

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



## **Housing and Homelessness Cross-Departmental Team**

November, 2022

# Team Members



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**George Lacosta**



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**Deputy James Mackey**



**Rosalind Murray**



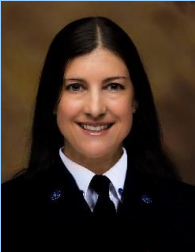
**Daniel Ramos**



**Audley Reid**



**Lillian Sheldon-Reece**



**Lauren Young-Work**



**Wendy Tippett, Co-chair**



**Carlos Serrano, Co-chair**



**Adam Davis, Co-chair**



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**Marcela Millett**

# STRATEGIC PRIORITY: HOUSING AND HOMELESSNESS

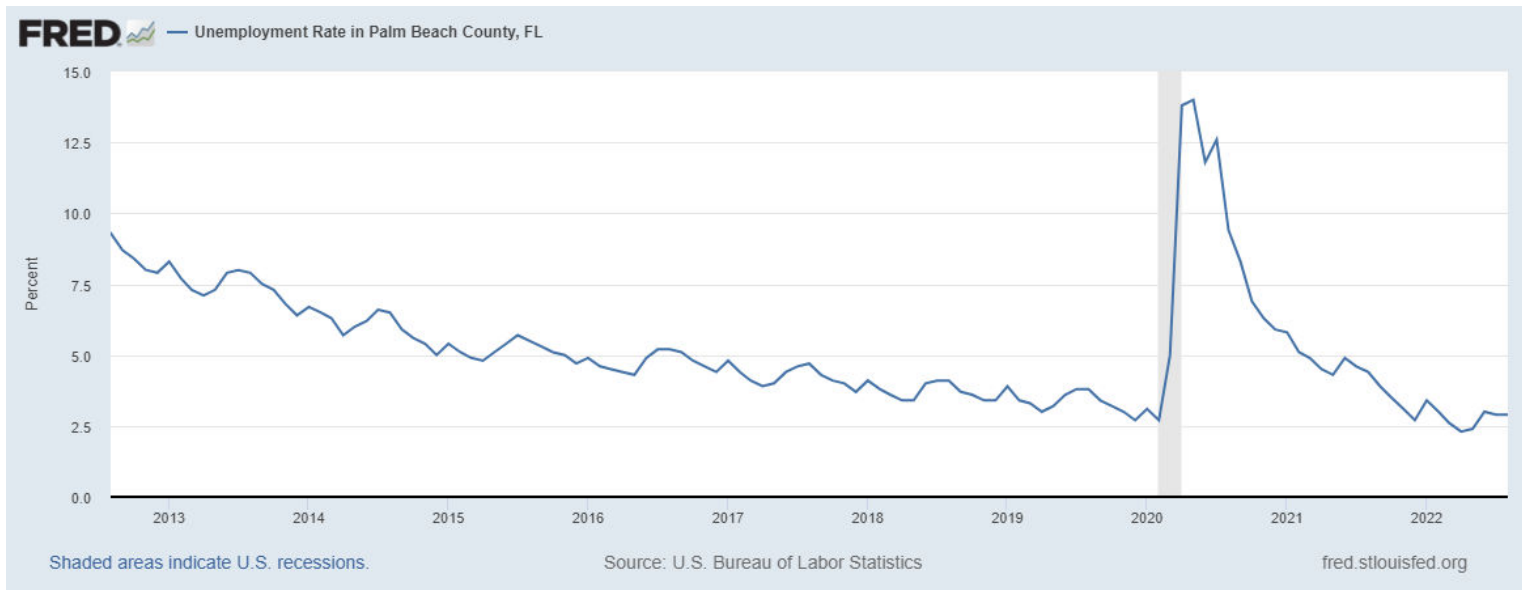
## Goals & Metrics

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



# State of Housing: Recent Economic and Housing Conditions

Unemployment rate in Palm Beach County has returned to pre-pandemic level of **2.6%** as of September 2022 compared to the national rate of 3.5%.

