 tenant-based rental assistance program. The BRHA administers 715 Section 8 vouchers, 130 of which are portable vouchers from outside areas. The BRHA received \$51,085 in HUD funding for an FSS Coordinator this year, to serve Section 8 clients enrolled in that program.
- The City of Boca Raton: Provides \$15,000 in its Recreation Services budget to pay a tutor as well as the salary of a part-time employee who staffs the Lois Martin Community Center on nights and weekends. This enables residents of the Pearl City area to attend classes, community meetings and social activities at a convenient location. Continuation of this allocation is subject to the City's budget allocation process.
- City of Boca Raton General Revenue Dollars: The City donates funds to human/community service organizations. The amounts awarded for FY '15 are included on the following list. It is assumed that similar amounts will be requested in FY '16 but continuation of this funding is subject to the City's budget allocation process.
 - \$43,800 to Florence Fuller Child Development Center, which provides child care to poverty level and at-risk children;
 - \$10,000 to the Boca Raton Philharmonic Symphonia to provide classical music to the City;
 - \$27,000 to The Volen Center (formerly known as Mae Volen Senior Center) for home-based services (including transportation) to the elderly;
 - \$20,000 to Children's Museum of Boca Raton, whose efforts help develop creative thinking skills in children through exposure to history, sciences and humanities;

- \$4,500 to the Association for Retarded Citizens of Palm Beach County; which works to improve the lives of children and adults who are developmentally disabled, and their families, through services, advocacy and education;
- \$4,500 to 211 Palm Beach/Treasure Coast (also known as the Center for Information & Crisis Services) an agency which provides information, referral, and telephone crisis counseling;
- \$20,000 to Hospice & Homecare By the Sea, which has a home health agency and provides care for terminally ill patients and their families;
- \$23,400 to Alzheimer's Community Care, Inc., which provides local services and programs for patients and their caregivers, who suffer with the ravages of Alzheimer's disease and related disorders, living in our local communities;
- \$25,000 to Aid to Victims of Domestic Abuse, Inc. (AVDA), a shelter in Delray Beach available to battered spouses and families from Boca Raton;
- \$5,000 to Best Foot Forward, whose mission is to improve the outcomes for youth in foster care as they transition to adult life;
- \$10,000 to Centre for the Arts, to assist with programs they offer;
- \$6,300 to Family Promise of South Palm Beach County, a community-based organization that meets the needs of homeless children and their families by providing safe shelter, meals and support services to aid in the search for jobs, affordable housing, and appropriate support and social services.
- \$30,000 to Boca Helping Hands, Inc., an organization that feeds hungry and needy individuals and families and offers limited financial assistance (such as help with utilities, rent, and/or prescriptions) in crisis situations;
- \$15,000 to The Children's Place at Home Safe, Inc., a shelter in Boca Raton for abused and abandoned children age 6 and under;
- \$5,000 to Healthy Mothers/Healthy Babies Coalition of Palm Beach County, Inc., which provides social services and educational programs addressing teen pregnancy and prenatal care;
- \$20,000 to the BRHA CATS Program, which provides after school and summer camp for low income children in the Pearl City target area;
- \$4,500 for the Boca Raton Society for the Disabled, which provides programs to enhance the lives of developmentally disabled people;
- \$7,000 to American Association of Caregiving Youth (formerly Boca Respite Volunteers), which provides support and assistance to homebound individuals and family caregivers living in Boca Raton;
- \$9,000 to Boca Raton Cultural Consortium, Inc., whose efforts enhance the cultural life of the residents of the City;
- \$8,000 to Boca Ballet Theatre Co., Inc., whose mission includes providing all area youth the opportunity and environment to participate in concert dance, and make dance, theater and culture not only accessible, but an integral part of life in our community;
- \$13,500 to Junior League of Boca Raton, Inc., an organization of women dedicated to improving the community through the effective action and leadership of trained volunteers;
- \$1,000 to Barton's Boosters, which emphasizes academic development, counseling and nutritional needs, study skills, and living skills for local youth;
- \$9,000 to Boys & Girls Clubs of Palm Beach County, who provide school and home learning opportunities for "at risk" children in after-school and summer camp programs;

- \$21,000 to Tri County Humane Society for school programs involving animal awareness care and community service volunteer programs with teens;
- \$22,500 to Golden Bell Education Foundation, whose mission is to augment shortfalls in State and Federal funding for Boca Raton public schools, providing otherwise unavailable funding to support innovative educational programs designed to enhance academic achievement;
- \$2,000 to the Haven, an alternative home for boys, ages 11-17, who have been placed in protective care by the State of Florida;
- \$3,000 to Boca Raton Community High School NJROTC, a citizenship program that teaches leadership, goal setting and service to the community;
- \$12,000 to Boca Raton Historical Society, which serves as an historical resource for the City while it strives to educate our citizens and visitors about our unique local history;
- \$2,000 to Kids in Distress, one of three primary foster care service providers appointed by Child & Family Connections for their program that helps match a child's individual needs and situation with the desires and strengths of potential foster/adoptive parents and then provides support to them 24 hours a day, 7 days a week both during and after placement;
- \$1,000 to Spirit of Giving Network, a growing collaboration of 25 non-profit agencies benefiting over 2,000 local underserved children by helping to prevent duplication of services between non-profit agencies to better reach at-risk children living in Boca Raton and Delray Beach;
- \$5,000 to the American Cancer Society to assist with activities in Boca Raton;
- \$10,000 to Faulk Center for Counseling, an organization that provides counseling for children, adults and seniors who are low/moderate income; and
- \$10,000 to Ruth Rales Jewish Family Services, an organization that provides financial, food and counseling assistance to members of the community of all ages and religious preferences.
- Florida Department of Health: Provided a grant to the BRHA through the Afterschool Nutrition Program which will provide healthy snacks and nutritious dinners to children enrolled in the CATS program. This \$50,000 grant yields an actual budget savings of approximately \$10,000 for the CATS program.
- Boca Raton Police Services Department: Assigned community policing officers to the New Pines neighborhood and the Pearl City neighborhood. This is a resource that improves the safety and livability of these low-mod income areas. Office space is provided by the BRHA to the officers at Dixie Manor and by the Boys & Girls Club in the New Pines neighborhood. The officers have involved area children in the Police Athletic League's (PAL) sports and tutoring programs, including a one-on-one mentoring program with children in the BRHA's CATS Program.
- Students from local colleges: Volunteer their time to provide homework assistance for children participating in the CATS program and at the Wayne Barton Study Center, located in the Pearl City area.
- Boca Raton Community Garden: This 1.5 acre site is one of the largest community gardens in south Florida. Located east of the downtown library, it includes educational space, picnic areas, a gazebo, open space and special raised beds for gardeners with disabilities. The City of Boca Raton and the Junior League formed a partnership to run the garden, which rents plots at low cost to residents. At least ten percent of the organic produce grown at the garden is donated to Boca Helping Hands to help feed the hungry.

- The Palm Beach County School Board: Enhances the CATS program by providing valuable educational programs called Kids Lit and Kids Math for children ages 5-12 sponsored by the Literacy Coalition of Palm Beach County. The Kids Lit and Kids Math programs are designed to improve the academic performance of students by allowing the teaching experience to encompass many aspects of different subjects.
- Boca Ballet: Donated \$3,000 to the CATS program to enable children to participate in their Community Outreach Program.
- The Schmidt Foundation: Donated \$10,000 to the CATS program, and may do so again next year. They also donated \$10,000 to the Boys & Girls Club program in New Pines.
- The Boys & Girls Clubs of Palm Beach County, Inc.: Received two grants from the Florida Department of Education. The 21st Century Community Learning Centers grant in the amount of \$61,560 is for educational programs, and the \$26,107 technology grant is for computer literacy programs.
- Palm Beach County Sheriff's Office: Donated \$5,000 to the Boys & Girls Club program in New Pines.
- The Boca West Foundation: Donated \$30,000 to the Boys & Girls Club program in New Pines.
- The Boys & Girls Clubs of Palm Beach County, Inc.: Received a grant from the Department of Juvenile Justice, of which \$16,591 is to be used for the Boys & Girls Club programs in New Pines.
- The Boca Raton Community Hospital Foundation: Donated \$4,000 to the Boys & Girls Club for the Family Health Program and "Youth Health Corps."
- Barton's Boosters: A non-profit charity group started by Wayne Barton, a former Boca Raton police officer. The group attracts agencies and citizens wishing to donate funds and/or volunteer hours to assist low income youth in Boca Raton. The Center states that 250 elementary-, middle- and high-school aged children participate in its after-school and summer camp activities. The Center provides a hot meal each weekday and offers homework assistance and recreational activities.
- Boys & Girls Clubs of Palm Beach County: This non-profit organization operates the building at 300 Newcastle Street, formerly known as the New Pines Neighborhood Center, which was constructed during FY '97 with CDBG and City Police and Parks and Recreation dollars. The Center benefits the low income New Pines neighborhood by providing community policing, public service, and youth activities. The club is working to increase the building size to 22,000 square feet and raise the building capacity to 300 persons. With the expansion, the Club will be able offer an expanded range of amenities that will allow it to better meet the needs of the youth of New Pines and their families.

E. Description of Activities / Statement of Objectives

A description of the projects and activities expected to be undertaken using CDBG funds received by the City of Boca Raton during PY '15 appears in the Proposed Projects Listing (also known HUD Table 3-C) in Appendix D. A summary listing of activities and the Consolidated Plan priority need addressed by each appears below (please note that "CD" stands for Community Development).

Activity	Amount of Funds Proposed	Priority Need Objective Addressed from 2015-2020 Consolidated Plan
Homeownership Assistance	\$100,288	<i>Housing Objective 2:</i> Provide assistance to enable very low and low income families (<=80% of median income) to become first-time homebuyers.
Residential Rehabilitation	\$180,000	<i>Housing Objective 3:</i> Conserve the existing housing stock by preventing units from becoming dilapidated and eventually lost to demolition.
Boca Raton Housing Authority/Pearl City CATS*	\$25,000	<i>CD Objective 2:</i> Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth.
Boys & Girls Club Center in New Pines*	\$26,400	<i>CD Objective 2:</i> Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth.
Fair Housing Activities*	\$3,200	<i>Housing Objective 5:</i> Make housing providers aware of the provisions of the Fair Housing Act, and make the protected classes aware of fair housing rights and enforcement.
Children's Place at HomeSafe, Inc.*	\$10,000	<i>CD Objective 2 :</i> Enhance the safety and livability of low income neighborhoods by addressing at-risk youth.
Administration	\$86,200	N/A
Total	\$431,088	

* Indicates a public service activity. HUD regulations limit total expenditures for these activities to 15% of the total grant plus prior year program income.

Map 6 in Appendix B depicts where the above list of activities will be located. Maps 7 and 8 show the Pearl City and New Pines target areas. In Boca Raton, priority for CDBG funds is given to activities benefiting low and moderate income persons and neighborhoods. An analysis of the above table reveals that 100% of non-administrative CDBG funds are proposed to be allocated to activities for persons of low and moderate-income.

