

Palm Beach County Strategic Planning & Performance Management



Housing and Homelessness Cross-Departmental Team

Team Members

Wendy Tippett, Team Leader-Community Services (CSD)

Carlos Serrano, Co-Lead-Housing & Economic Sustainability (HES)

Geeta Loach-Jacobson, Co-Lead-Youth Services (YSD)

Chenise Bonilla-Public Safety (PSD)

Patricia Behn-Planning Zoning & Building (PZB)

Audley Reid-Community Revitalization (OCR)

Lauren Young-Fire Rescue (FR)

Michael Howe-Planning Zoning & Building (PZB)

Adam Davis-Library (LD)

Lesley George-Housing & Economic Sustainability (HES)

Jacqueline Schoenfeld- Criminal Justice Commission (CJC)

George Lacosta-Parks & Recreation (PR)

Bert Winkler-Criminal Justice Commission (CJC)

Cyndi Longley-Cooperative Extension (CE)

Daniel Ramos-Community Services (CSD)



STRATEGIC PRIORITY: HOUSING AND HOMELESSNESS

Goals & Metrics

- Goal 1: Increase the ability of those who work in the County to afford to live in the County
- Goal 2: Reduce homelessness in Palm Beach County
- Goal 3: Improve access to social services

COVID-19 / Team Response

Next Steps



COVID-19 Impact on Housing and Homelessness

COVID-19 caused widespread job loss and economic Injury in Palm Beach County.



- **Unemployment rate** increased from **3.0%** in February to **11.6%** in July, with the latest update in October at **6.1%**
- **183,476** unemployment claims March to November
- **Top 3 employment sectors among the hardest hit:** Accommodations & Food Service, Retail Trade, Health Care & Social Assistance

Source: Florida Department of Economic Opportunity

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

Metrics

- Number of units produced through Workforce Housing Program
- Number of units produced through all other County programs
- Number of units produced for Very Low Income (<50% Area Median Income / <\$43,900) households
- Number of homeowner foreclosures prevented



State of Florida High Cost Areas

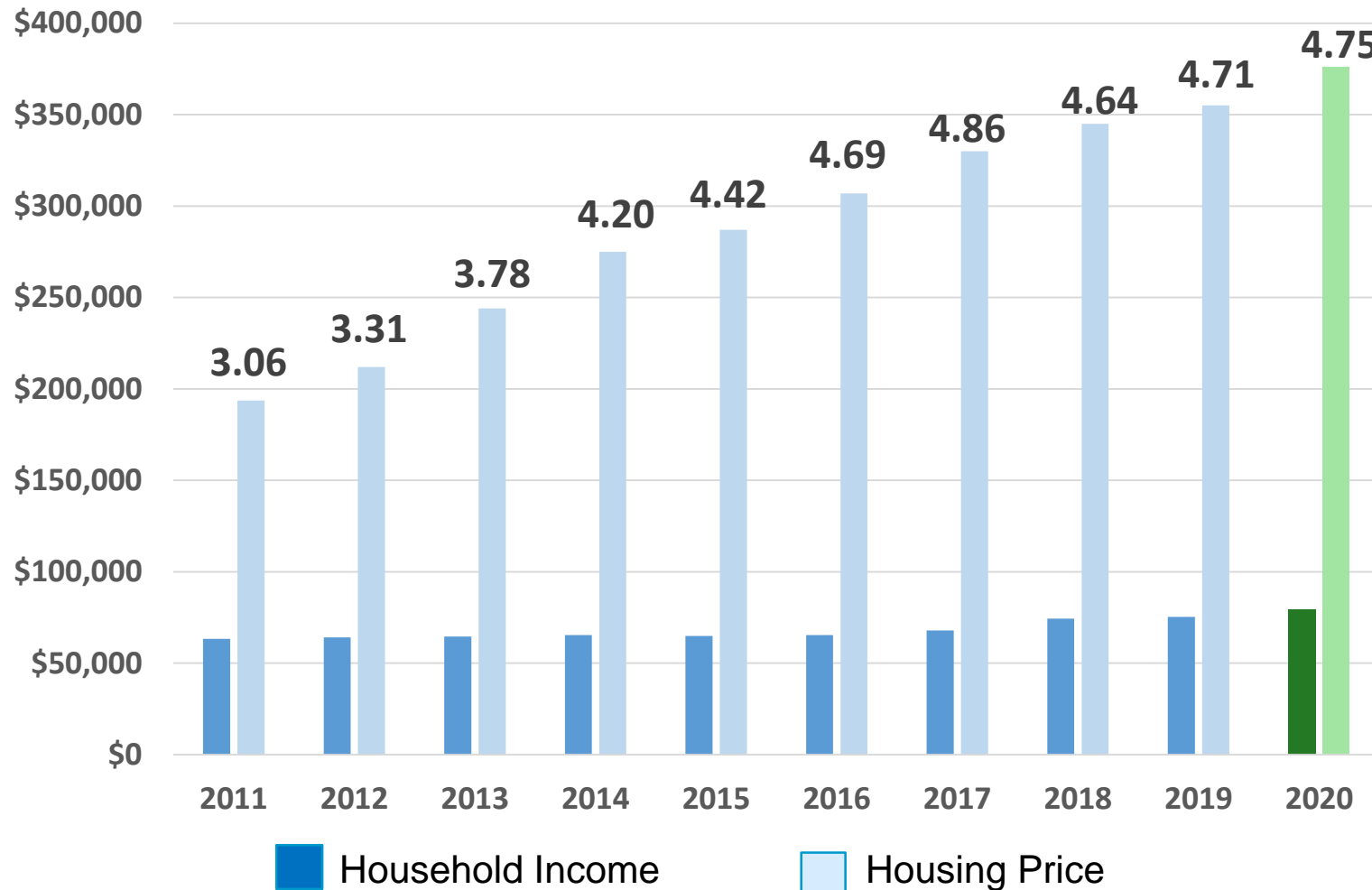


Most Expensive Areas	Housing Wage (2019)	Housing Wage (2020)
Monroe County	\$31.54	\$33.23
Miami-Miami Beach-Kendall HUD Metro FMR Area	\$27.96	\$31.25
Ft. Lauderdale HUD Metro FMR Area	\$27.77	\$29.38
West Palm Beach – Boca Raton HUD Metro FMR Area	\$27.58	\$28.96
Naples-Immokalee-Marco Island MSA	\$25.52	\$26.55

PBC 2020 Fair Market Rent for a Two-Bedroom Apartment is \$1,506

Price as a Multiple of Income

Ratio of median housing price to median household income 2011 – 2020



In 2011, a median priced Single Family home cost 3 times the median income. In 2020, a median priced SF home costs 4¾ times the median income.

Median SF home price of \$376k compared to median family income of \$79,100

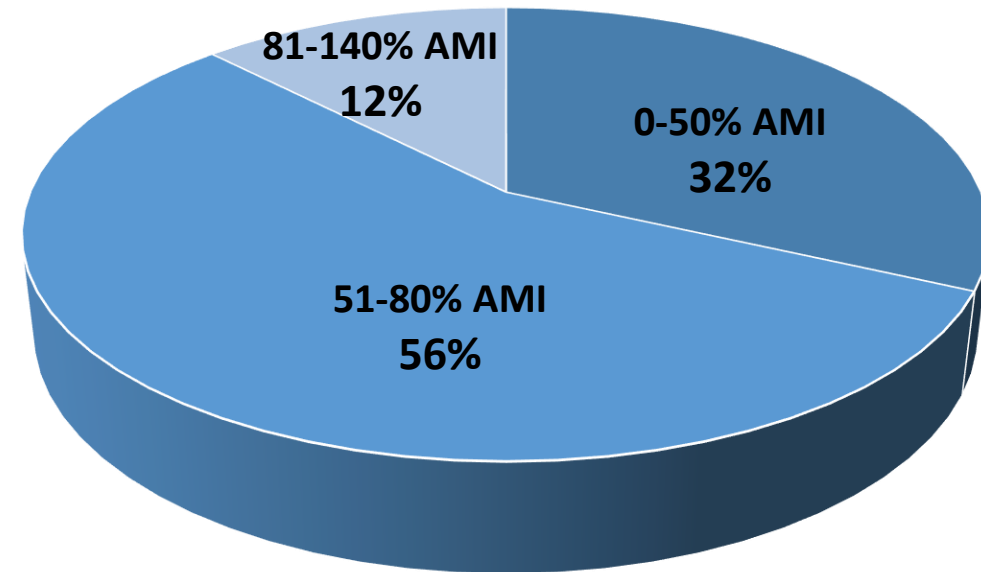
Source: U.S. HUD / Miami Association of Realtors

Affordable Housing Production 2018-2020

From 2018 - 2020, HES and its partners **assisted 2,536 housing units** through new construction, acquisition, rehabilitation, and foreclosure prevention for households up to 140% of Area Median Income (AMI).