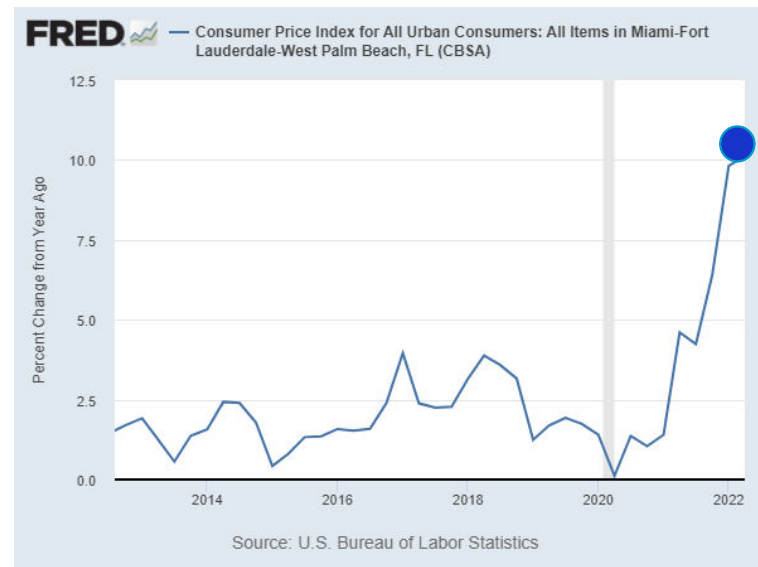


U.S. Bureau of Labor Statistics, Unemployment Rate in Palm Beach County, FL [FLPALM2URN], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/FLPALM2URN>

# State of Housing: Recent Economic and Housing Conditions, ctd.



At **10.7%**, the **Consumer Price Index** hasn't reached this level in the southeast Florida tri-county area since 1982.



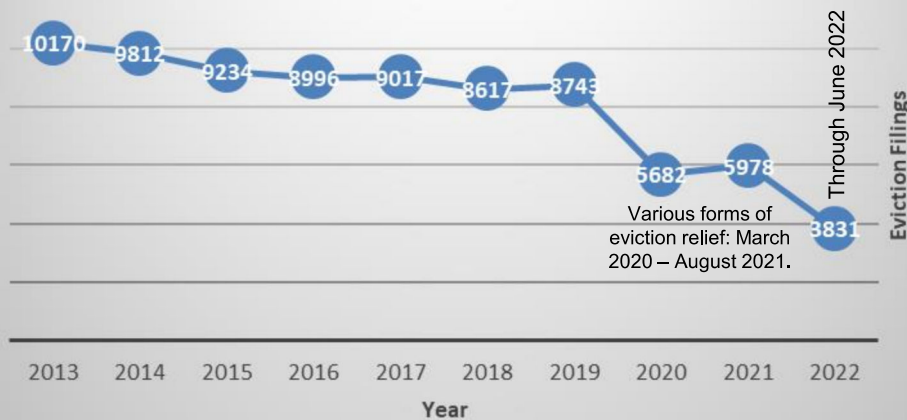
U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: All Items in Miami-Fort Lauderdale-West Palm Beach, FL (CBSA) [CUURA320SA0], retrieved from FRED, Federal Reserve Bank of St. Louis,.

At **6.25%** in Sept 2022, the **Prime Interest Rate** is at its highest since 2008.