In addition to the list of CDBG funded activities, the City plans the following:

- Expedite the processing of development permits for affordable housing (the procedure for this was adopted in the City's current SHIP Local Housing Assistance Plan); and
- Continue waiving building permit fees for rehab and construction of low to moderate income housing.

F. Geographic Distribution and Program Benefit to Minority Persons and Persons with Disabilities

The Boys & Girls Club and CATS Program activities described in this Plan will be concentrated in the City's CDBG target areas, which are the neighborhoods identified as most in need of revitalization and stabilization:

- CT73.01 BG1: the Delray Manors, or "New Pines" neighborhood; and
- CT75.01 BG2: the Pearl City neighborhood.

Homeownership assistance, rehabilitation assistance and Fair Housing activities are city-wide. Due to the lack of affordable housing units within the city limits, most of the BRHA's Section 8 rental assistance vouchers are utilized outside the city limits (many in the unincorporated area west of the City), while about 23% are used within the City. Map 6 in Appendix B shows the location of CDBG-funded activities having a specific address; some activities are city-wide. Maps 7 and 8 show the Pearl City and New Pines target areas.

Members of minority groups are well-represented among those served by CDBG-funded activities. The table below compares data for the City as a whole with data for the two target block groups listed above.

RACE			
	Block Group 1, Census Tract 73.01 (includes New Pines area)	Block Group 2, Census Tract 75.01 (includes Pearl City area)	Entire City of Boca Raton Statistics
White alone	58.4%	67.2%	88.5%
Black or African American alone	30.0%	23.8%	5.2%
American Indian and Alaska Native alone	0.5%	0.2%	0.2%
Asian alone	1.1%	1.8%	2.4%
Native Hawaiian and Other Pacific Islander alone	0.8%	0.1%	0.1%
Some other race alone	5.4%	4.8%	2.0%
Two or more races	3.8%	2.1%	1.6%
Total:	100.0%	100.0%	100.0%
ETHNICITY			
	Block Group 1, Census Tract 73.01 (includes New Pines area)	Block Group 2, Census Tract 75.01 (includes Pearl City area)	Entire City of Boca Raton Statistics
Not Hispanic or Latino	76.2%	85.5%	88.1%
Hispanic or Latino	23.8%	14.5%	11.9%
Total:	100.0%	100.0%	100.0%

Source: 2010 U.S. Census

The CATS and Boys & Girls Clubs activities are after school/summer camp programs that serve children in areas containing a disproportionate amount of racial and ethnic minority group members. None of the CDBG-funded activities for this program year specifically target disabled individuals. However, disabled persons may occupy homes assisted under the housing rehab program. In addition to correcting physical defects, units in the rehab

program are made more handicap-accessible when needed. These types of modifications can occur even if an elderly homeowner is not disabled, in order to make the unit more accessible as the homeowner ages.

G. Areas of Minority Concentration

Those designating themselves as non-White and/or Hispanic constituted only 20.9% of the Boca Raton population according to the 2010 U.S. Census. Thus, only census tract block groups with more than 25% minority households (non-White and/or Hispanic) were defined as areas of minority concentration in Boca Raton's Consolidated Plan. According to the information provided in the 2010 U.S. Census, the block groups listed below fit those criteria, and are shown on Map 5 in Appendix B (please note that the abbreviation "CT" stands for "census tract" and "BG" for "block group").

- CT71.00 BG1, 42.9% minority households;
- CT72.02 BG1, 28.6% minority households;
- CT72.02 BG3, 28.1% minority households;
- CT72.03 BG1, 56.1% minority households;
- CT72.03 BG2, 40.6% minority households;
- CT72.03 BG3, 28.9% minority households;
- CT72.03 BG4, 36.0% minority households;
- CT72.03 BG5, 58.0% minority households;
- CT73.01 BG1, 59.0% minority households;
- CT73.02 BG1, 30.5% minority households;
- CT73.02 BG2, 28.2% minority households;
- CT73.02 BG4, 43.9% minority households;
- CT75.01 BG2, 41.2% minority households;
- CT75.04 BG3, 30.9% minority households;
- CT76.02 BG1, 54.7% minority households;
- CT76.02, BG2, 52.7% minority households
- CT76.02, BG3, 27.4% minority households; and
- CT76.07, BG3, 37.5% minority households.

H. Homeless

The Palm Beach County Continuum of Care is the county-wide strategy for meeting the needs of individuals and families who are homeless or at risk of homelessness. The Continuum of Care system begins with the Homeless Management Information System, which includes a telephone hotline (users simply dial 211) as well as a county-wide computer database accessible to all service providers. The Continuum of Care includes outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing, support services (offered at each stage of the Continuum) and homeless prevention services.

Additionally, the Lewis Center opened in West Palm Beach in July of 2012 and offers interim accommodations to those transitioning to permanent housing. The center also provides assessment and offers services to homeless individuals and families. Although there are no homeless shelter facilities in Boca Raton, the County's Continuum of Care and

the Lewis Center may be accessed by people in Boca Raton. The strategies listed in the Affordable Housing section that subsidize, preserve, or create affordable housing in Boca Raton for very low income persons are deemed to be preventing homelessness. For example, BRHA will continue to apply for additional HUD funds whenever they are made available, to provide rental assistance to more families in danger of becoming homeless. Additional strategies are noted below.

- Boca Raton's annual contribution of \$25,000 to the AVDA shelter in neighboring Delray Beach helps prevent victims of domestic violence and their children from becoming homeless. This contribution is subject to funding availability in the City's annual nonprofit funding cycle.
- City and Housing Authority staff will continue to make appropriate referrals to the Homeless Helpline (via 211 Palm Beach/Treasure Coast) in the event they encounter a homeless person or family. The Police Services Department has developed a relationship with and an awareness of the County's Homeless Coalition and Continuum of Care providers. The City also issued a proclamation recognizing the second week of February 2015 as 2-1-1 Awareness Week.
- As has been done annually since 1998, a City representative will continue to sign statements of consistency with the Five Year Consolidated Plan for grant applications by the Palm Beach County Continuum of Care Collaborative, to obtain Emergency Shelter Grant Program and Supportive Housing Program funds for the homeless from HUD.
- As a component of its CDBG-funded fair housing activity, the Legal Aid Society of Palm Beach County, Inc.'s Mortgage Foreclosure Prevention and Defense program helps prevent homelessness.

No specific activities are planned to address emergency and transitional housing needs of the homeless, since the Five Year Consolidated Plan documented that homelessness is not a significant problem in Boca Raton. The most recent biennial point-in-time count was held in January 2015, and reported 45 unsheltered individuals in Boca Raton.⁶² In sum, the number of homeless persons is still not high enough in Boca Raton to warrant the establishment of a new program or agency; the countywide services available (and described in this Plan) provide adequate assistance.

I. Public Housing

The BRHA Executive Director and its CATS staff interact with CDBG staff on at least a quarterly basis and thus are aware of each other's programs and needs. BRHA tenants, especially those who participate in their Family Self-Sufficiency Program, are well informed about opportunities to move to home ownership via the City's purchase assistance programs. The City provides funds in support of the BRHA's after-school and summer camp programs. Since 1976, more than \$4.6 million in CDBG funds has been allocated for BRHA public service activities as well as acquisition, construction and physical improvements.

The BRHA is a well-managed organization, and has never been designated a "troubled" authority. According to their Executive Director, they have a very strong anti-fraud program

⁶² Information for counts obtained from Palm Beach County Human and Veteran Services, the lead agency for the Palm Beach County Continuum of Care Point in Time Count.

and have successfully recovered funds from tenants who were ineligible for assistance. One of the five BRHA Commissioners is a participant in the Section 8 rental assistance program.

J. Removing Barriers to Affordable Housing

The Boca Raton City Council adopted a three year Local Housing Assistance Plan (LHAP) in April 2013, in accordance with State of Florida requirements to receive SHIP funds. The Plan includes two local housing incentive strategies to ameliorate barriers to affordable housing: 1) expedited processing of permits for affordable housing, and 2) waiver of building permit fees for rehab and construction of low to moderate income housing.

The City Council utilizes an Affordable Housing Advisory Committee (AHAC) to review established policies, procedures, ordinances, land development regulations, the adopted comprehensive plan, and specific incentives delineated in State statute. The committee makes recommendations to the City Council regarding potential actions or initiatives to encourage or facilitate affordable housing while protecting the ability of property to appreciate in value.

K. Fostering and Maintaining Affordable Housing

The Housing Authority maintains 95 units of public housing, as well as 51 units of Section 8 project-based housing. It subsidizes 715 Section 8 tenant-based housing units, comprising 585 vouchers through the BRHA and 130 portable vouchers from outside the area. Should HUD make more funds available, BRHA will apply for additional vouchers.

Since 1993, the City has fostered the purchase of affordable housing via its ongoing SHIP homebuyer assistance program.⁶⁷ The LHAP mentioned in the preceding section includes local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. Since funding from the State legislature has been sporadic in previous years and a minimal amount is available from unspent prior year SHIP funds, the City is using CDBG funds for a homeownership assistance program.

The median sales price for a single family home in Boca Raton in calendar year 2014 was \$471,250.⁶⁸ Although this was a decrease from previous years, it is still much higher than a family earning the 2015 median income in Boca Raton could afford.⁶⁹ In 2004, Boca Raton's Chamber of Commerce proposed a Workforce Housing program to City Council, expressing a concern that the lack of affordable housing is affecting the ability of workers to reside in the city, as well as the city's ability to attract employers. In December 2007, the Council amended policies in the Housing and Land Use Elements of the City's Comprehensive Plan to permit a Workforce Housing Program, should the Council decide to implement such a program.

⁶⁷ Although the state legislature did not fully fund the 2014-15 SHIP Program this year, full SHIP funding for the program next year may be reinstated subject to the State's budget allocation process.

⁶⁸ Source: University of Florida Shimberg Center 2013 Housing Profile data. The same report lists the median sales price in 2014 for condominiums as \$220,000.

⁶⁹ Assuming 5% down payment, 4.5% interest, 30 year mortgage, and \$375-\$575 for typical taxes, insurance, and homeowner association fees, a 4 person family with the 2015 median household income of \$64,900 could afford a \$237,000 home

L. Anti-Poverty Strategy

As illustrated in the 2015/16 – 2019/20 Consolidated Plan, the City of Boca Raton is an affluent community. According to the 2011 ACS 5-Year Estimates, just 16% of Boca Raton's population had incomes below \$25,000 per year. In comparison with the rest of Palm Beach County, median income is higher and the unemployment rate is lower in Boca Raton. The City continues to attract new industry, small businesses and commercial development. Efforts to combat poverty have focused on educational opportunities, job counseling, child care and improved transportation. In 2010, the City Council adopted an Economic Development Incentive Policy, which outlines incentives available for creating or retaining jobs in the City. Since the policy was adopted, the City has committed \$3,774,400 in incentives which has created or retained 8,142 jobs in the City, and leveraged more than \$12 million in State and County incentive funds.⁷⁰

In June 2013, the Florida Housing Finance Corporation approved the 2013-16 Local Housing Assistance Plan prepared by the City's Community Improvement Division. The Plan included local housing assistance strategies for utilizing SHIP funds, and local housing incentive strategies for affordable housing development. It is difficult to assess the extent to which the City's housing policies and programs might assist in reducing the number of households with incomes below the poverty line. Since 1993 the City's SHIP first-time homebuyer program has assisted over 400 households to purchase housing, which has enabled them to escape escalating rents and build wealth via home equity.