Income Group	Units
0-50% AMI (\$0 – 43,900)	808
51-80% AMI (\$43,901 – 70,250)	1,415
81-140% AMI (\$70,251 – 122,920)	313
Total	2,536

Housing Units by Income Group



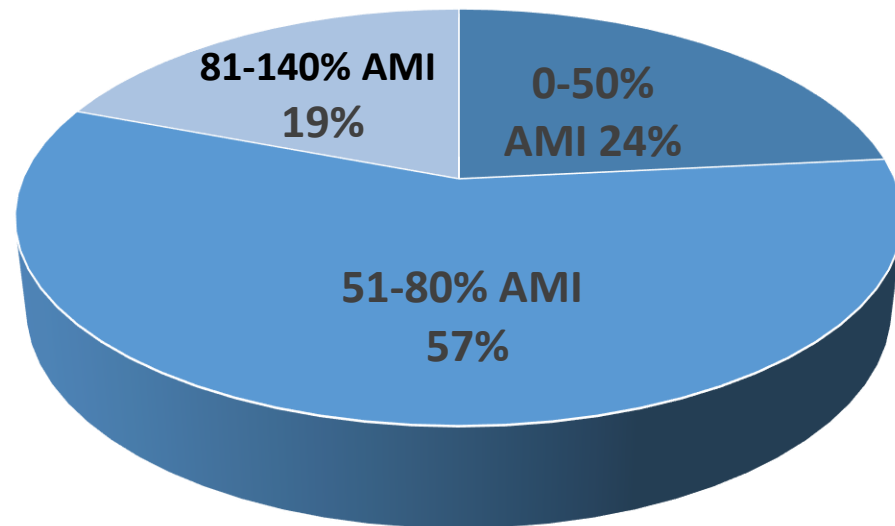
Metric – County affordable housing production
Metric – housing production for <50% AMI

Source: PBC Department of Housing and Economic Sustainability

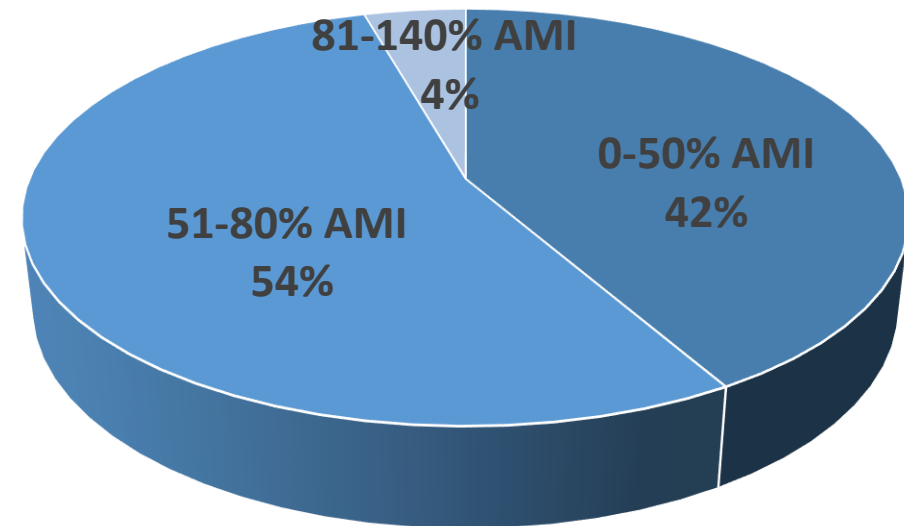
Affordable Housing Production 2018-2020

The **2,536** housing units assisted by Housing and Economic Sustainability and its partners FYs 2018 – 2020 included **1,360 owners (54%)** and **1,176 renters (46%)**.

Owners



Renters



Moderate Income households (\$70,251 – 122,920) are more prevalent among owners, and vice-versa, Very Low Income households (\$0 – 43,900) are more prevalent among renters.

Affordable Housing Developments



Isles of Pahokee, Pahokee



Completed rehabilitation of 129 senior housing units on two Pahokee Housing Authority properties.

Single-Family Rehabilitation, Belle Glade



Completed rehabilitation of single family housing unit in Belle Glade through the HES Homeowner Rehab Program.

Completed new construction of 36 apartments for families in collaboration with local non-profit developer, Neighborhood Renaissance, Inc.



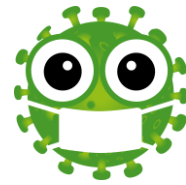
Mango Cove Apartments, Unincorporated PBC



Heron Estates Senior, Riviera Beach

Completed new construction of 101 senior housing units on the former Ivy Green Public housing site in Riviera Beach

COVID-19 Response



The BCC allocated CARES funds to HES for financial assistance to COVID-impacted homeowners.

- Up to 6 months delinquent PITI, fees, related costs
- Not to exceed \$10K
- Homeowners up to 140% AMI

As of December 10th, HES received 2,186 applications, approved 1,580, and has paid out \$10,496,307 providing relief to 1,360 homeowners.

Workforce Housing Program (WHP)

Palazzo at Casa Brera Apartments



Wellington Club Apartments



Metric – workforce housing production

WHP Production FY 2020			
Unit Type	Completed / Underway	Approved / Unbuilt	Total
For Sale	214	623 TBD	214
Rental	1,427		623
In-Lieu	149	84	1,427
Total	1,790	707	2,497

Source: PBC PZB Planning Division 2020

Workforce Housing Program



Despite challenges posed by COVID-19, HES successfully marketed and closed sales of all six (6) County-owned WHP units at Silverwood.



Fiscal Year 2020 Performance

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

Metric – Fiscal Year 2020	Unit
Number of units produced through Workforce Housing Program	2,497
Number of units produced through all other County programs	1,123
FY 2020 Workforce/Affordable Total	3,620
Number of units produced for Very Low Income households (<50% AMI / <\$43,900)	808
Number of homeowner foreclosures prevented	945