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

# State of Housing: Recent Economic and Housing Conditions, ctd.

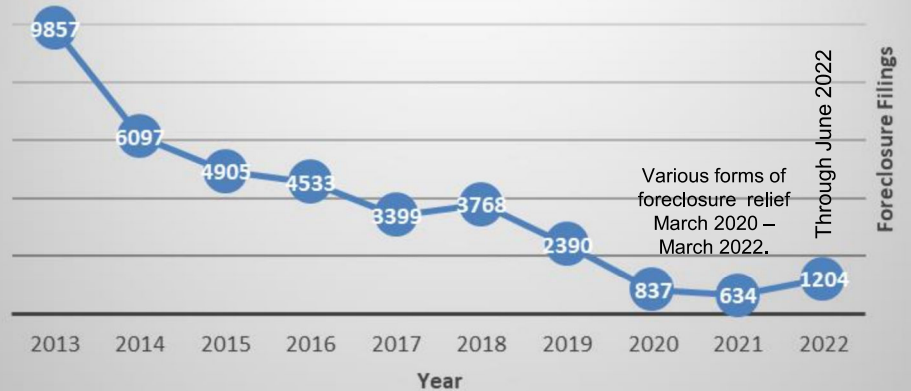
### Palm Beach County Eviction Filings



**Eviction** filings totaled **3,831** in 2022 (through June).

**Foreclosure** filings totaled **1,204** in 2022 (through June).

### Palm Beach County Foreclosure Filings

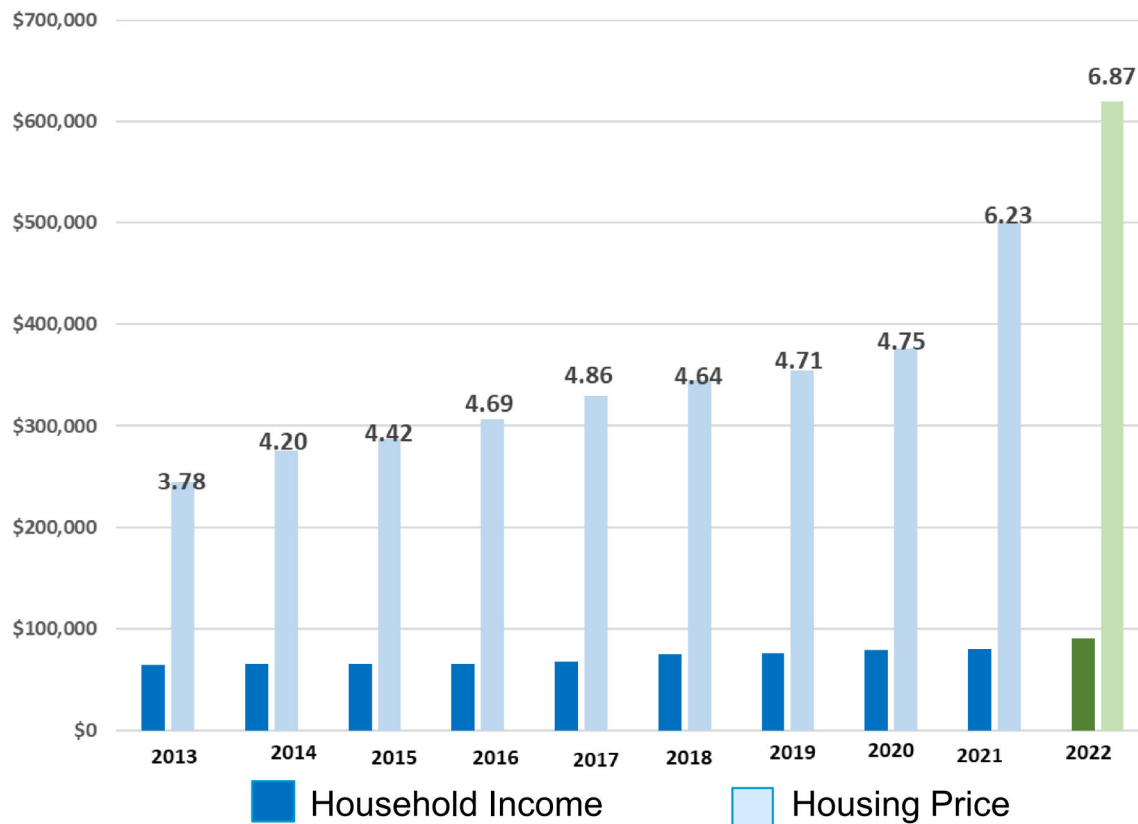


Source: UF Shimberg Florida Housing Data Clearinghouse

# Housing Price as a Multiple of Income



Ratio of median housing price to median household income 2013-2022



In 2013, a median priced SF home cost 3 times median income. In 2022, a median priced SF home (\$620k) costs nearly 7 times income (\$90,300).

**RENTS TOO!**  
To afford the \$1,578 Fair Market Rent for a 2-bedroom apartment, a tenant needs annual income of \$63,000 or \$30.29 per hour.

Source: U.S. HUD / Broward & Palm Beaches Realtors Association

# Workforce Housing Program (WHP) Progress



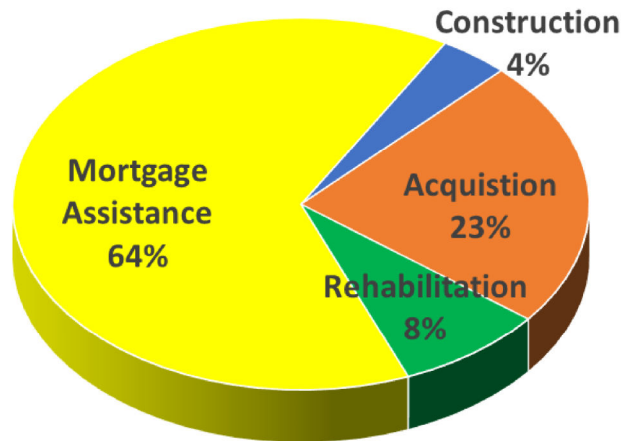
- From inception through August 2022, 97 projects / 2,900+ units subject to WHP
- 1,076 rentals built or under development
- 389 for-sale units built or under development
- 131 for-sale units sold
- In Lieu Fees: more than \$15 million paid
- 116 residents participated in UF/IFAS Extension 1<sup>st</sup>-Time Homebuyer Workshops during FY 2022



# Affordable Housing Programs 2020 - 2022

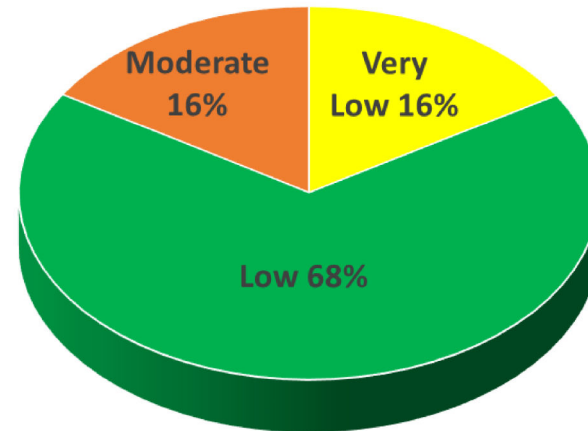
HED **assisted 3,204 housing units** for up to 140% of Area Median Income (AMI) through construction, acquisition, rehabilitation, and mortgage assistance using HOME, CDBG, SHIP, and a one-time infusion of CARES Act monies.