The Family Self-Sufficiency (FSS) Program serves as an anti-poverty tool, albeit for a limited number of families. Qualified recipients of Section 8 rental assistance are eligible to participate in the FSS program. They receive case management services, including evaluation, counseling, linkages to child care, education, job training and placement, budgeting, etc. to enable them to become self-sufficient. Since 1997, 34 families involved in the FSS program have achieved the goal of homeownership.

An office of the Department of Economic Opportunity is located in West Palm Beach, within driving distance of Boca Raton residents. This "one-stop" center brings together the services of the Department of Labor, the Department of Children and Families, and the CareerSource of Palm Beach County. At a single location, clients can receive job search assistance, skills training, child care and transportation assistance, or, if the need arises, help in filing requests for temporary public assistance or unemployment benefits.

The Housing Authority applies for Section 8 rental assistance whenever HUD makes funds available, which is very seldom. If HUD awards these vouchers, this will assist in anti-poverty efforts.

A Volunteer Income Tax Assistance (VITA) site was located in Boca Raton. In 2015, the site provided free tax preparation assistance to more than 272 low income households. The site targets workers eligible for the Earned Income Tax Credit (EITC). According to a 2003 Brookings Institution study, when the EITC is included as income, it reduces by 18 percent the number of low income working households with severe housing cost burdens. Thus, this activity may be viewed as an anti-poverty tool. The BRHA provided space for the site at its public housing complex, so it was easily accessible to many low income residents. In 2015, AARP offered tax return assistance for low and moderate income

⁷⁰ City of Boca Raton Economic Development webpage.

households at two Boca Raton locations, preparing 789 returns for the 2014 tax year. Both the City and BRHA follow HUD guidelines pertaining to Section 3, which requires 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.

M. Section 3 Compliance

The City of Boca Raton certifies as part of its annual application for federal assistance for the CDBG program that it will comply with Section 3 of the Housing and Urban Development Act of 1968. The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD-assisted projects covered by Section 3 shall, to the greatest extent feasible, be directed to low income persons. The City includes the Section 3 Clause in bid documents and contracts exceeding \$100,000 for Section 3-covered projects funded by CDBG. At pre-bid and pre-construction conferences contractors are made aware that low income residents should be considered when making any new hires. Contractors working on covered projects are required to submit Section 3 reports to the City on a monthly basis. The City submits a Section 3 Summary Report annually to HUD, sending a hard copy to the Miami FHEO Office.

N. Lead-Based Paint

As documented in the 2015/16 – 2019/20 Consolidated Plan, lead-based paint is not a problem in Boca Raton's residential units. Still, the BRHA follow the requirements included in HUD's Lead-Based paint Final Rule, which took effect 9/15/00. A brief overview of the current rule is contained in the following paragraph.

The BRHA provides everyone certified for Section 8 rental assistance with the lead hazard information pamphlet prescribed by HUD. No properties owned by the BRHA contain lead-based paint. Properties housing tenants assisted by the Section 8 program are inspected annually, and the inspection checklist includes a visual assessment for signs of lead-based paint. A comparable inspection checklist is utilized for properties built prior to 1978 that are purchased under the City's CDBG Homeownership Assistance activity and assisted under the CDBG Residential Rehabilitation activity. The inspection must be performed by a properly certified inspector prior to final approval for assistance. If paint surfaces are deteriorated, a lead-based paint test will be required. If lead is detected, abatement of contaminated areas must be performed by qualified workers using lead-safe work practices. Cases in which the item is removed and replaced (abatement) do not require a clearance test. If another correction technique is used, a clearance test is required to ensure the home is lead-free. Units with unsatisfactorily resolved lead-based paint issues will not be eligible for assistance from the City.

O. Analysis of Impediments to Fair Housing

Appendix F of this Action Plan includes a certification stating that the City will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice (AI) within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard. An initial analysis of impediments to fair housing choice was completed in October 1997, and updates are prepared periodically. The most recent

update, in June 2012, was completed to add sexual orientation and gender identity as protected classes for HUD housing programs. An update to the AI is being completed in 2015 to coincide with the 2015-20 Five Year Consolidated Plan. The City's Community Improvement staff will be responsible for continually monitoring the progress of the AI to ensure implementation of each action for identified impediments. The City's fair housing provider (CDBG subrecipient Legal Aid Society of Palm Beach County, Inc. as of this writing) assists in assessing the effectiveness of implementing the recommendations of the AI.

A summary of impediments identified and actions to be taken during PY '15 to overcome the effects of these impediments appears in the table on the next page.

Fair Housing Action Plan

Objective	Action	Resources/Responsible Parties	Time Frame
Reduce level of poverty and minority concentration in Housing Authority programs.	<ol style="list-style-type: none"> 1. Tenants may self-select rentals using www.GoSection8.com. This enables tenants to choose units outside area of poverty or minority concentration. 2. Continue to hold outreach seminars to inform both current and prospective landlords city-wide about the Section 8 program. 	Boca Raton Housing Authority staff.	Ongoing.
Make the protected classes aware of fair housing rights and enforcement.	<ol style="list-style-type: none"> 1. Continue to refer fair housing complainants to the proper authorities. 2. Continue to distribute fair housing materials and contact information to applicants for the Section 8 first-time homebuyer and Public Housing programs. 3. Contract with a fair housing provider to conduct Community Education Sessions designed to educate the general public and protected classes about fair housing. 	<ol style="list-style-type: none"> 1. Community Improvement and Boca Raton Housing Authority staff. 2. Community Improvement and Boca Raton Housing Authority staff. 3. City of Boca Raton Community Improvement Division. CDBG funds have been allocated for this purpose. 	<p>Ongoing.</p> <p>Ongoing.</p> <p>Execute new agreement with provider in PY 2015.</p>
Reduce the incidence of housing discrimination by making housing providers aware of Fair Housing Act provisions.	Coordinate with a fair housing provider to conduct <i>Housing Industry Provider Education Programs</i> designed to educate real estate brokers, property managers, financial institutions, and the media/ advertising industry.	Fair housing provider.	Ongoing.
Facilitate opportunities for affordable home ownership.	Continue to provide homebuyer education and purchase assistance to very low and low income persons.	City of Boca Raton Community Improvement staff; non-profits who teach homebuyer seminars.	Ongoing.
Make public officials aware of fair housing obligations and responsibilities.	Provide the most updated information on the Fair Housing Act and federal requirements to affirmatively further fair housing.	City of Boca Raton Community Improvement staff; fair housing provider.	Ongoing.

P. Coordination

The City of Boca Raton coordinates its limited resources through a single department, which facilitates maximum coordination of all housing and community development efforts targeted toward low income households. This structure provides for maximum flexibility in the layering of funds and the coordination of social service efforts to achieve objectives.

The Community Improvement Division coordinates efforts with other area governmental entities via regular communication with the staff persons administering their CDBG and SHIP programs and often share data and other program planning and implementation documents. The cities of Boca Raton, Delray Beach, and Boynton Beach consulted during the development of the Consolidated Plan, as well as CPD staff from Palm Beach County and the Florida HUD Office in Miami.

The coordination of resources enables the Pearl City CATS programs to exist. CATS is jointly funded with CDBG, Children's Services Council (through Family Central), City general revenue, and Boca Raton Housing Authority dollars, as well as private donations. Via BRHA's collaboration with other non-profits, children in the CATS program may partake in educational programs, a swimming program offered by the YMCA, violin lessons sponsored by the Palm Beach County Youth Orchestra, a health and wellness program as well as sporting activities (including tennis, flag football, basketball, cheerleading and soccer) presented by Boca Raton Community Hospital, an art enrichment program, and ballet lessons, among others.

The Police Services Department provides community policing officers in both CDBG target areas, where the CATS and Boys & Girls Club programs are offered. Police Services teams with the City's Sanitation, Code Compliance, and Building Permit divisions to perform an annual neighborhood cleanup project in the New Pines Area. Children from the Boys & Girls Club program at New Pines are involved in the cleanup project as well.

In 2013 and 2014, the City undertook improvements located in low income CDBG target areas: Hughes Park and Dixie Manor in the Pearl City neighborhood, and Sand Pine Park, in the New Pines neighborhood. The successful planning and implementation of these projects required coordination between the City's Municipal Services, Recreation Services, Financial Services, Community Improvement staff as well as outside agencies and contractors.

In addition to CDBG and City funding, the Boys & Girls Clubs successfully coordinates a variety of funding sources including Family Central/Children's Services Council, United Way, countywide grants from multiple sources, and numerous fundraising events which are held throughout the year.

The BRHA pays a staff member to provide case management services for Boca Raton's Family Self-Sufficiency (FSS) program. This year the Housing Authority received \$50,648 in HUD funds for this FSS Coordinator, which further enhanced the efficacy of the program.

In addition, the BRHA has a ROSS (Resident Opportunity and Self Sufficiency) program for public housing tenants. The BRHA coordinates with local organizations such as Housing Partnership, Inc. to provide both housing assistance and social services for non-elderly disabled households participating in the Section 8 program. The BRHA and Housing Partnership also collaborate on the Section 8 homeownership program.

The BRHA has a strong anti-fraud program that collaborates with other government agencies to identify tenants who submit fraudulent information. This makes more funds available to applicants with a legitimate need for assistance.

As part of administering its homeownership assistance programs, the City coordinates with local lenders and nonprofit credit counseling agencies to ensure the availability of homebuyer and credit repair seminars and counseling, as well as foreclosure assistance. The City also coordinates with the BRHA to promote the homeownership assistance programs to its tenants.

The City's Community Improvement Administrator participates in the Palm Beach County Housing Leadership Council and the Florida Housing Coalition's programs and activities. The City's Community Improvement Assistant participates in the Palm Beach Affordable Housing Collaborative, whose membership comprises lenders, realtors, local governments, nonprofits, and the HUD area office representative. This group coordinates homebuyer fairs and informative lectures, and advocates the cause of affordable housing. The BRHA Executive Director serves on the Palm Beach County Homeless Advisory Board.

The City's Community Improvement Administrator has an excellent working relationship with Legal Aid of Palm Beach County, Inc., an agency that provides fair housing education and outreach services, landlord tenant counseling, fair housing enforcement and foreclosure representation. The City issues a proclamation annually promoting April as fair housing month.