Goal 2: Reduce homelessness in Palm Beach County

Metrics

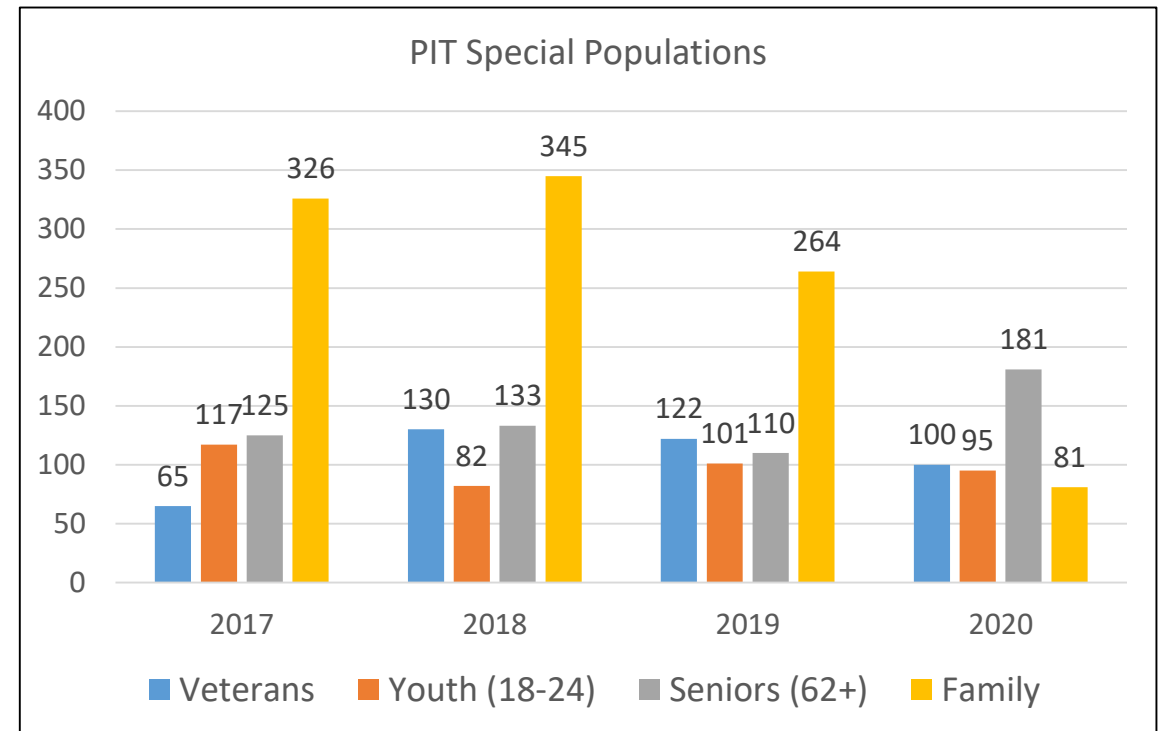
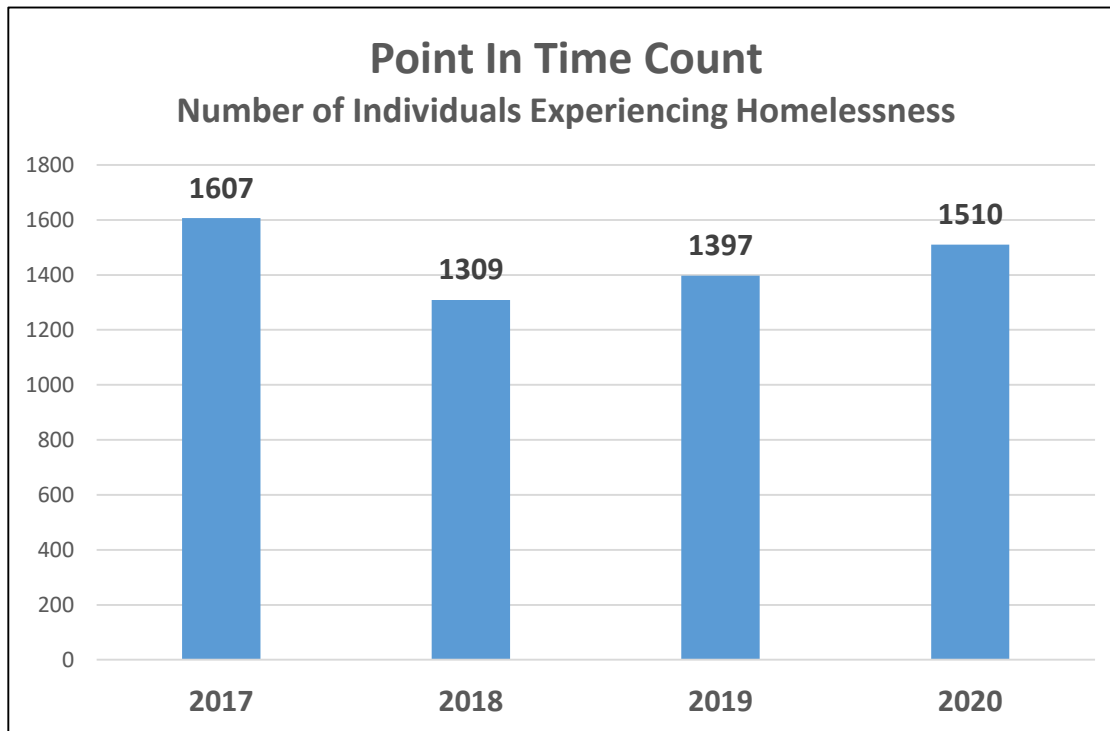
- Homeless population as measured by Point-In-Time Count (CSD)
- Number of at-risk households served through COVID-19 Funding
- Number of evictions prevented (CSD)
- Number of homeless living in John Prince Park, engaged and placed (CSD, Parks, PBSO, Fire Rescue, Facilities, DHES)
- PBC Housing Inventory
- Number of homeless children identified through the School District (CSD)
- Number of individuals released from jail/prison to homelessness (Public Safety/CJC)
- Palm Frequent Users System Engagement (PalmFUSE – CSD/Public Safety/CJC)



Goal 2: Reduce homelessness in Palm Beach County

Point in Time Count

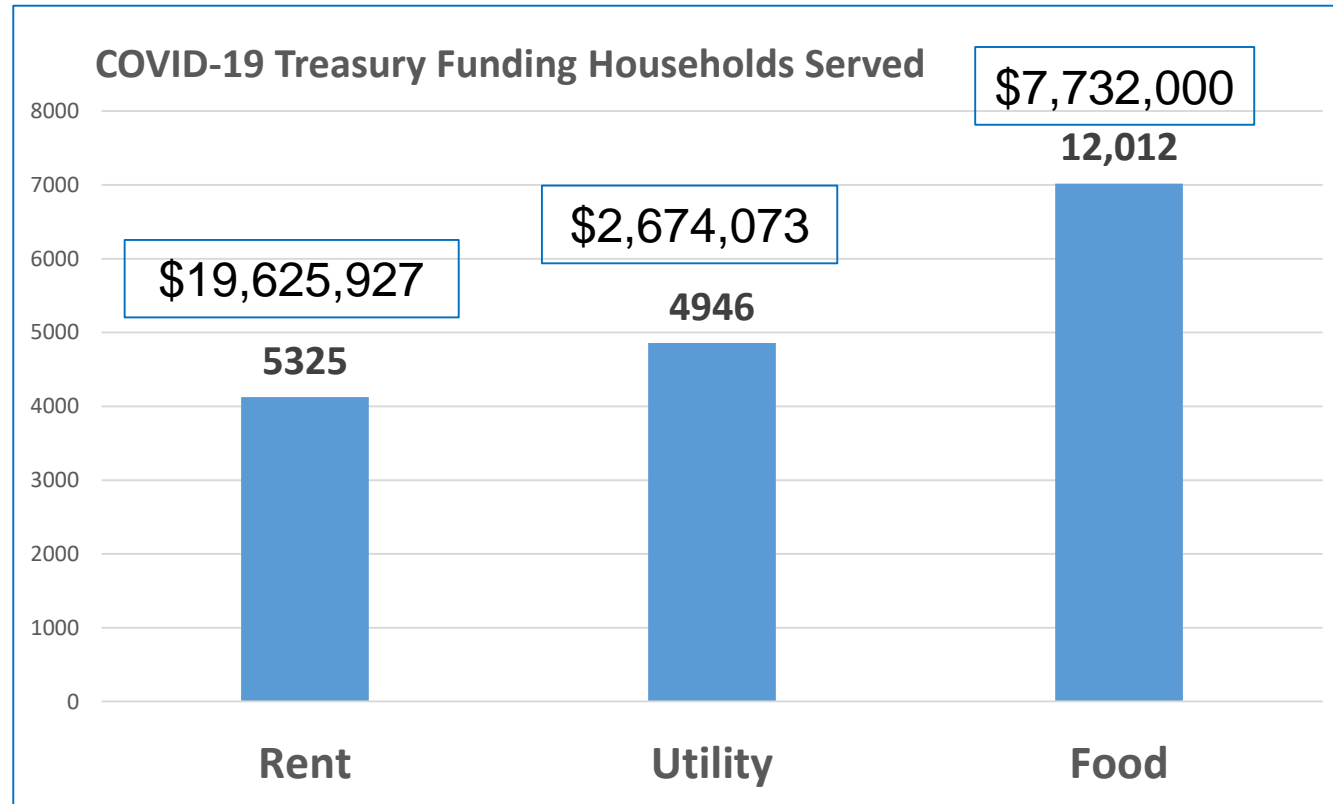
Each year, PBC collaborates with numerous partners to conduct a count of individuals and families experiencing homelessness within a given 24-hour period of time in our area.