Units by Activity Type



Activity Type	Units
Construction	125
Acquisition	748
Rehabilitation	268
Mortgage Assistance	2,063
<b>Total</b>	<b>3,204</b>

Units by Income Group



Income Group	Units
Very Low (0-50% AMI)	512
Low (51-80% AMI)	2,165
Moderate (81-140% AMI)	518
<b>Total</b>	<b>3,204</b>

**Currently, there are 1,499 affordable housing units in development with \$29M from HED. On average, \$19,346/unit.**

Source: PBC Department of Housing and Economic Development

# PBC Housing Crisis Response

BCC initiatives to respond to housing crisis, increase local inventory of affordable housing, and assist vulnerable residents:

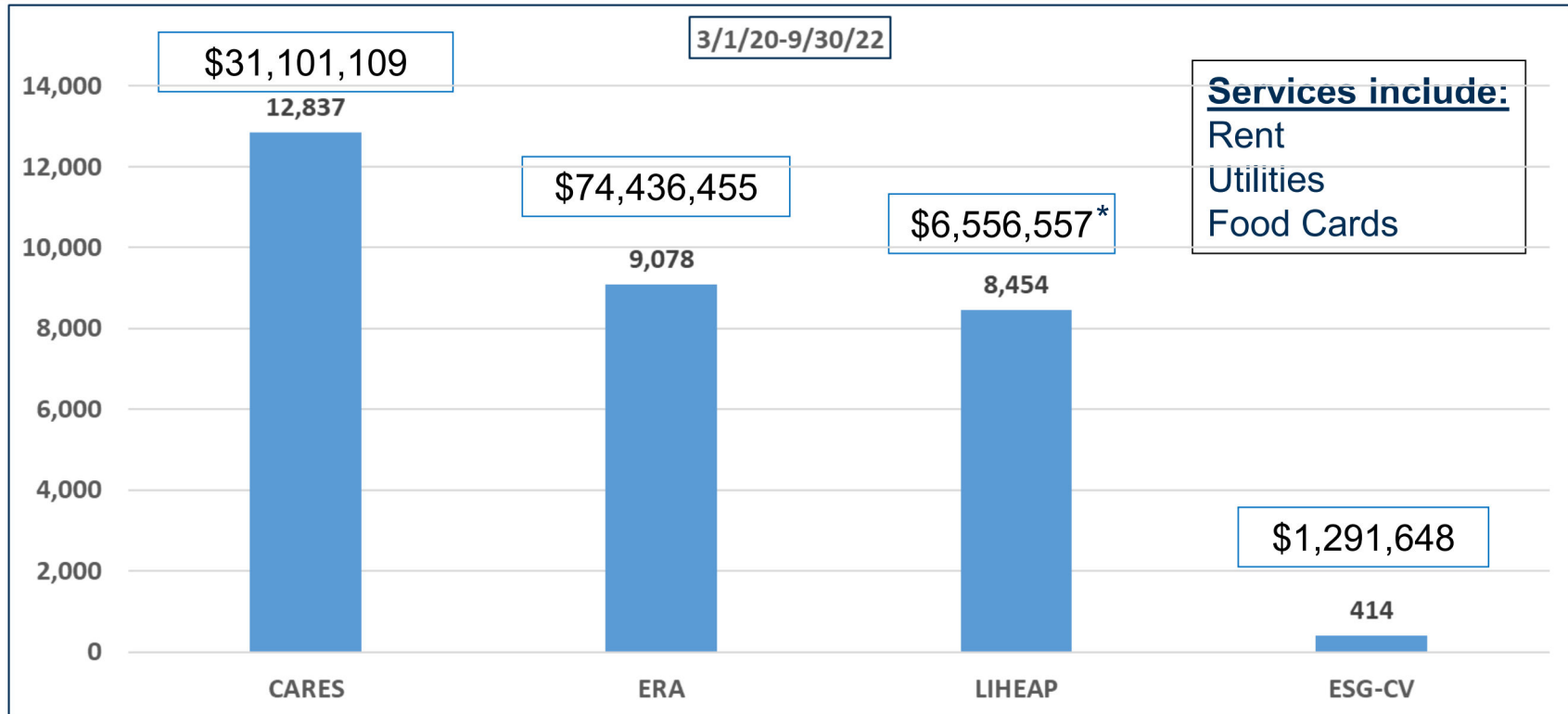
- **\$60M ARPA** Response Projects Funding
- **\$10M Ad Valorem** Allocation
- **\$200M Housing Bond** Approved by Voters in November
- Housing and Transportation Summit June 2022
- **County Housing Dashboard**
  - Inventory/mapping of Workforce and Affordable Units
  - County and Municipal Projects