Q. Monitoring Standards and Procedures

Subrecipients are required to submit periodic narrative reports, describing the accomplishments for each activity being funded by CDBG. The information requested for these reports (and their frequency) is determined by HUD program regulations and the nature of the activities funded. Prior to contract commencement, the Community Improvement Administrator instructs the subrecipients about the format, frequency and content of the reports. If necessary, subrecipients are provided with follow-up technical assistance to fulfill reporting requirements. Staff tracks the receipt of the narrative reports, reviews them, and checks them as satisfactory or unsatisfactory. When staff identifies deficient or untimely progress reports, the subrecipient is advised of the shortcomings, and corrective action is recommended. If the subrecipient continues to be non-compliant, the City will apply appropriate sanctions based on the terms of the Subrecipient Agreement.

Staff reviews and processes all invoices and reimbursement requests to ensure that they cover an allowable expense under the program and are submitted in compliance with the requirements of HUD and the City. Staff performs annual on-site monitoring visits to subrecipients, with additional visits or special monitoring efforts undertaken if required. Notification of a pending monitoring visit is made in writing at least two weeks in advance, and a written report is provided to the subrecipient after the monitoring.

Two or three months prior to contract expiration staff reviews subrecipients' performance. This review is undertaken to confirm that the rates of expenditure and goal accomplishment are satisfactory, and to ensure that any deficiencies detected during the monitoring visit have been corrected.

R. Citizen Participation / Summary of Public Comments

The 2015-16 Annual Action Plan was developed by Community Improvement Division staff who reviewed demographic data and contacted various public and private social service agencies with low income clientele. The following schedule was adopted for preparation of the Plan:

- 3/20/15 Advertisement of first public hearing
- 4/9/15 Public hearing to obtain views regarding community needs and how CDBG funds should be spent (5:00 p.m., City Hall)
- 5/13/15 Advertisement of Plan Availability and notification of second public hearing to receive public comment
- 5/27/15 Place draft copies of Plan at the Development Services Department in City Hall, City Libraries, Lois Martin Community Center, and Boys & Girls Club Center in Sand Pine Park for 30 day public comment period (5/27/15 – 6/26/15). Draft plan was also posted on the City's website.
- 6/11/15 Public hearing to obtain comments on proposed Plan (5:00 p.m., City Hall)
- 7/28/15 City Council consideration of Plan

No participants attended the 4/9/15 meeting. Participants or comments from the 6/11/15 meeting will be included in the final Plan.

Response to Comments and Requests

Applications for CDBG public service funds were received from the Legal Aid Society of Palm Beach County, Boys & Girls Clubs of Palm Beach County for the center based in the New Pines Neighborhood, the BRHA for its CATS Program and Children's Place at HomeSafe for their Boca Raton boys home. A three-person panel consisting of City staff reviewed the applications and made recommendations.

In accordance with the results of the City's AI (Analysis of Impediments to Fair Housing), The committee recommended that \$3,200 in CDBG funds be budgeted for fair housing education and outreach services. The Legal Aid Society was recommended for funding due to the agency's extensive experience, well-qualified staff, and the fact that it is versatile enough to competently promote fair housing as well as provide both foreclosure and landlord/tenant counseling.

The committee recommended that funds continue to be budgeted for the after-school and summer camp programs provided at the Boys & Girls Club Center in the New Pines neighborhood, which is located in a CDBG target area and serves low/mod income residents. It is recommended that \$26,400 in CDBG funds be allocated for this activity. The Boys & Girls Clubs also receives funds from Children's Services Council/Family Central, City of Boca Raton general revenue, and donations.

The committee recommended that \$25,000 be allocated to the BRHA CATS after-school and summer camp program in Pearl City, which is a CDBG target area and serves low/mod

income residents. The CATS program also receives funds from federal grants, Children's Services Council/Family Central, City of Boca Raton general revenue, and donations.

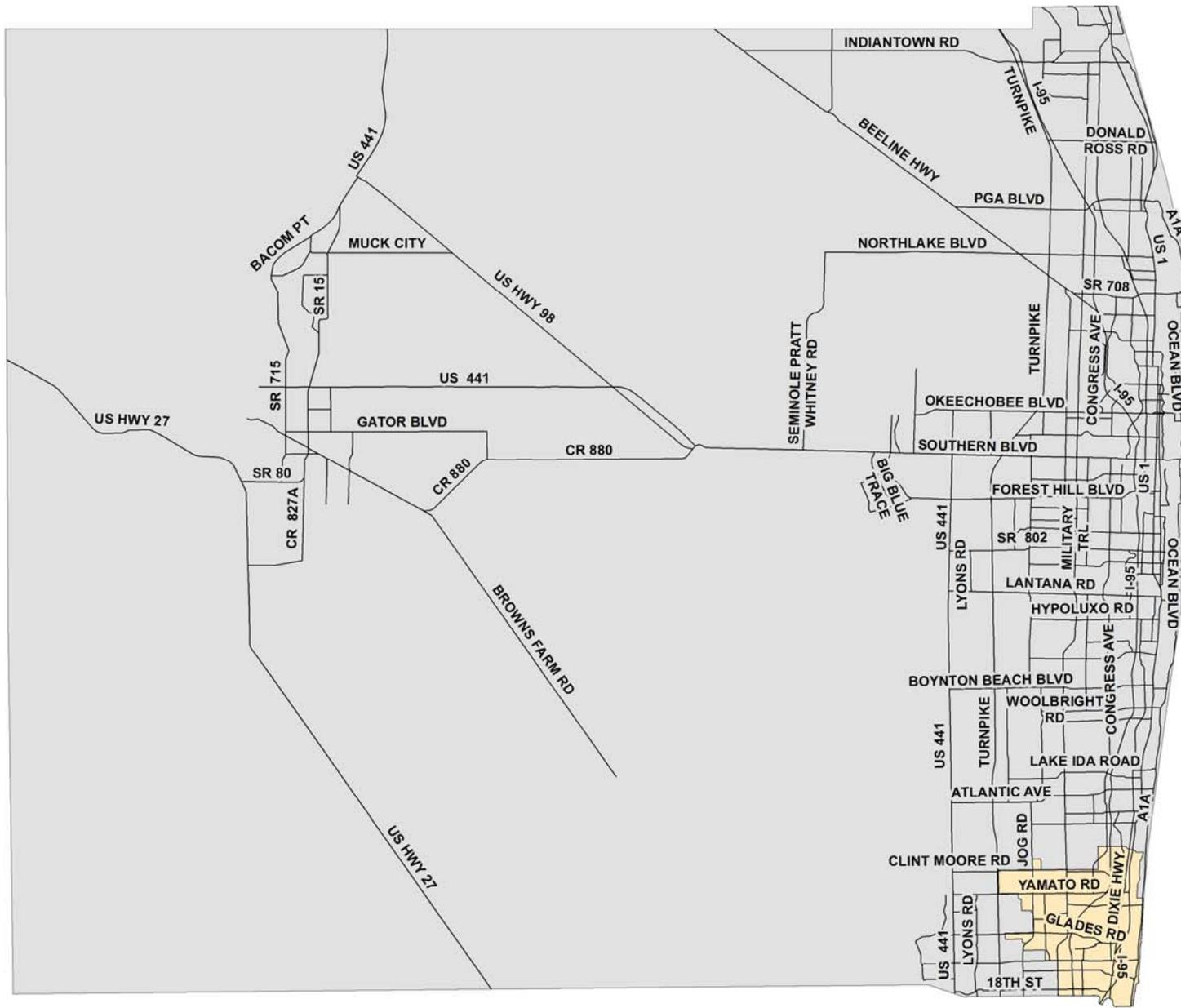
The committee recommended that \$10,000 be allocated to Children's Place at HomeSafe, Inc. for services for abused and neglected children. Children's Place at HomeSafe also receives funds from Medicaid, Palm Beach County, Jarden Consumer Solutions, ChildNet, the City of Boca Raton general revenue and donations.

APPENDIX A: Acronyms and Abbreviations Used in this Document

- ACS: American Community Survey
- AI: Analysis of Impediments to Fair Housing
- BRHA: Boca Raton Housing Authority
- CD: Community Development
- CPD: Community Planning & Development
- CDBG: Community Development Block Grant
- CHAS: Comprehensive Housing Affordability Strategy (a report required by HUD prior to the advent of the Consolidated Plan)
- CSC: Children’s Services Council (a county-wide agency that funds various programs that serve children)
- FAU: Florida Atlantic University
- FHFC: Florida Housing Finance Corporation
- FMR: Fair Market Rent
- FSS: Family Self-Sufficiency Program (available to Housing Authority tenants)
- HOPWA: Housing Opportunities for Persons with AIDS (a HUD grant)
- HUD: U.S. Department of Housing and Urban Development
- Low/mod: CDBG parlance for low to moderate income. This chart illustrates the difference between the technical definition and common usage:

% of Median Income	Technical (HUD) Definition	Common usage (e.g., used in CDBG certification text)
<=30%	Extremely low	Low
30-50%	Very Low	
50-80%	Low	Moderate

- MSA: Metropolitan Statistical Area (a U.S. Census designation; Palm Beach County is referred to as the “West Palm Beach-Boca Raton” MSA)
- NIMBY: “Not In My Back Yard” syndrome (generally refers to citizen opposition to proposed affordable housing projects)
- SHIP: State Housing Initiatives Partnership Program