Goal 2: Reduce homelessness in Palm Beach County



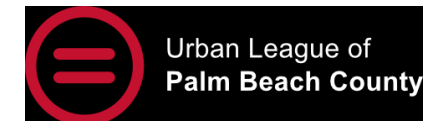
Households served with CARES funding by CSD



Partners



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



Goal 2: Reduce homelessness in Palm Beach County

John Prince Park Efforts



***Today there are ZERO persons staying at John Prince Park**

Over 200 persons at John Prince Park were engaged and offered services:

- Hotel Stay
- Transition to Annex
- Travelers Aid
- Reconnected with friends and family
- COVID Testing (147)



Goal 2: Reduce homelessness in Palm Beach County

Lewis Center Annex

Partners

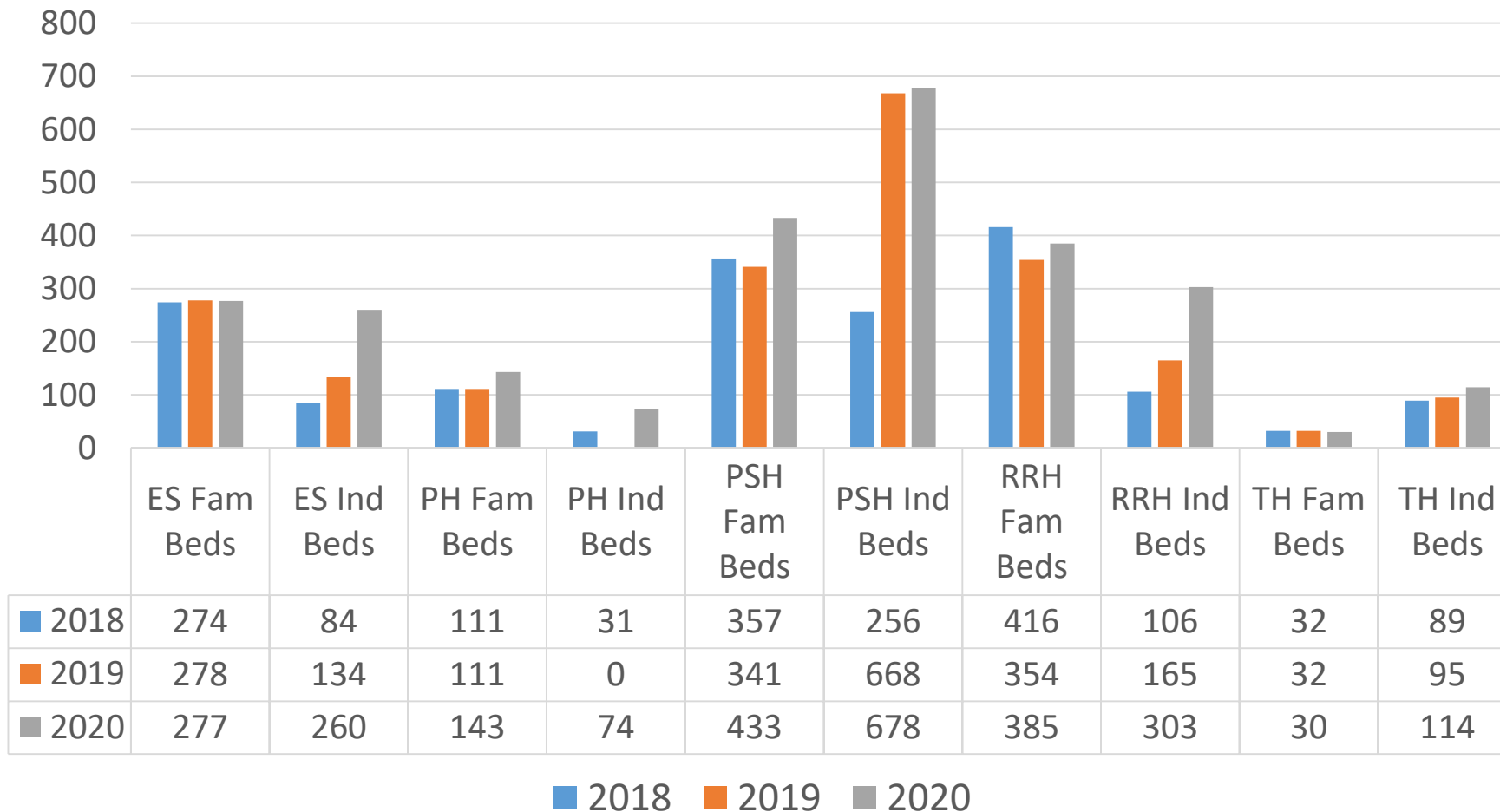


**125 BED
Capacity**

- Goodwill
- Palm Beach Sheriff's Office
- Rebel Recovery
- South East Florida Behavioral Health Network
- Parks & Rec
- Community Services
- The Lord's Place
- Healthcare District
- South County Mental Health Facilities
- PBC Fire Rescue
- Assorted Healthcare Providers

Goal 2: Reduce homelessness in Palm Beach County

Homeless Beds in PBC per Fiscal Year



Housing Terminology

ES = Emergency Shelter
 PH = Permanent Housing
 PSH = Permanent Supportive Housing
 RRH = Rapid Rehousing
 TH = Transitional Housing



Goal 2: Reduce homelessness in Palm Beach County



Homeless Resource Center 2 in Lake Worth June 2022

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

Cottage Homes June 2022

The cottage homes of Lake Worth will provide 17 units of supportive housing to families experiencing homelessness



Goal 2: Reduce homelessness in Palm Beach County

Homeless Resource Center 3 in Western Community 2020



Southwest Building Elevation



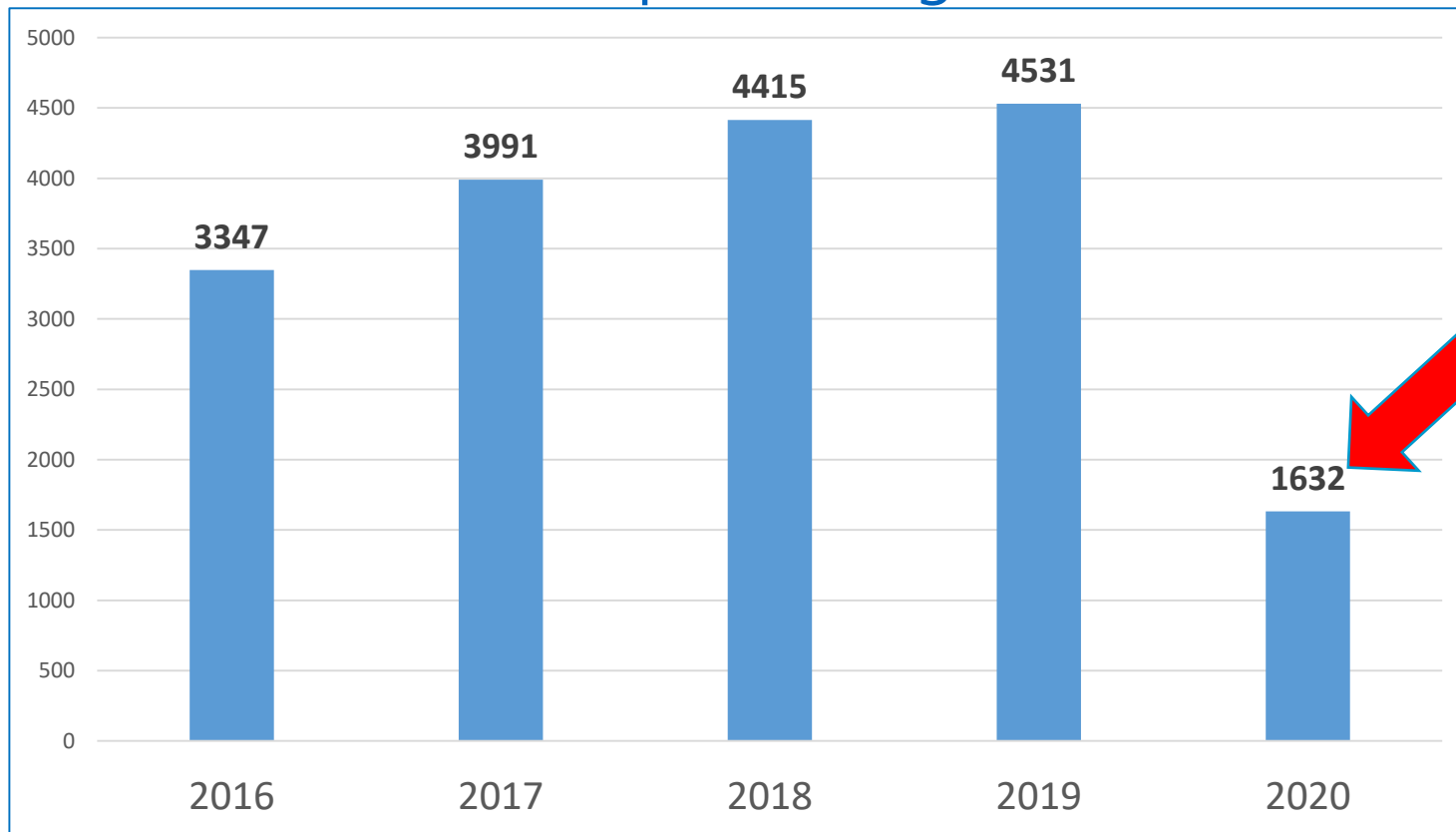
Southeast Building Elevation

48 total units

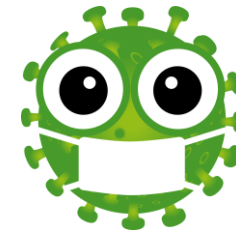
Goal 2: Reduce homelessness in Palm Beach County