# Fiscal Year 2022 Performance Metrics

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

<b>Metrics – Fiscal Year 2022</b>	<b>Units</b>
Number of units produced by Workforce Housing Program	<b>300</b>
Number of units added by all other County programs	<b>162</b>
FY 2022 Workforce/Affordable Total	<b>462</b>
Number of units produced for Very Low Income households	<b>43</b>
Number of homeowner foreclosures prevented	<b>69</b>
Number of households receiving homebuyer/financial education	<b>2,279</b>

# Households Served with Emergency Funding



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

\*Pre-COVID LIHEAP spending: \$3-5 million

**Coordinated by:**



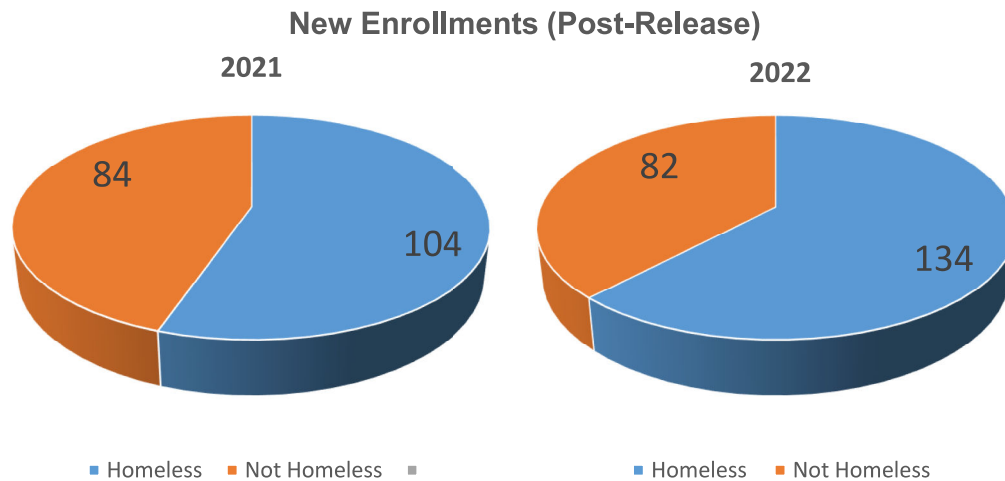
# Parks to Work Program: Wrap Around Services & Job Training for Individuals Experiencing Homelessness

Since its inception:

- Over 100 participants
- Services include: Case Management, Financial Literacy, Employment Training
- Participants secured housing placements through: Rapid Re-Housing, Emergency Housing Vouchers, reconnecting with families and/or friends, and housing with no subsidies



# Housing for Reentry Program Participants



1. **PBC Clerk & Comptroller** to expedite the process of obtaining driver's licenses/IDs for individuals returning from incarceration to the community.
2. **Covanta** – Industrial Waste Management to hire returning individuals at living wages that will aid in their ability to own a home.

**Continued Challenges:** HOA bylaws, landlords willing to house individuals with background or poor credit history, and the current cost of living.



## 2022 Reentry Summit (Oct 5-7)

- **256 registrants**
  - 172 from Florida
  - 79 from other states
  - 5 from Saipan

Allowable transitional housing cost: **FY23: \$10,000** max per reentry participant represents an increase of over 50% to better meet the housing needs of returning residents, and allowed flexibility of security and other required deposits.

# Homeless Resource Center 2

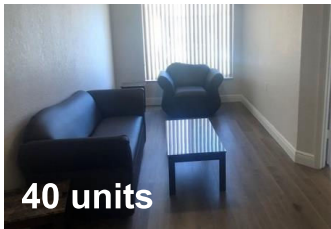
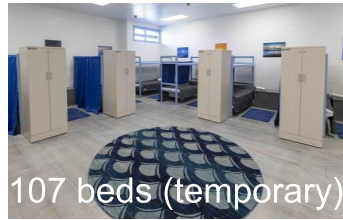
## An Evolution of Shelter Services



Senator  
Philip D.  
Lewis Center



Lewis  
Center  
Annex  
(Fairgrounds)