City of Boca Raton in Palm Beach County

Legend

Boca Raton City Limits



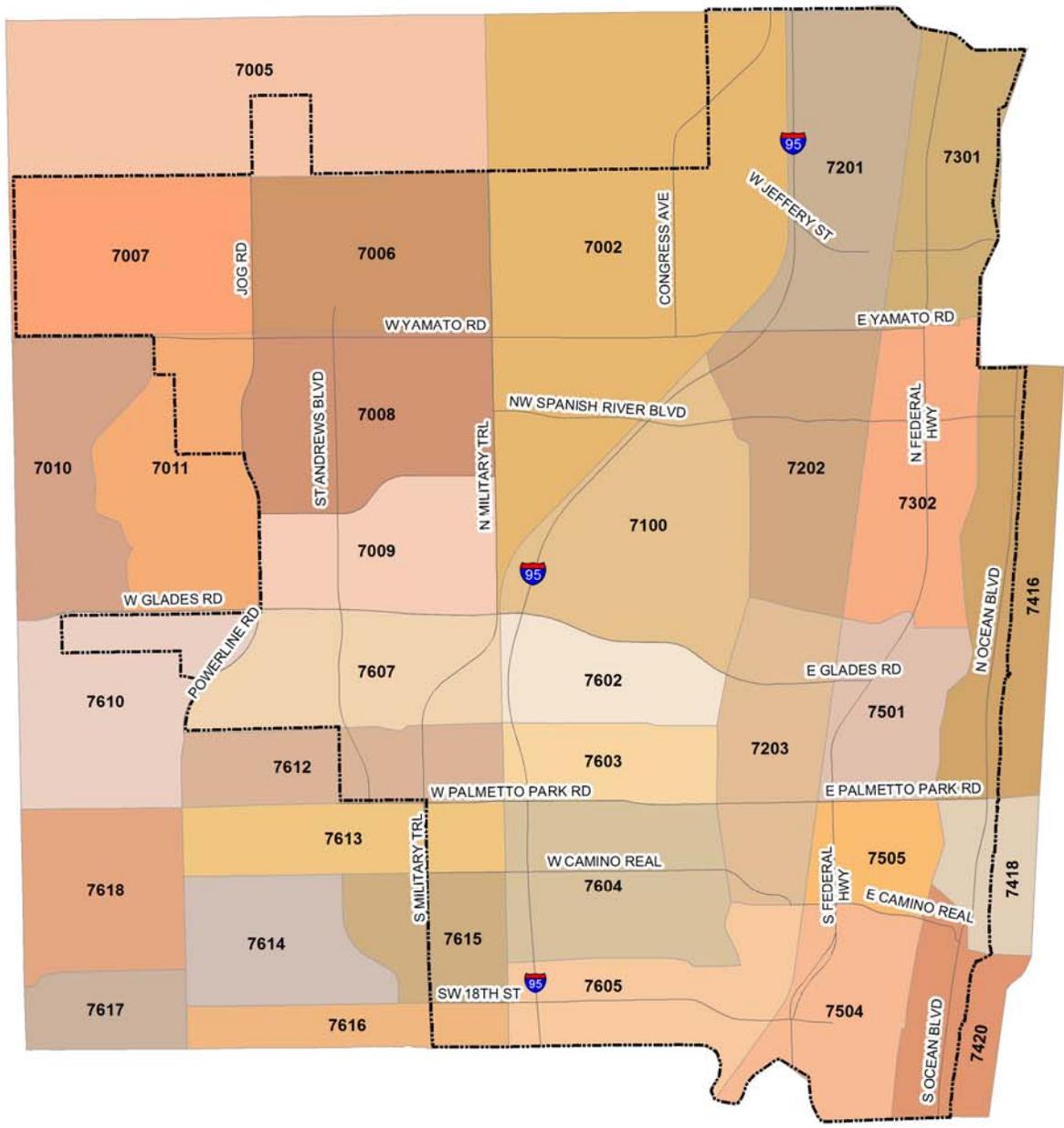
Palm Beach County Limits



Map 1

Map Date: March 4, 2015





City of Boca Raton Census Tracts

Legend

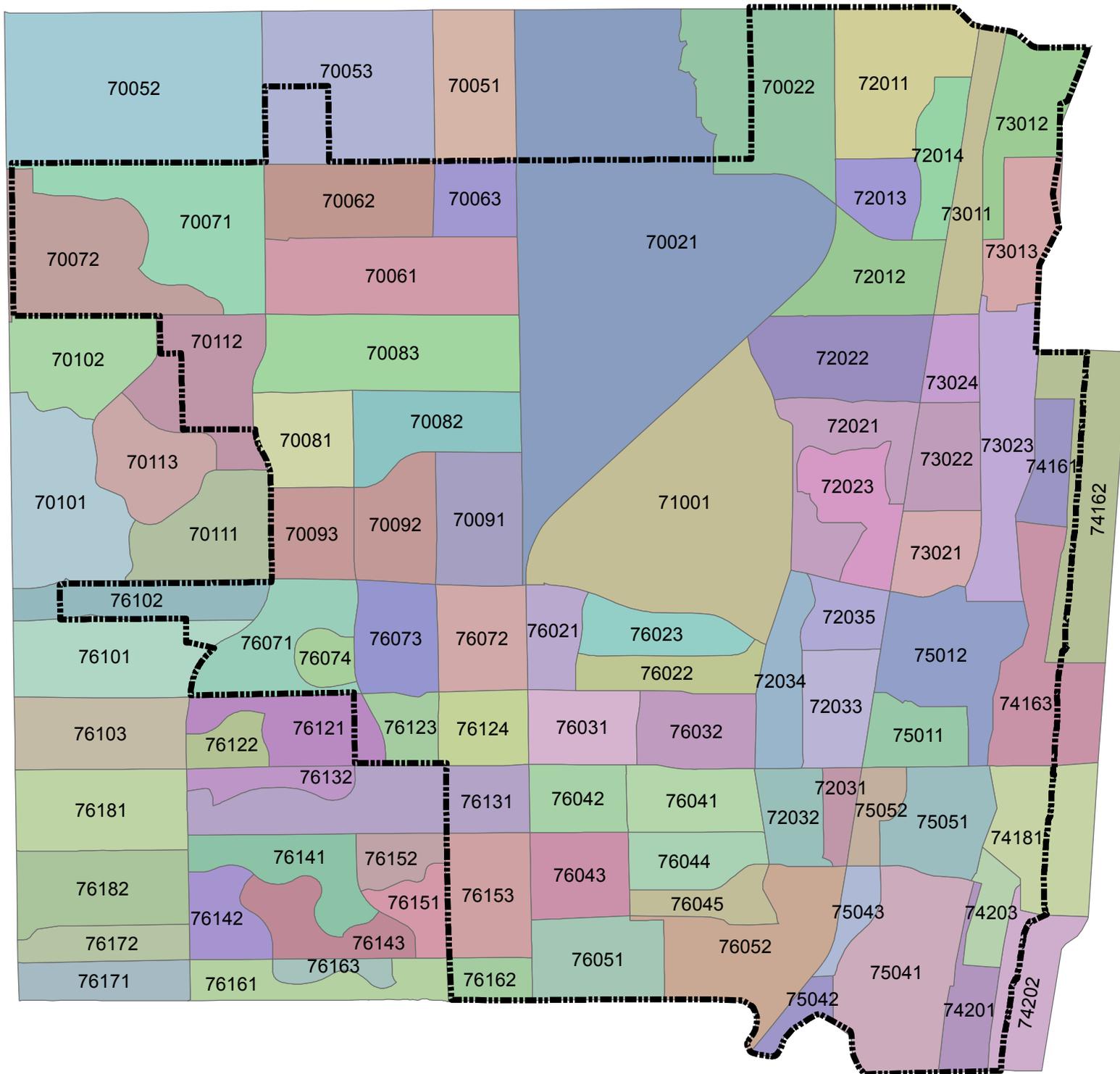
City Limits



Map 2

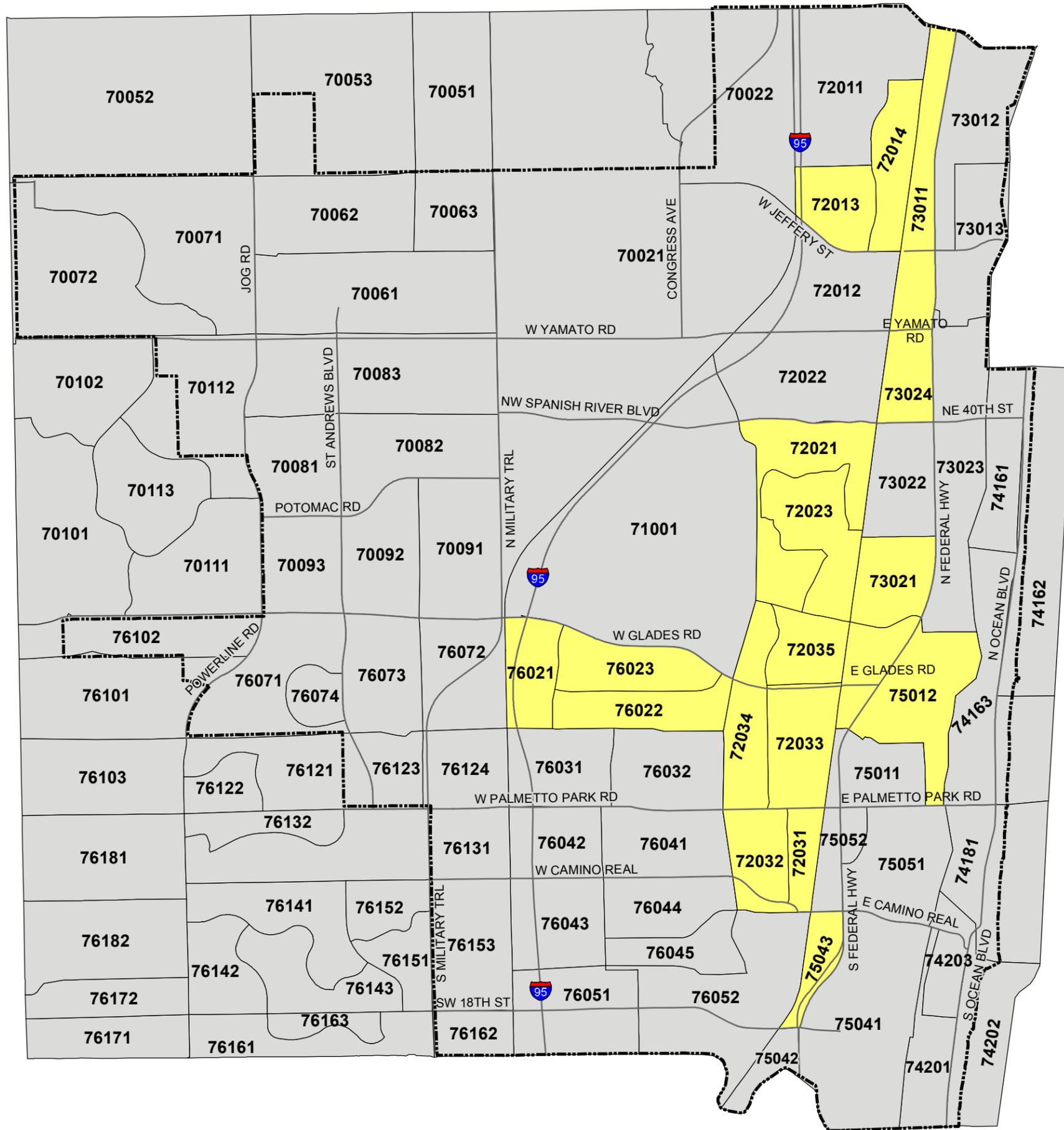
Source: 2010 U.S. Census
Map Date: March 4, 2015