School District of Palm Beach County

Students Experiencing Homelessness



As of
November 12,
2020



COVID-19 has impacted the ability to obtain a full picture of how many children are identified as homeless in the school district due to a decreased number of students being registered this school year.

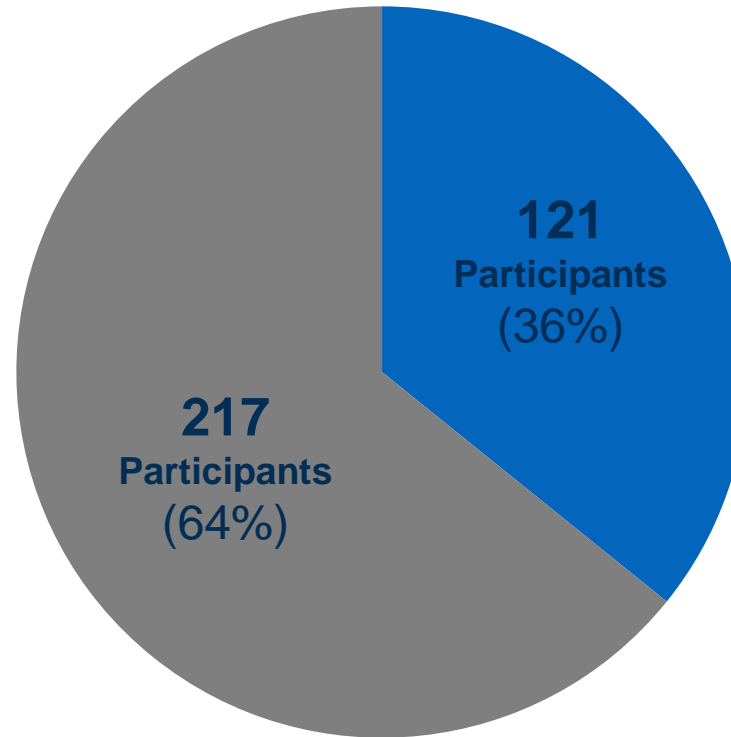
Goal 2: Reduce homelessness in Palm Beach County

Reentry Program

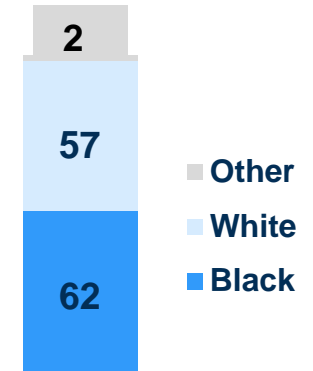
To reintegrate individuals returning from incarceration into the community by creating opportunities that reduce recidivism



FY20 New Enrollments



■ Homeless ■ Not Homeless



Homeless Participants by Race

Allowable transitional housing cost:
\$35 per day, \$6,500 max per reentry participant

Goal 2: Reduce homelessness in Palm Beach County

Reentry Program

Collaboration with state, city municipalities, and community partners is essential.

City of West Palm Beach's Housing Pilot Project

8 reentry participants received housing vouchers to pay for rent for 12 months:

- ✓ 75% were NOT rearrested
- ✓ 100% received employment

Two Main Challenges:

1. Finding landlords or HOAs willing to house people with a criminal history
2. Of the landlords willing to participant, apartments were not in compliance with building codes and were not eligible for placement

City of Riviera Beach's Construction Program

FAU reported that when reentry participants received a **transitional job** and **cognitive behavioral programming**, they were less likely to be re-arrested, re-convicted, and re-incarcerated.



Sept. 2019: PSD, City of Riviera Beach, Riviera Beach Community Redevelopment Agency, Urban Farmers, and Florida Department of Corrections

Goal 2: Reduce homelessness in Palm Beach County

Criminal Justice Commission PBC Frequent Users Systems Engagement (PalMFUSE)

The CJC contracted with The Lord's Place and Gulfstream Goodwill Industries to provide rapid rehousing and wrap around case management services from July 2, 2019 - September 30, 2020. Of the 13 participants, 12 remained in the program.



The College of Criminology and Criminal Justice of Florida Atlantic University (FAU) is contracted as our academic partner to evaluate program process, outcome measures and cost analysis.

PalmFUSE Pilot Program

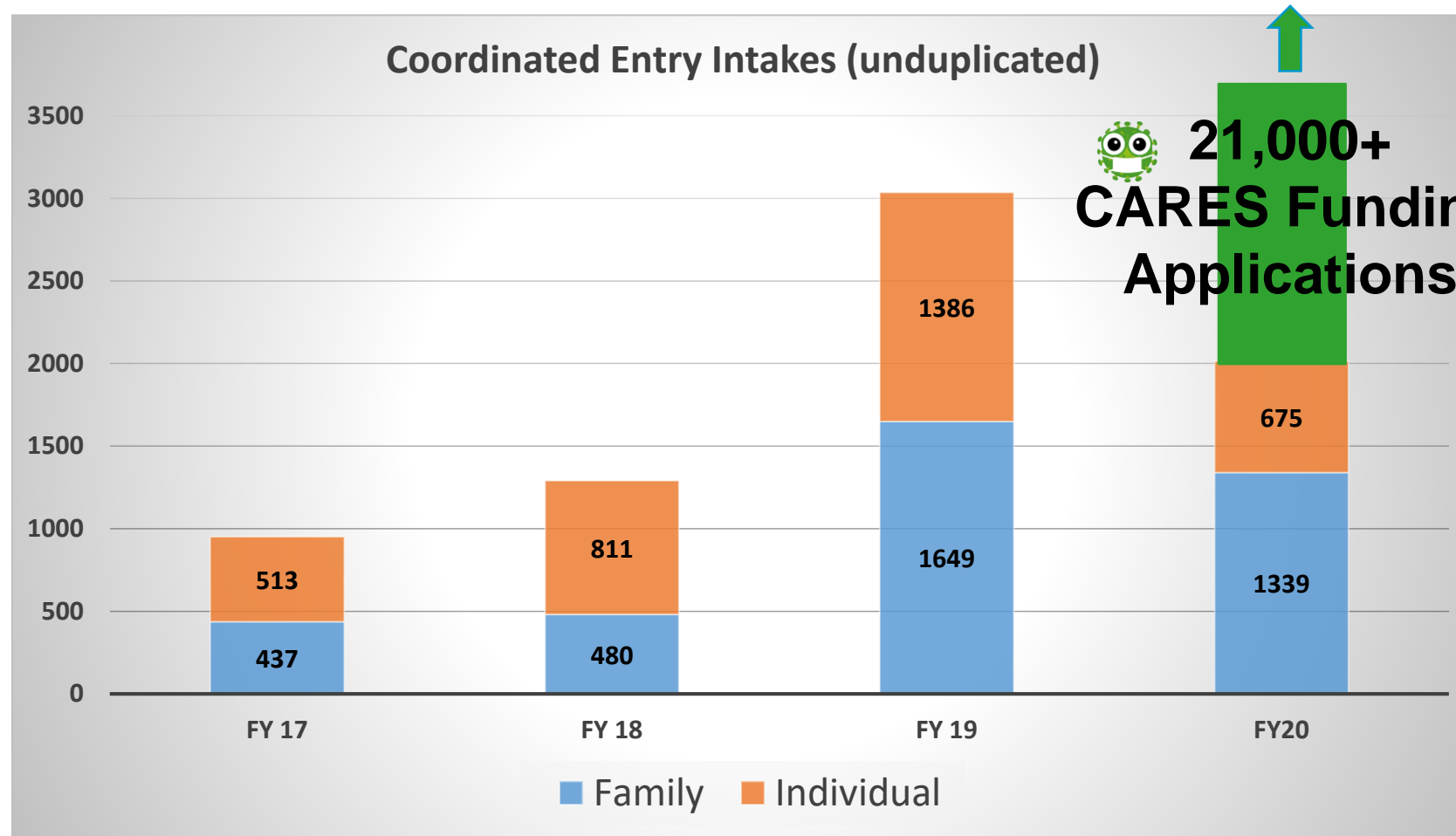
Bookings		Total Jail Bed Days		Estimated Jail Costs (\$135/day)	
PRE	POST	PRE	POST	PRE	POST
64	0	702	0	\$94,770	0