Belle  
Glade  
Emergency  
Shelter

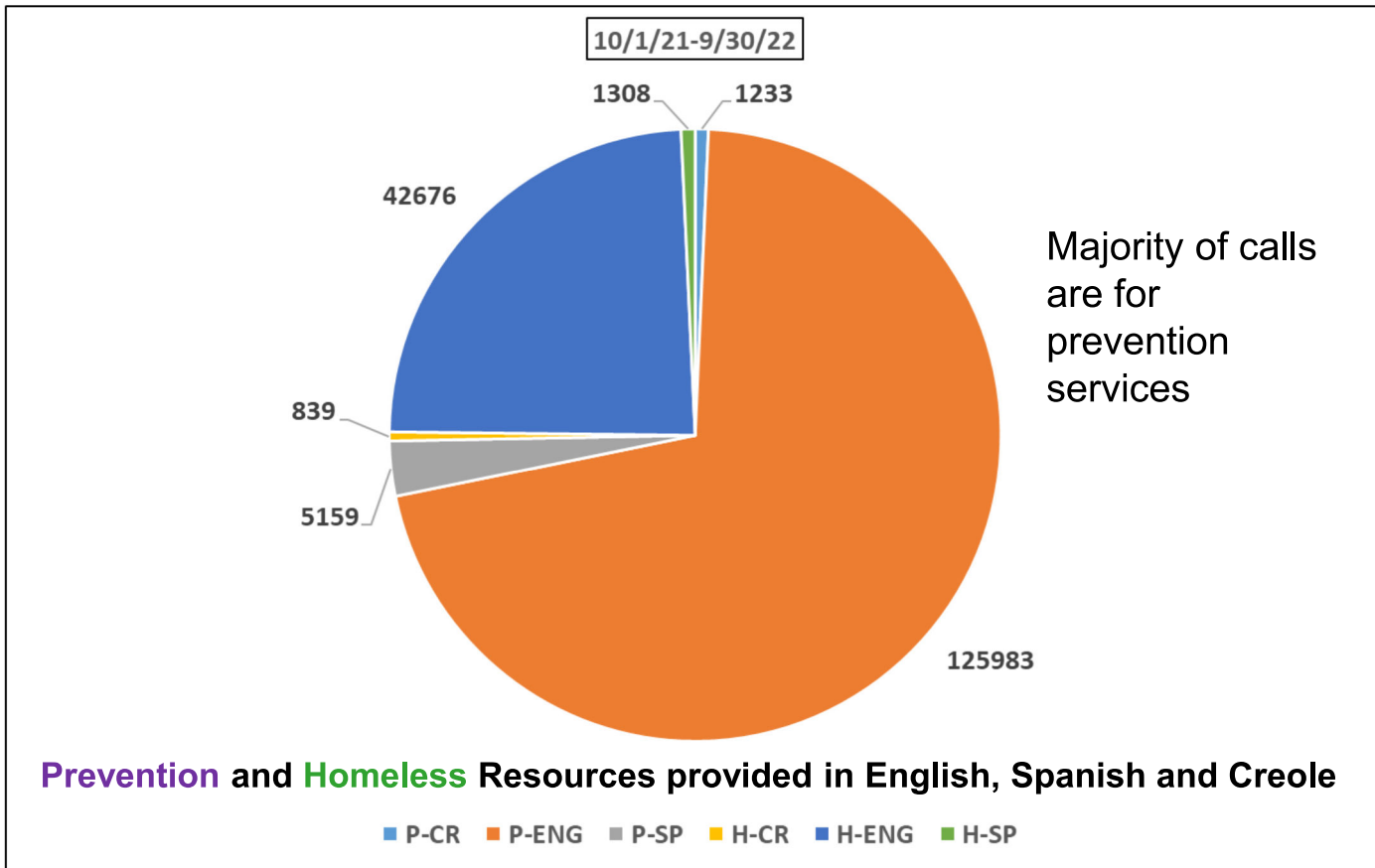


The new HRC will bring an additional 74 beds of emergency shelter to PBC, as well as provide interim housing for families, youth, and singles