**City of Boca Raton
Census Tracts/
Block Groups**

Legend
Boca Raton City Limits

**Areas of Low Income Concentration
(Block Groups with 51% or More
Low/Mod Income Population)**

Legend

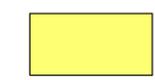
City Limits



Block Group



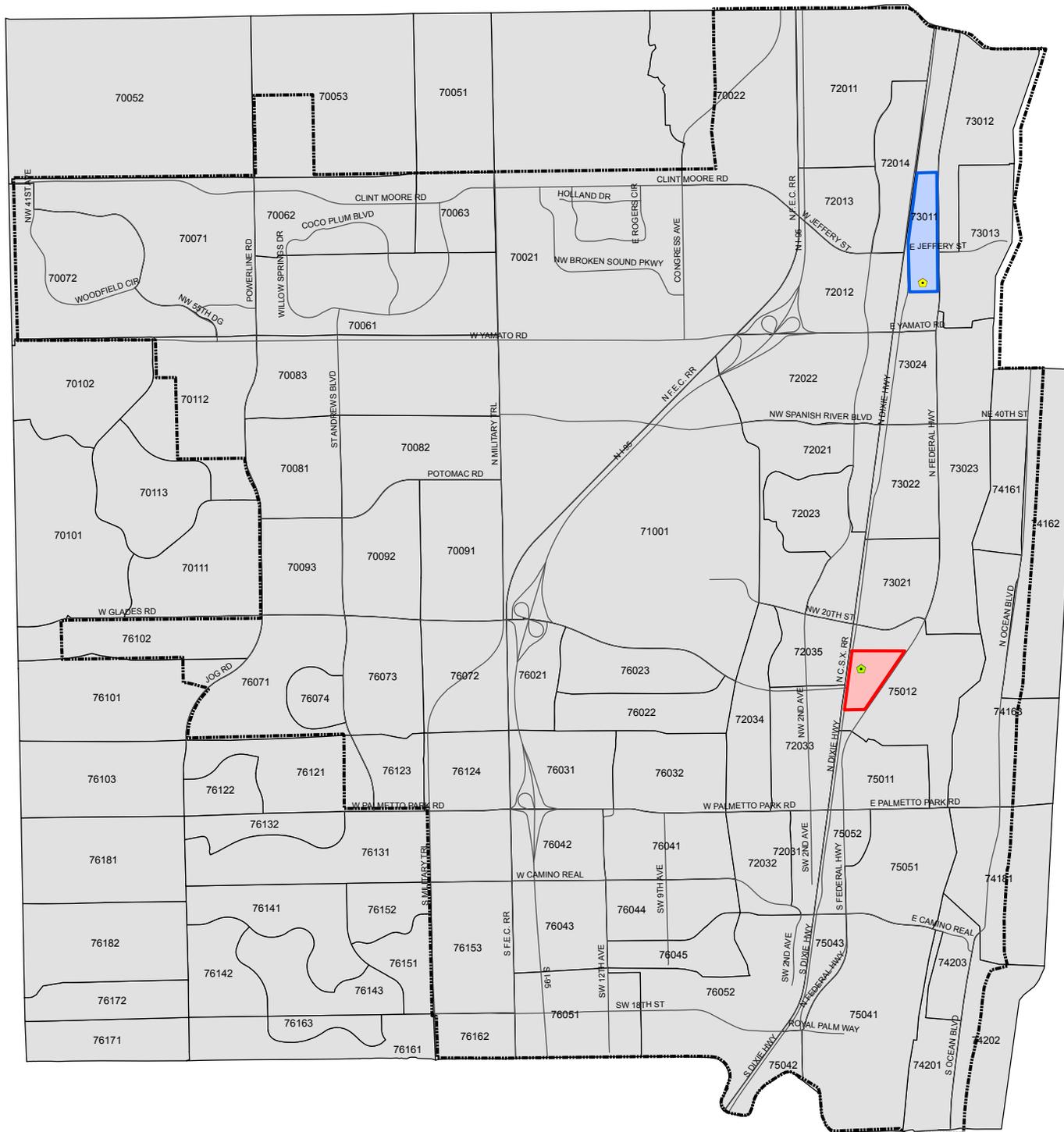
Low/Mod Income



Map 4

Source: 2010 U.S. Census
Map Date: January 27, 2015





**Location of CDBG Activities
City Of Boca Raton**

Legend

- Pearl City Target Area
- New Pines Target Area
- Boca Raton City Limits
- CENSUS Block Groups 2010

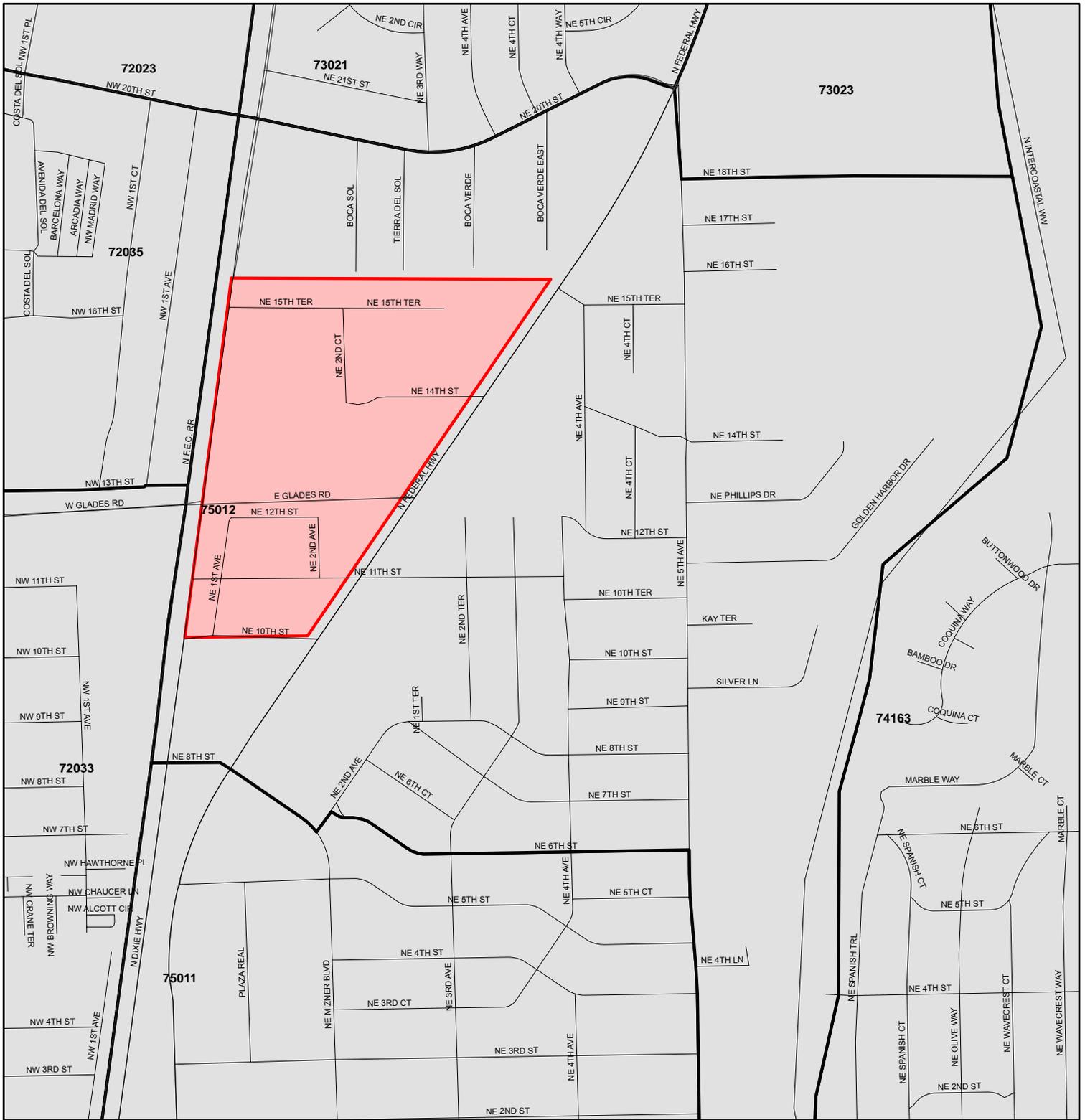
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CDBG Activities

- CATS After-School and Summer Camp Programs
- Boy and Girls Clubs After-School and Summer Camp Program

Homebuyers Assistance: City-Wide
 Fair Housing Outreach and Educator: City-Wide
 Rehab Assistance: City-Wide





Pearl City Area

Legend

- Pearl City Target Area
-



APPENDIX C – Explanation of Discrepancies in Reported Census Statistics

(Source: www.census.gov)

As in earlier censuses, the responses from the sample of households reporting on long forms must be weighted to reflect the entire population. Specifically, each responding household represents, on average, six or seven other households who reported using short forms.

One consequence of the weighting procedures is that each estimate based on the long form responses has an associated confidence interval. These confidence intervals are wider (as a percentage of the estimate) for geographic areas with smaller populations and for characteristics that occur less frequently in the area being examined (such as the proportion of people in poverty in a middle-income neighborhood).

In order to release as much useful information as possible, statisticians must balance a number of factors. In particular, for Census 2000, the Bureau of the Census created weighting areas --geographic areas from which about two hundred or more long forms were completed-- which are large enough to produce good quality estimates. If smaller weighting areas had been used, the confidence intervals around the estimates would have been significantly wider, rendering many estimates less useful due to their lower reliability.

The disadvantage of using weighting areas this large is that, for smaller geographic areas within them, the estimates of characteristics that are also reported on the short form will not match the counts reported in SF 1 or SF 2. Examples of these characteristics are the total number of people, the number of people reporting specific racial categories, and the number of housing units. The official values for items reported on the short form come from SF 1 and SF 2.

The differences between the long form estimates in SF 3 and values in SF 1 or SF 2 are particularly noticeable for the smallest places, tracts, and block groups. The long form estimates of total population and total housing units in SF 3 will, however, match the SF 1 and SF 2 counts for larger geographic areas such as counties and states, and will be essentially the same for medium and large cities.

This phenomenon also occurred for the 1990 Census, although in that case, the weighting areas included relatively small places. As a result, the long form estimates matched the short form counts for those places, but the confidence intervals around the estimates of characteristics collected only on the long form were often significantly wider (as a percentage of the estimate).

SF 1 gives exact numbers even for very small groups and areas, whereas SF 3 gives estimates for small groups and areas such as tracts and small places that are less exact. The goal of SF 3 is to identify large differences among areas or large changes over time. Estimates for small areas and small population groups often do exhibit large changes from one census to the next, so having the capability to measure them is worthwhile.