Goal 3: Improve access to social services

Metrics

- Intake volume through Coordinated Entry (Community Services)
- Access to Food (Youth Services & Library)
- Access to summer programming (Youth Services)
- Access to counseling services (Youth Services)
- Offering and increasing access to Social Services (Fire Rescue/Library)

Intake Assessment Volume from Coordinated Entry



Coordinated entry allows a person to call 1 universal number where a prioritization tool is completed.

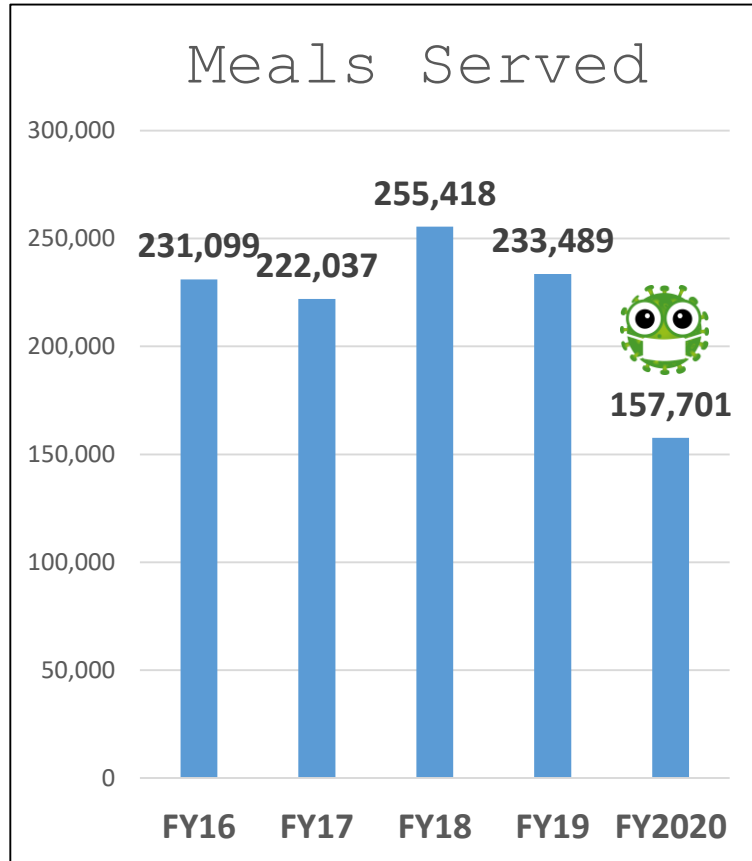
Based on the score from the tool, an appointment is scheduled with homeless services or housing stability.



During COVID-19, the Coordinated Entry system was enhanced to include a Call Center function to address the high volume demand for Prevention services.

Access to Food

Summer Food Service Program (YSD)



Where We Served

2020:



34 new sites
(including 17 libraries)



+3,500
individual
children



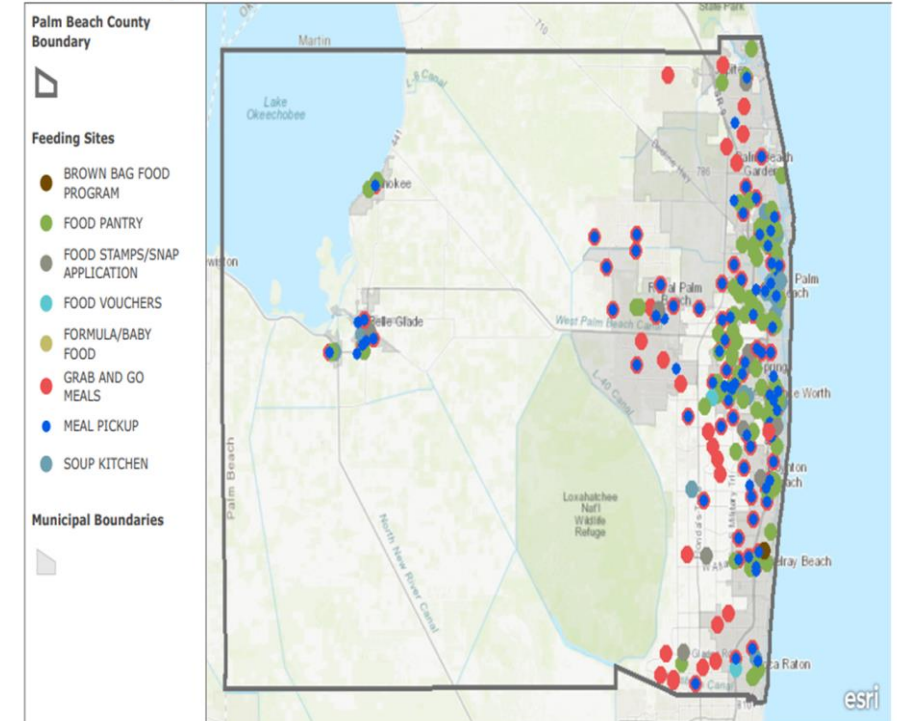
33 different zip
codes

All 7 districts



Feeding Partners

COVID-19 Feeding Sites



Map showing Food Resources in Palm Beach County, FL

<https://pbcgov.maps.arcgis.com/apps/webappviewer/index.html?id=5bf05ce72b3142d7a3d990acc5b14ba1>

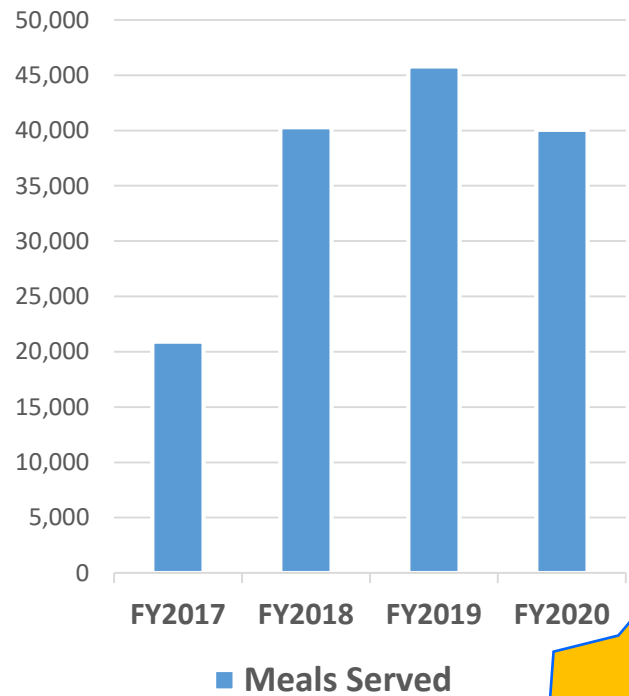


COVID Innovation: Pre-Summer Feeding; 7-day shelf-stable meal box and PPE supplies