REACH



# Coordinated Entry System Enhancement for Housing Needs



Over 177,000 calls from 10/1/21-9/30/22

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

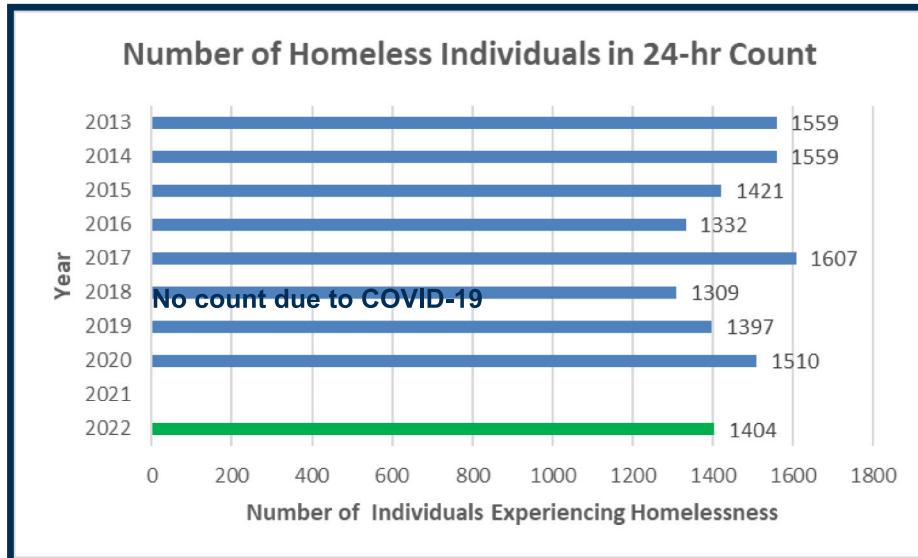
**833-CSD-WILL**  
for Prevention Calls



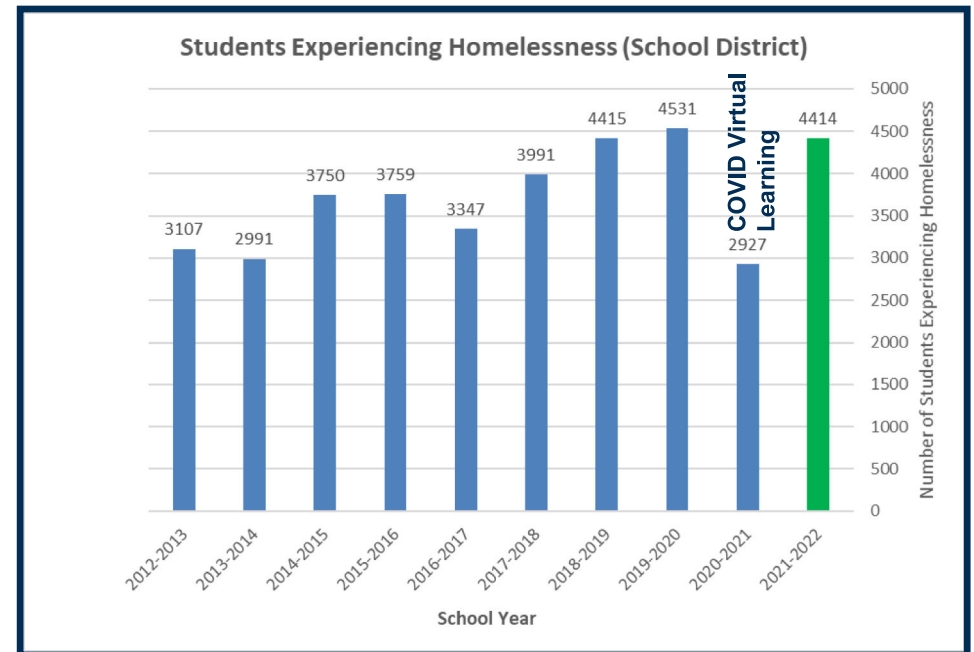


# How Many Homeless Individuals Live in Palm Beach County?

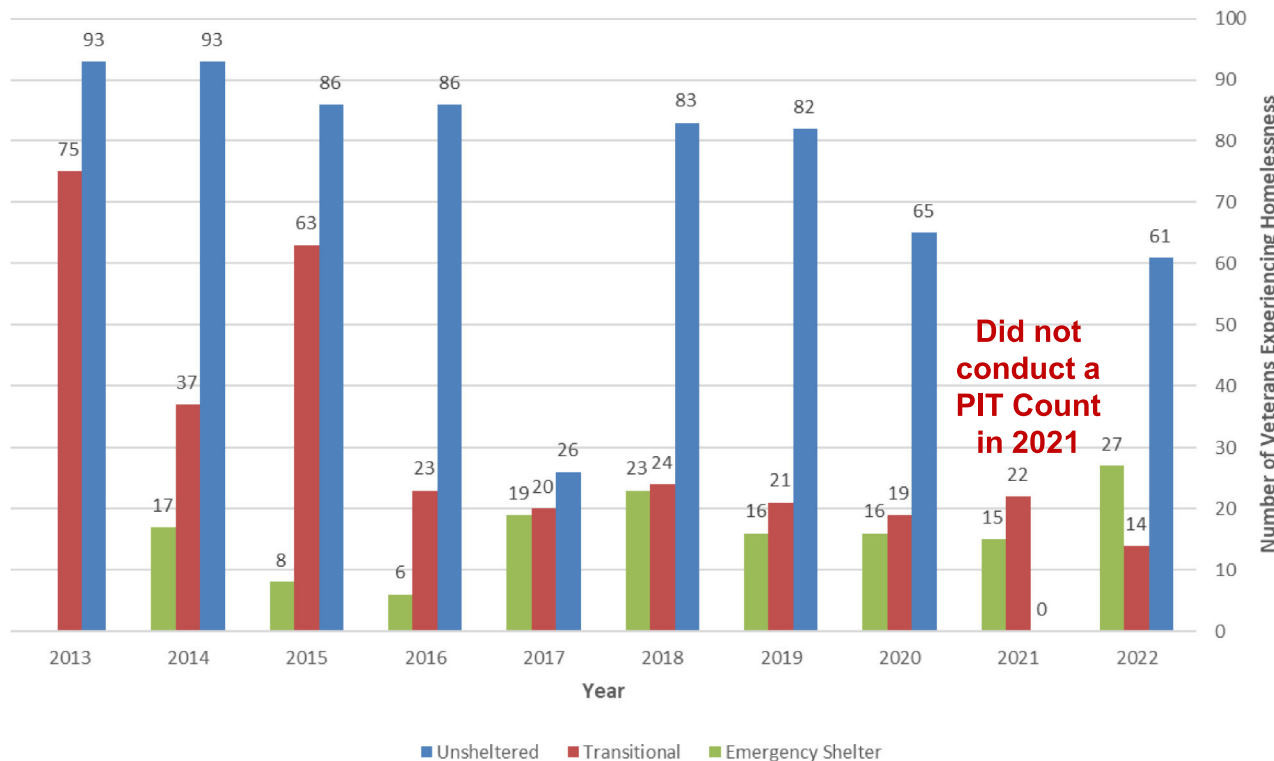
## 2022 Point-In-Time Count



## McKinney-Vento Program (School District)



# Homeless & Housing Veterans



9/1-9/30/22 BNL – 77 Veterans  
 9/1-9/30/22 AcuityList – 30 Veterans

Palm Beach County is one of 105 communities that participate in the Built for Zero challenge to measurably and equitably end homelessness, with a focus on veterans.



Using a “by-name list” BNL, each veteran’s needs are identified, documented, and each individual is supported from first contact all the way to achieving permanent housing.

# Fiscal Year 2022 Performance Metrics

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

Metrics – Fiscal Year 2022	Units
Households unduplicated served by emergency funding	30,783
Emergency funding spent on rent, utilities, and food cards	\$113,385,769
P2W individuals served through rapid re-housing:	40
Allowable housing cost per reentry client raised by:	\$3,500
2022 Point-In-Time count:	1,404

# Fire Rescue & Community Services

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

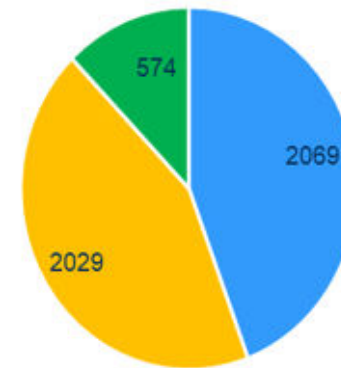
## Challenges

- Individuals who self identify as being homeless seeking assistance for medical, substance use/alcohol use disorder, mental health, or social service need through 911.