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	0	0	45
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	0
	Total	0	0	45

Persons in Families With Children

Beds	Emergency Shelter	0	0	0
	Transitional Housing	0	0	0
	Permanent Supportive Housing	0	0	0
	Total	0	0	0

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	0	0	0	0
1. Number of Persons in Families with Children	0	0	0	0
2. Number of Single Individuals and Persons in Households without children	0	0	45	45
(Add Lines Numbered 1 & 2 Total Persons)	0	0	45	45
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	0		45	45
b. Seriously Mentally Ill	0			
c. Chronic Substance Abuse	0			
d. Veterans	0			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	0			
g. Unaccompanied Youth (Under 18)	0			

Table 1B
Special Needs (Non-Homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address s Unmet Need	Multi- Year Goals	Annual Goals
Elderly	N/A	N/A	N/A	N/A	N/A
Frail Elderly	N/A	N/A	N/A	N/A	N/A
Severe Mental Illness	N/A	N/A	N/A	N/A	N/A
Developmentally Disabled	N/A	N/A	N/A	N/A	N/A
Physically Disabled	N/A	N/A	N/A	N/A	N/A
Persons w/ Alcohol/Other Drug Addictions	N/A	N/A	N/A	N/A	N/A
Persons w/HIV/AIDS	N/A	N/A	N/A	N/A	N/A
Victims of Domestic Violence	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A
	N/A	N/A	N/A	N/A	N/A
TOTAL	N/A	N/A	N/A	N/A	N/A

Please note: This table was filled in with "N/A" for "not applicable" because reliable data on these subpopulations do not exist at the city level. What data that does exist are for the county level.

Transition Table 1C
Summary of Specific Homeless/Special Needs Objectives
 (Table 1A/1B Continuation Sheet)

Obj. #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective*
	Homeless Objectives					
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Special Needs Objectives					
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Other Objectives					
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Please note: This table was filled in with "N/A" for "not applicable" because the City is not the entity responsible for the HUD grants dealing with homelessness. Palm Beach County administers and monitors the implementation of objectives for these grants. Likewise, the City of West Palm Beach administers the HOPWA (Housing Opportunities for Persons with AIDS) grant, which pertains to the county's special needs population with HIV/AIDS.

TABLE 2A
Priority Housing Needs Table

PRIORITY HOUSING NEEDS (households)		Priority Need Level High, Medium, Low		Unmet Need	Goals
Renter	Small Related	0-30%	M	284	0
		31-50%	M	535	0
		51-80%	M	410	0
	Large Related	0-30%	M	10	0
		31-50%	M	45	0
		51-80%	M	110	0
	Elderly	0-30%	M	160	0
		31-50%	M	249	0
		51-80%	M	320	0
	All Other	0-30%	M	895	0
		31-50%	M	495	0
		51-80%	M	740	0
Owner	0-30%	M	1,720	9	
	31-50%	M	1,485	21	
	51-80%	M	2,115	10	
Total Goals					40

Source: 2007-2011 CHAS published by HUD

TABLE 2B

COMMUNITY DEVELOPMENT NEEDS

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level (High, Medium, Low, No Such Need)	Unmet Priority Need (units of measure)	Dollars to Address Unmet Priority Need**	5 Year Goals (units of measure)
PUBLIC FACILITY NEEDS (projects)				
Senior Centers				
Handicapped Centers				
Homeless Facilities	L			
Youth Centers				
Child Care Centers				
Health Facilities				
Neighborhood Facilities	M			
Parks and/or Recreation Facilities	M		\$37,117,200	
Parking Facilities				
Non-Residential Historic Preservation				
Other Public Facility Needs	N			
INFRASTRUCTURE (projects)				
Water/Sewer Improvements	M		\$439,800,000	
Street Improvements	M		\$6,600,600	
Sidewalks & bike paths	M		\$30,500,000	
Solid Waste Disposal Improvements				
Flood Drain Improvements	M		\$10,200,000	
Other Infrastructure Needs (ADA Transition Plan)	M		\$2,500,000	
PUBLIC SERVICE NEEDS (people)				
Senior Services			\$135,000	
Handicapped Services				
Youth Services	M		\$50,000	160
Child Care Services	H		\$257,000	990 people (198 each year)
Transportation Services	L			
Substance Abuse Services	L			
Employment Training				
Health Services				
Lead Hazard Screening	L			
Crime Awareness	L			
Other Public Service Needs (Fair Housing)	H		\$15,000	250 people

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS
(continued)**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level (High, Medium, Low, No Such Need)	Unmet Priority Need (units of measure)	Dollars to Address Unmet Priority Need**	Goals (units of measure)
ECONOMIC DEVELOPMENT				
ED Assistance to For-Profits(businesses)	M		\$5,000,000	500
ED Technical Assistance(businesses)	L			
Micro-Enterprise Assistance(businesses)	M			
Rehab; Publicly- or Privately-Owned Commercial/Industrial (projects)	L			
C/I* Infrastructure Development (projects)	N			
Other C/I* Improvements(projects)	N			
PLANNING				
Planning	L		\$9,033,000	
TOTAL ESTIMATED DOLLARS NEEDED:			\$541,207,800	1,900

* Commercial or Industrial Improvements by Grantee or Non-profit

** Definitions of various need levels:

H = High Priority: The City plans to fund activities to address this need with federal funds, either alone or in conjunction with the investment of other public or private funds during the next five years.

M = Medium Priority: If funds are available, activities to address this need may be funded by the City with federal funds either alone or in conjunction with the investment of other public or private funds during the next five years. Also, the City will take other actions to help the applicant locate other sources of funds.

L = Low Priority: The City does not plan to fund activities to address this need during the next five years. The City will consider certifications of consistency for other entities' applications for Federal assistance.

N = No Such Need: Either the need is already addressed, or is not considered to be a need.

Transition Table 2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)

Obj. #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Outcome/Objective*
	Rental Housing				
	Owner Housing				
HO #2	Provide assistance to enable very low and low income families to become first-time homebuyers.	CDBG	Purchased housing unit.	1	DH-2
HO #3	Conserve existing housing stock by preventing further deterioration so that units do not become dilapidated and lost to demolition.	CDBG	Rehabilitated housing unit.	3	DH-2
	Community Development				
	<i>See public services</i>				
	Infrastructure				
CD #1	Improve the safety and livability of the Pearl City neighborhood by upgrading its infrastructure.	Resources are currently inadequate to fund this activity.	Infrastructure feet completed/ neighborhood residents served.	0	SL-3
	Public Facilities				
	Public Services				
CD #2	Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth.	CDBG	People served	237 (combined for three programs)	SL-1
HO #5	Make housing providers aware of the provisions of the Fair Housing Act, and make the protected classes aware of fair housing rights and enforcement.	CDBG	People served	50	SL-1
	Economic Development				
	Neighborhood Revitalization/Other				

***Outcome/Objective Codes**

	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**Table 3A
Summary of Specific Annual Objectives**

Obj. #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number*	Outcome/Objective
	Rental Housing Objectives					
	Owner Housing Objectives					
HO#2	Homeownership Assistance	CDBG	Number of Homes	1**		DH-2
HO#3	Residential Rehabilitation	CDBG	Number of Homes	3**		DH-2
	Homeless Objectives					
	N/A – no HOPWA funds					
	Special Needs Objectives					
	Community Development Objectives					
	See public services					
	Infrastructure Objectives					
	Public Facilities Objectives					
	Public Services Objectives					
CD#2	Boca Raton Housing Authority/Pearl City CATS	CDBG	Number of persons	70		SL-1
CD#2	Boys & Girls Club Center in the New Pines neighborhood	CDBG	Number of persons	135		SL-1
HO#5	Fair Housing	CDBG	Number of persons	50		SL-1
CD#2	Children’s Place at HomeSafe, Inc.	CDBG	Number of Persons	32		SL-1
	Economic Development Objectives					
	Neighborhood Revitalization/Other					

* This column was left blank since actual units of service not yet known. HUD requires entire project to be complete before total number of beneficiaries can be reported. This info will be reported in the CAPER.

** Units of service expected for one year period (2014-15), assuming maximum assistance award.

Outcome/Objective Codes

	<i>Availability/Accessibility</i>	<i>Affordability</i>	<i>Sustainability</i>
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan (HUD Table 3-C)
 Listing of Proposed Projects
 City of Boca Raton**

PROJECT ID	PROJECT TITLE/PRIORITY/OBJECTIVE/DESCRIPTION	HUD MATRIX CODE/TITLE/CITATION/ACCOMPLISHMENTS	FUNDING SOURCES	AMOUNT
0002	Residential Rehabilitation	14A – Rehab; Single Unit Residential	CDBG ESG HOME	\$180,000 \$0 \$0
	Housing	570.208 (a)(3)	HOPWA	\$0
	HO Objective 3: Conserve the existing housing stock by preventing units from becoming dilapidated and eventually lost to demolition. Perform outreach to low income and minority households to assist current homeowners to stay in their homes. Make housing providers aware of the provisions of the Fair Housing Act, and make the protected classes aware of fair housing rights and enforcement.	3 Housing Units	TOTAL	\$180,000
	Grant and deferred payment loan program to bring single family homes up to code. Only low and moderate income owner occupied households are eligible. Maximum amount of \$45,000 provided per unit (pending City Council approval).	Outcome/Objective: Affordability for the purpose of providing decent affordable housing	Total Other Funding	\$0
	Help the Homeless	No	Start Date: 10/01/15	
	Help those with HIV OR AIDS?	No	Completion Date: 9/30/16	
	Eligibility: Subrecipient: Local Government Location (s): Community Wide			

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan (HUD Table 3-C)
 Listing of Proposed Projects
 City of Boca Raton**

PROJECT ID	PROJECT TITLE/PRIORITY/ OBJECTIVE/DESCRIPTION	HUD MATRIX CODE/ TITLE/CITATION/ ACCOMPLISHMENTS	FUNDING SOURCES	AMOUNT
0004	Boys & Girls Club Center in the New Pines neighborhood Youth Programs CD Objective 2: Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth. Provision of funds to Boys & Girls Clubs of Palm Beach County for operation of after-school and summer camp programs in the New Pines target area.	05L - Child Care Services 570.201 (e) 135 people (General)	CDBG ESG HOME HOPWA TOTAL Total Other Funding	\$26,400 \$0 \$0 \$0 \$26,400 \$0
	Help the Homeless No Help those with HIV OR AIDS? No			
	Eligibility: Subrecipient: Public 570.500 (c) Location (s): 300 Newcastle St., Boca Raton, FL 33487	Start Date: 10/01/15 Completion Date: 9/30/16		

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan (HUD Table 3-C)
 Listing of Proposed Projects
 City of Boca Raton**

PROJECT ID	PROJECT TITLE/PRIORITY/ OBJECTIVE/DESCRIPTION	HUD MATRIX CODE/ TITLE/CITATION/ ACCOMPLISHMENTS	FUNDING SOURCES	AMOUNT
0005	Fair Housing Activities	05J - Fair Housing Activities (subject to 15% Public Service cap)	CDBG ESG	\$3,200 \$0
	Fair Housing	570.201(e)	HOME HOPWA	\$0 \$0
	HO Objective 5: Make housing providers aware of the provisions of the Fair Housing Act, and make the protected classes aware of fair housing rights and enforcement.	50 people (General)	TOTAL	\$3,200
	Funding of outreach and education activities and landlord/tenant, fair housing and foreclosure counseling to further fair housing. These activities are called for in the City's Analysis of Impediments to Fair Housing.		Total Other Funding	\$0
	Help the Homeless	No	Start Date:	10/01/15
	Help those with HIV OR AIDS?	No	Completion Date:	9/30/16
	Eligibility:			
	Subrecipient: Public 570.500 (c)			
	Location (s): Community Wide			