Access to Food

Palm Beach County Library

Meal Service Trend



Books provided by Library during Pre-Summer feeding



Meal distribution at Belle Glade Library

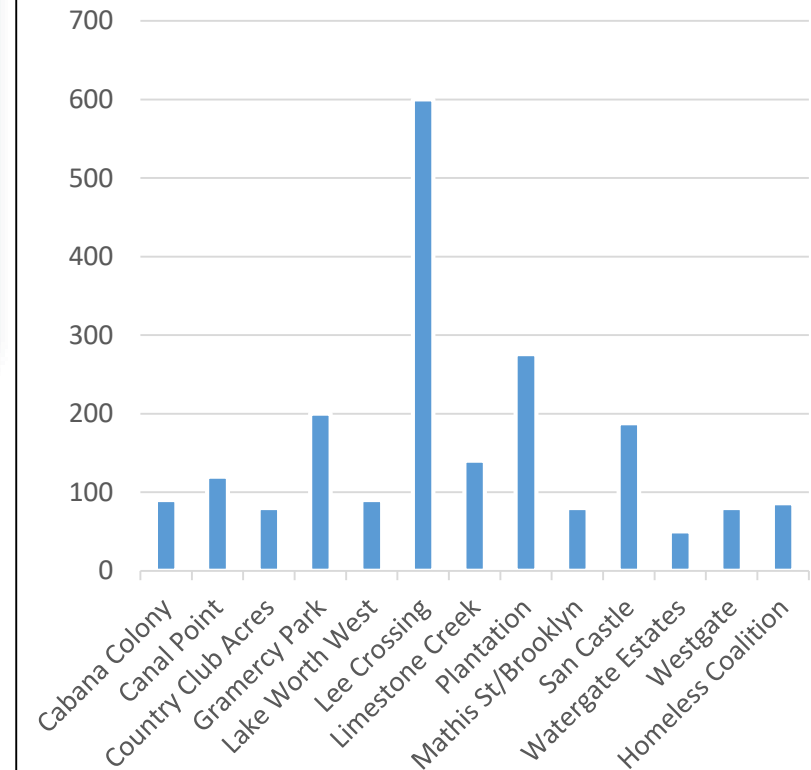


Meal distribution at West Boca Library

SNAP Benefit Assistance
 FY17- 216*
 FY18- 748
 FY19- 903
 FY20- 779

OCR

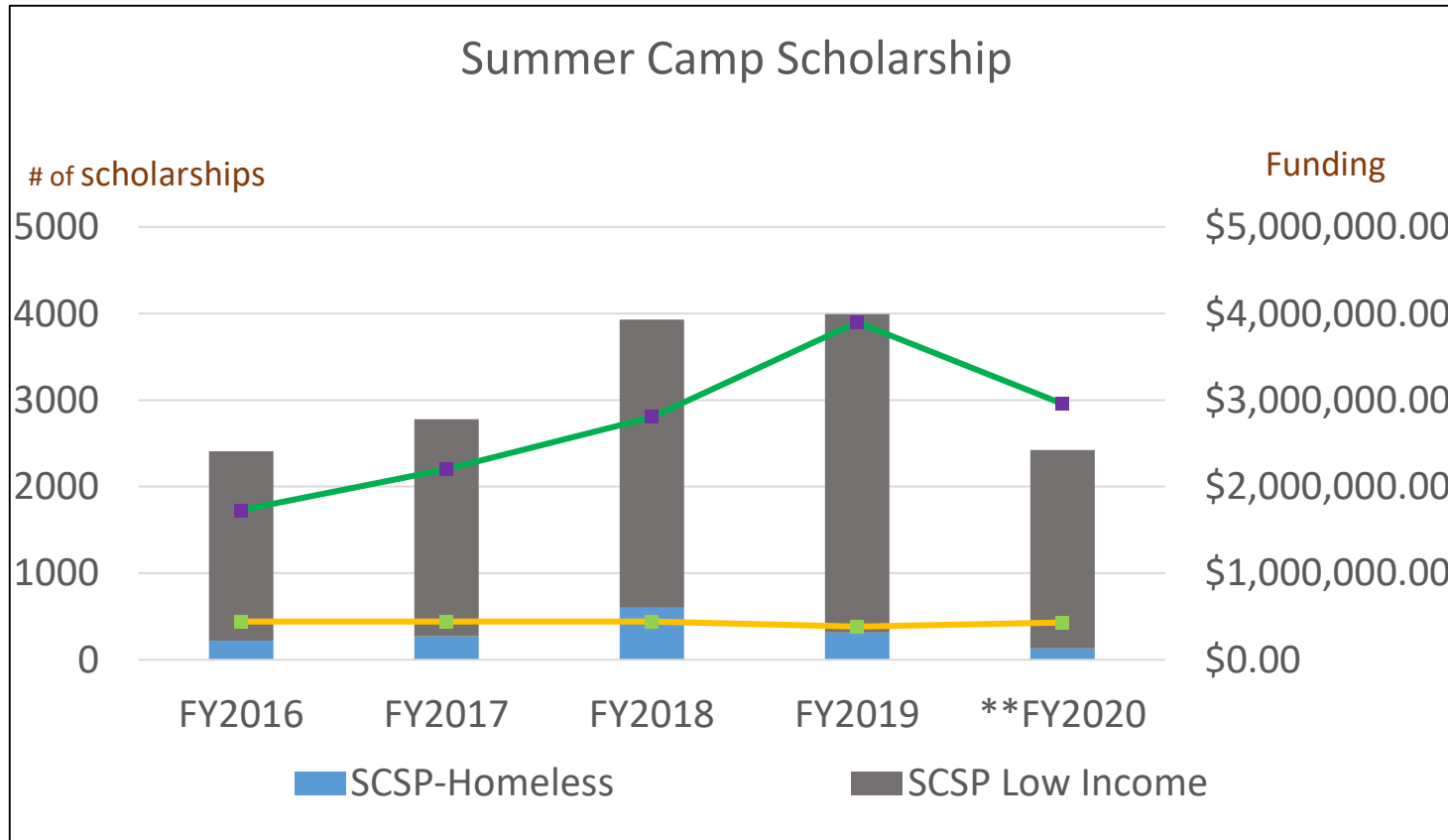
Meal Boxes* Served



*Each food box contains 13 lbs. of necessities for 3 meals per day.

Access to Summer Programming

Summer Camp Scholarship Program



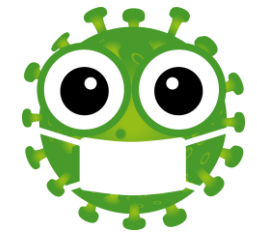
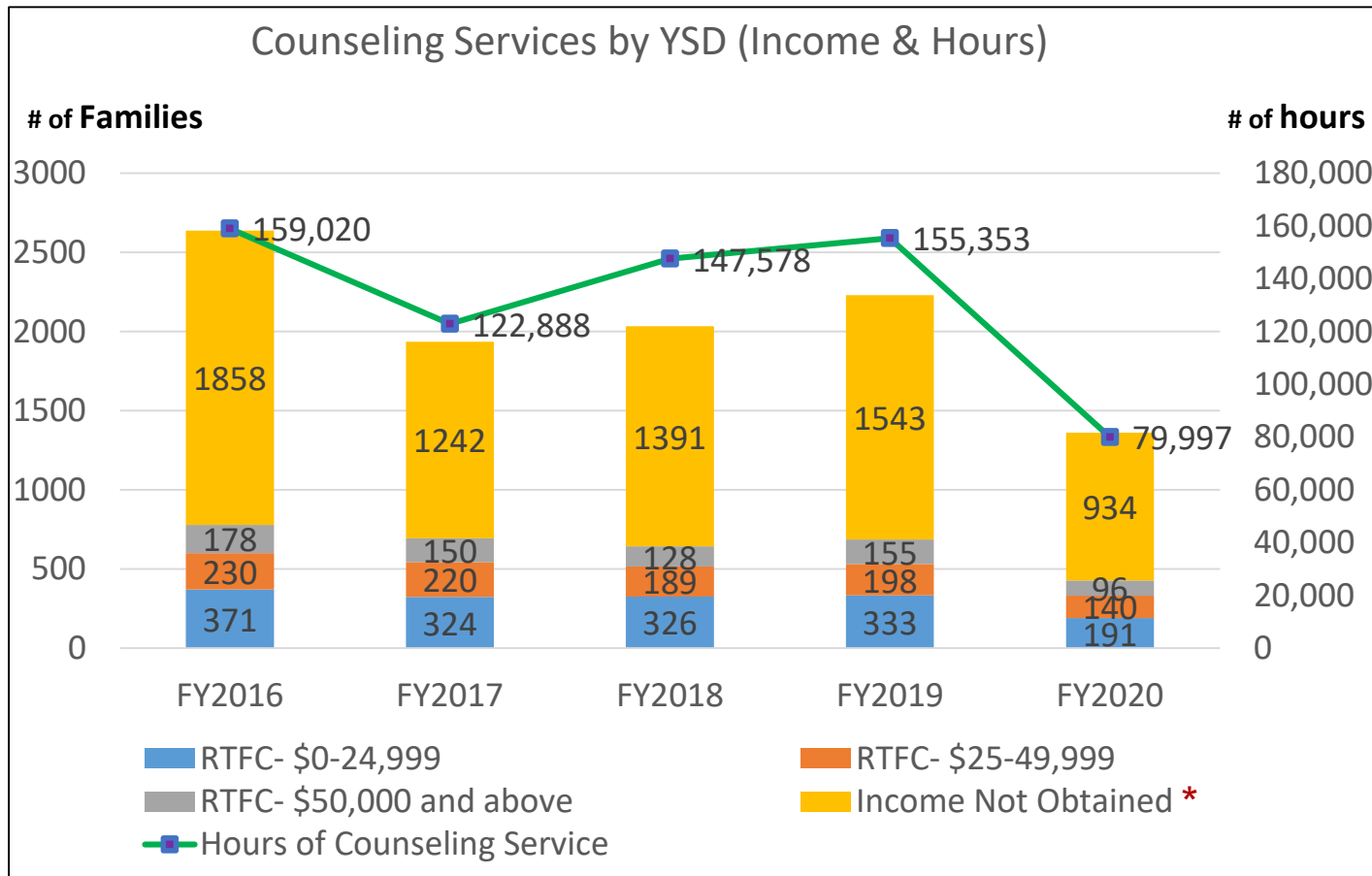
COVID Innovation:

- ❖ Three camp platforms available: in-person, virtual, hybrid
- ❖ COVID Safety & Sanitation Plan;
- ❖ Virtual Spelling Bee



**** Youth Services Summer Camp extended 3 weeks due to COVID-19. Additional expenditure was required.**

Access to Counseling Services



COVID Innovation:

- Tele-mental Health services and staff training
- Real Talk teen to help teens recognize and manage their emotions, develop self-awareness, and practice mindfulness,
- Resource information and emotional support to callers
- In-Person Summer Program (6/7-7/23)
- Intensive Outpatient Program (8/31/2020)

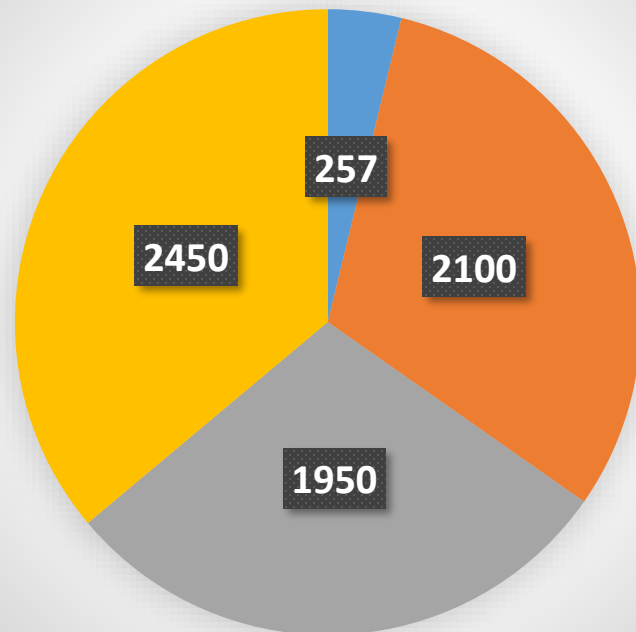
* A new data tracking system has been implemented

Access to Social Services

Palm Beach County Library



Individuals attending employment, personal finance, and home-buying Workshops



■ FY 2017* ■ FY 2018 ■ FY 2019 ■ FY 2020

* FY17 Partial Year

Innovations & Expanded Services

Expanded Wi-Fi signal

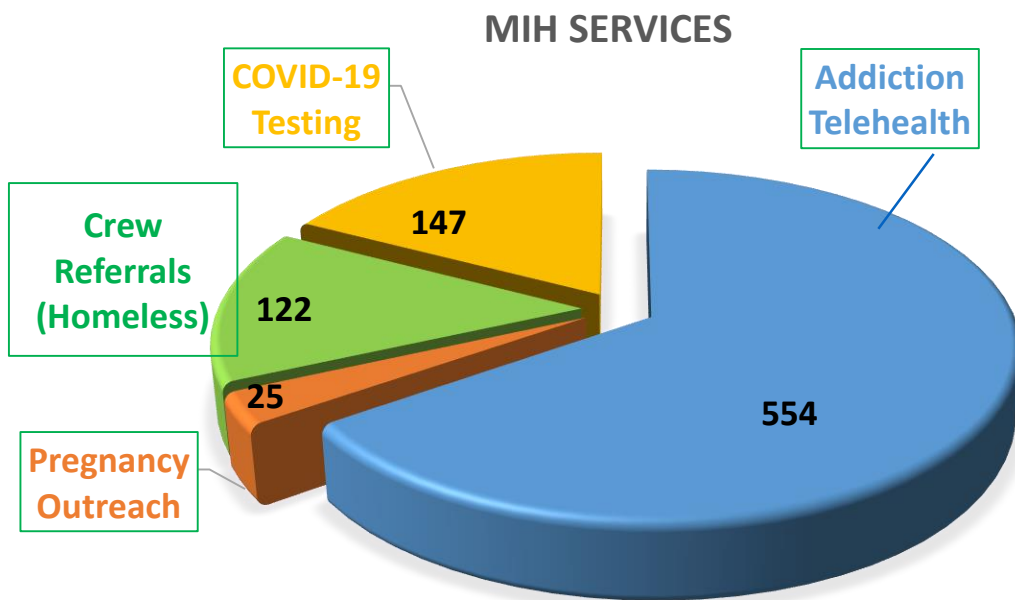
Unemployment documents made available to public

Special attention given to vulnerable populations


Bilingual Library staff connected Spanish speakers to SNAP benefits

Access to Social Services

Mobile Integrated Health Program (Fire Rescue)



Palm Beach County Fire Rescue's Multidisciplinary Mobile Integrated Health Team offers innovative programs to support individuals living with housing insecurity and homelessness.

MIH	Partners
Addiction Telehealth Program	Palm Beach County Homeless Outreach Team, Lewis Center, Palm Beach County Community Services, Palm Beach County Health Care District, VA Homeless Outreach, 211, South County Mental Health, Inc., DCF, and more community based agencies.
Pregnancy Outreach Program (POP)	Healthy Mothers Healthy Babies, Palm Beach County Homeless Outreach Team, 211, Palm Beach County Schools McKinney-Vento Program (MVP), DCF, and more community based agencies.
Crew referrals of patients who identify as homeless	Palm Beach County Homeless Outreach Team, Palm Beach County Community Services, Palm Beach County Health Care District, VA Homeless Outreach, 211, South County Mental Health, Inc., DCF, and more community based agencies.
COVID-19 Testing 	Facilitated COVID-19 tests on behalf of Palm Beach County Community Services to assist with transition of individuals living at John Prince Park to the Lewis Center Annex.

Next Steps for Cross-Departmental Team Collaboration

COMPLETED:

- ✓ Continuum of Care (CoC) and School District pursuing data sharing agreement for Homeless Management Information System (HMIS) system
- ✓ Fire Rescue's Mobile Integrated Health Program reports to add homeless and mental illness elements
- ✓ Institute departmental data collection processes for housing and homelessness

IN PROCESS:

- ✓ Palm Frequent User Systems Engagement (PalmFUSE) will enhance client and cost tracking Address challenges posed by multiple databases and differing reporting requirements
- ✓ Better align dollars contracted out with team goals and metrics
- ✓ Explore cross-departmental use of the Coordinated Entry System to identify households most in need of services
 - ✓ Various departments receive similar calls from residents for assistance; how can this be better coordinated for efficiency?

NEW:

- ✓ FY21 – LSTA Grant-funded social worker program (Southeast Florida Library Information Network)

Hold on to the seat of your pants!!!