- Individuals who self identify as being homeless being discharged from the hospital without medically appropriate shelter or services.
- Individuals and families who self identify as being homeless seeking safe places to park vehicles overnight.

## Solution

- Pilot program through Salvation Army to offer a medical respite program within the existing shelter system.
- Supply collection from community partner, Pratt and Whitney, for the development of wellness comfort kits including Homeless Outreach Team brochure, self care supplies, and COVID-19 protective items and safety reminders; The kits were distributed to St. Mary's, JFK, JFK North, and Lakeside Hospitals for distribution.

PBCFR MIH Program



- Addiction
- Crew Referrals
- Individuals Served During 911 Calls Who Identify As Being Homeless

Fire Rescue's Mobile Integrated Health Team assisted over **4,000** patients and of those, **574** of our patients identified themselves as being homeless.

# Fiscal Year 2022 Performance Metrics

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

<b>Metrics – Fiscal Year 2022</b>	<b>Units</b>
Meals served at Library locations, summer 2022	22,013
Individuals served through OCR food distribution event (01/2022)	8,539
SNAP benefits consultations (Library & PBC Food Bank)	2,912
Fire Rescue Mobile Integrated Health Team homeless assistance:	574
Youth Services summer camp scholarships utilized by children experiencing homelessness:	293

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



U.S. Department of Veterans Affairs



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



LEGAL AID SOCIETY OF PALM BEACH COUNTY, INC.



# THANK YOU



Urban League of Palm Beach County, Inc.