**U.S. Department of Housing & Urban Development
 CPD Consolidated Plan (HUD Table 3-C)
 Listing of Proposed Projects
 City of Boca Raton**

PROJECT ID	PROJECT TITLE/PRIORITY/OBJECTIVE/DESCRIPTION	HUD MATRIX CODE/TITLE/CITATION/ACCOMPLISHMENTS	FUNDING SOURCES	AMOUNT
0006	Children's Place at HomeSafe, Inc.	05N - Services for Abused/Neglected Children	CDBG ESG HOME	\$ 10,000 \$0 \$0
	Youth Programs	570.201(e)	HOPWA	\$0
	CD Objective 2: Enhance the safety and livability of low income neighborhoods by addressing the needs of at-risk youth.	32 people (General)	TOTAL	\$ 10,000
	Provision of funds to Children's Place at HomeSafe, Inc. for services for abused and neglected children, located in the New Pines target area.		Total Other Funding	\$0
	Help the Homeless	Yes	Start Date:	10/1/14
	Help those with HIV OR AIDS?	No	Completion Date:	9/30/15
	Eligibility: Subrecipient: Public 570.500 (c) Location (s): 680 Ipswich Street, Boca Raton, FL 33487			

U.S. Department of Housing & Urban Development
CPD Consolidated Plan (HUD Table 3-C)
Listing of Proposed Projects
City of Boca Raton

PROJECT ID	PROJECT TITLE/PRIORITY/OBJECTIVE/DESCRIPTION	HUD MATRIX CODE/TITLE/CITATION/ACCOMPLISHMENTS	FUNDING SOURCES	AMOUNT
0007	<p>Program Administration</p> <p>Planning & Administration</p> <p>Planning is essential in order to anticipate needs and develop strategies to meet those needs.</p> <p>Costs associated with the general administration of the City's CDBG Program. No more than 20% of grant funds may be spent for this purpose.</p>	<p>21A - General Program Administration</p> <p>570.206</p> <p>1 person (General)</p>	<p>CDBG</p> <p>ESG</p> <p>HOME</p> <p>HOPWA</p> <p>TOTAL</p> <p>Total Other Funding</p>	<p>\$ 86,200</p> <p>\$0</p> <p>\$0</p> <p>\$0</p> <p>\$86,200</p> <p>\$0</p>
	<p>Help the Homeless No</p> <p>Help those with HIV OR AIDS? No</p>	<p>Start Date: 10/01/15</p> <p>Completion Date: 9/30/16</p>		
	<p>Eligibility:</p> <p>Subrecipient: Local Government</p> <p>Location (s): N/A</p>			

APPENDIX E:
CITY OF BOCA RATON
CITIZEN PARTICIPATION PLAN

Applicability and Adoption

The following Citizen Participation Plan has been developed in compliance with 24 CFR 91.105. The plan sets forth the City's policies and procedures for Citizen Participation as it relates to the federally required Five Year Consolidated Plan (any reference to the Consolidated Plan also applies to the Annual Action Plan).

The City of Boca Raton encourages citizens to participate in all stages of the process of the development of the Five Year Consolidated Plan and all substantial amendments to the plan, as well as performance reports. The City especially encourages participation by citizens of low, very low and extremely low income neighborhoods (particularly those within the CDBG target areas). It also encourages consultation with the Boca Raton Housing Authority, the participation of tenants of the Authority's developments, residents of Section 8 subsidized housing, minorities and non-English speaking persons, and persons with mobility, visual, and hearing impairments.

Adoption of the Consolidated Plan

1. Prior to adoption of the Consolidated Plan, the City of Boca Raton will make available to citizens, public agencies, and other interested parties information that includes the amount of assistance the City expects to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low, very low, and extremely low income.
2. To assure the public adequate time and opportunity to comment on the contents of the Consolidated Plan, the City shall publish notice of the proposed Plan in the local newspaper and shall make copies available for public inspection at the Public Libraries, City Hall, Boys & Girls Club Center in the New Pines neighborhood, and the Lois Martin Community Center (at the Dixie Manor public housing complex). The notice shall describe the purpose of the Plan and shall include a list of the locations where copies of the Plan may be fully examined. Upon request, copies of the Plan shall be made available to groups and citizens at no charge.
3. One public hearing shall be held during the development of the Consolidated Plan.
4. A period of not less than 30 days shall be established to receive comments from citizens on the Consolidated Plan.
5. The City shall consider any comments or views of citizens received in writing, or verbally at the public hearing, in preparing the final version of the Plan. A summary of these comments or views not accepted and the reasons therefore, shall be attached to the final Consolidated Plan.

Amendments to the Consolidated Plan

1. A substantial amendment to the Consolidated Plan shall be defined as the elimination of a previously approved activity or a reduction in funding (by more than 20%) of a previously publicized activity in order to accommodate the funding of another Community Development Block Grant (CDBG)-eligible activity.
2. The City shall publish in a local newspaper of general circulation details of the substantial amendment and provide the public with adequate time to comment on the amendment. The public shall be provided with not less than 30 days to provide comments prior to implementation of the amendment.
3. The City shall consider any comments or views of citizens received in writing, or verbally at public hearings, if any, in preparing the substantial amendment to the Consolidated Plan. A summary of these comments or views and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the substantial amendment to the Consolidated Plan.

Performance Reports

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

Public Hearings

1. The City shall provide for at least two public hearings per year to obtain citizens' and public agencies' views and comments. One public hearing shall be held at an appropriate time of the program year so that citizens may review program performance, and another hearing shall be held prior to submission of the Consolidated Plan in order to provide opportunity for citizens to comment on housing and community development needs and to review proposed uses of funds.
2. At least 14 days advance notice of each public hearing shall be provided to the public. These notices shall be published in a local newspaper of general circulation.
3. Public hearings shall be held at times and locations convenient to potential and actual beneficiaries, and with accommodation for persons with disabilities. These public hearings shall be held during convenient hours at City Hall and/or public facilities located within the CDBG target areas.
4. Interpreters shall be provided upon request.

Meetings

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

Availability to the Public

In accordance with the Americans with Disabilities Act, the adopted Consolidated Plan, substantial amendments and performance reports may be obtained in an alternative format. To obtain an alternative format of either document people may contact the Community Improvement Division, Room 220, Development Services Department, 201 West Palmetto Park Road, Boca Raton, FL, 33432, or telephone the division at 561-393-7797 (561-367-7043 for the hearing impaired).

Access to Records

The City shall provide citizens, public agencies and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the use of funds under programs covered by 24 CFR Part 91 during the preceding five years.

Technical Assistance

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

Complaints

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

The City of Boca Raton
Community Improvement Division, Room 220
Development Services Department
201 West Palmetto Park Road
Boca Raton, FL 33432

The City shall respond to all written complaints and grievances within 15 working days, where practical.

Residential Antidisplacement and Relocation Assistance Plan

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

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that

will directly result in such demolition or conversion, the City of Boca Raton will make public and submit to the HUD Field Office the following information in writing:

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

To the extent that the specific location of the replacement housing and other data in items 4 through 6 are not available at the time of the general submission, the City of Boca Raton will identify the general location of such housing on a map and complete the disclosure and submission requirements as soon as the specific data are available.

The City of Boca Raton, Department of Development Services, Community Improvement Division, is responsible for tracking the replacement of lower income housing and ensuring that it is provided within the required period. The Department can be reached at 393-7797 (367-7043 for the hearing impaired).

The Community Improvement Division is also responsible for providing relocation assistance, as described in 570.606(b)(2), to each lower income household displaced by demolition of housing or by the conversion of a lower income dwelling to another use as a direct result of assisted activities.

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

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Stage rehabilitation of apartment units to allow tenants to remain in the building complex during and after the rehabilitation, working with empty units first.
3. Acquisition or demolition activities will be done with the consent of the owner, and will be limited to vacant land or vacant, condemned or dilapidated structures that have been determined unsafe or contribute to blight.
4. It is not anticipated that any displacement of persons will occur as a result of this program. However, if displacement does occur as a direct result of property acquisition

for program improvements, tenants and homeowners who are displaced will receive those benefits provided for under the Relocation and Real Property Acquisition Act of 1970, as amended. Every effort will be made to allow displacees to locate in the neighborhood from which they were displaced, if that is their request. Temporary relocation will be provided when it will result in the displacee permanently relocating in the neighborhood from which he was displaced.

CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

This certification does not apply.

This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member

of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Leif J. Ahnell, C.P.A., C.G.F.O.

Name

City Manager

Title

201 W. Palmetto Park Rd.

Address

Boca Raton, FL

City/State/Zip

561-393-7703

Telephone Number

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

- **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

- A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 2.

Place Name	Street	City	County	State	Zip
Boca Raton City Hall	201 W. Palmetto Park Rd.	Boca Raton	Palm Beach	FL	33432
Dixie Manor/Lois Martin Community Center	1350 N. Dixie Hwy.	Boca Raton	Palm Beach	FL	33432
Boys & Girls Club in New Pines Neighborhood	300 Newcastle St.	Boca Raton	Palm Beach	FL	33487
Children's Place at HomeSafe	680 Ipswich Street	Boca Raton	Palm Beach	FL	33487

- Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision *Other (Specify) _____
3. Date Received :		4. Applicant Identifier:
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Boca Raton		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 59-6000279		*c. Organizational DUNS: 07-224-2811
d. Address:		
*Street 1:	Community Improvement Division	
Street 2:	201 W. Palmetto Park Rd.	
*City:	Boca Raton	
County:	Palm Beach	
*State:	FL	
Province:	_____	
*Country:	USA	
*Zip / Postal Code	33432	
e. Organizational Unit:		
Department Name: Development Services		Division Name: Community Improvement
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix:	Ms.	*First Name: Teresa
Middle Name:	_____	
*Last Name:	McClurg	
Suffix:	_____	
Title:	Community Improvement Administrator	
Organizational Affiliation:		
*Telephone Number: 361-393-7758		Fax Number: 561-347-5196
*Email: tmclclurg@ci.boca-raton.fl.us		

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Dept. of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218 _____

CFDA Title:

CDBG _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

City of Boca Raton, FL

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant

16. Congressional Districts Of:

*a. Applicant: 22

*b. Program/Project: 22

17. Proposed Project:

*a. Start Date: 10/01/2015

*b. End Date: 09/30/2016

18. Estimated Funding (\$):

*a. Federal	_____	\$431,088
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	
*f. Program Income		
*g. TOTAL	_____	\$431,088

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Mr. _____ *First Name: Leif _____
 Middle Name: J. _____ *Last Name: Ahnell _____
 Suffix: C.P.A., C.G.F.O. _____

*Title: City Manager

*Telephone Number: 561-393-7703

Fax Number: 561-367-7014

Email: bocacm@ci.boca-raton.fl.us

*Signature of Authorized Representative:

*Date Signed: