

# Palm Beach County: Strategic Planning & Performance Management



# Housing & Homelessness Cross Departmental Team



# Team Members

**Wendy Tippett**-Community Services (Team Leader)

**Carlos Serrano**-Housing & Economic Sustainability (Co-Lead)

**Geeta Loach-Jacobson**-Youth Services (Co-Lead)

**Stephanie Sejnoha**-Public Safety

**Patricia Behn**-Planning Zoning & Building

**Audley Reid**-Community Revitalization

**Lauren Young**-Fire Rescue

**Michael Howe**-Planning Zoning & Building

**Adam Davis**-Library

**Lesley George**-Housing & Economic Sustainability

**Jacqueline Schoenfeld**- Criminal Justice Commission

**George Lacosta**-Parks & Recreation

**Bert Winkler**-Criminal Justice Commission

**Cyndi Longley**-Cooperative Extension

**Daniel Ramos**-Community Services



# STRATEGIC PRIORITY: HOUSING AND HOMELESSNESS PRESENTATION

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## Content

### 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

### Fiscal Resources

### Next Steps



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

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## Metrics

- Number of housing units produced through PBC Workforce Housing Program (PZB)
- Number of affordable housing units produced through all other County programs (DHES)
- Number of housing units produced for Very Low Income (<50% AMI) households (DHES)
- Percentage of severely cost-burdened households (DHES)

# State of Florida High Cost Areas

MOST EXPENSIVE AREAS	HOUSING WAGE
Monroe County	<b>\$31.54</b>
Miami-Miami Beach-Kendall, FL HUD Metro FMR Area	<b>\$27.96</b>
Fort Lauderdale, FL HUD Metro FMR Area	<b>\$27.77</b>
West Palm Beach-Boca Raton, FL HUD Metro FMR Area	<b>\$27.58</b>
Naples-Immokalee-Marco Island, FL MSA	<b>\$25.52</b>

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

**OUT OF REACH 2019** | NATIONAL LOW INCOME HOUSING COALITION

**PBC Fair Market Rent for a Two-Bedroom Apartment is \$1,434**

# Area Median Income

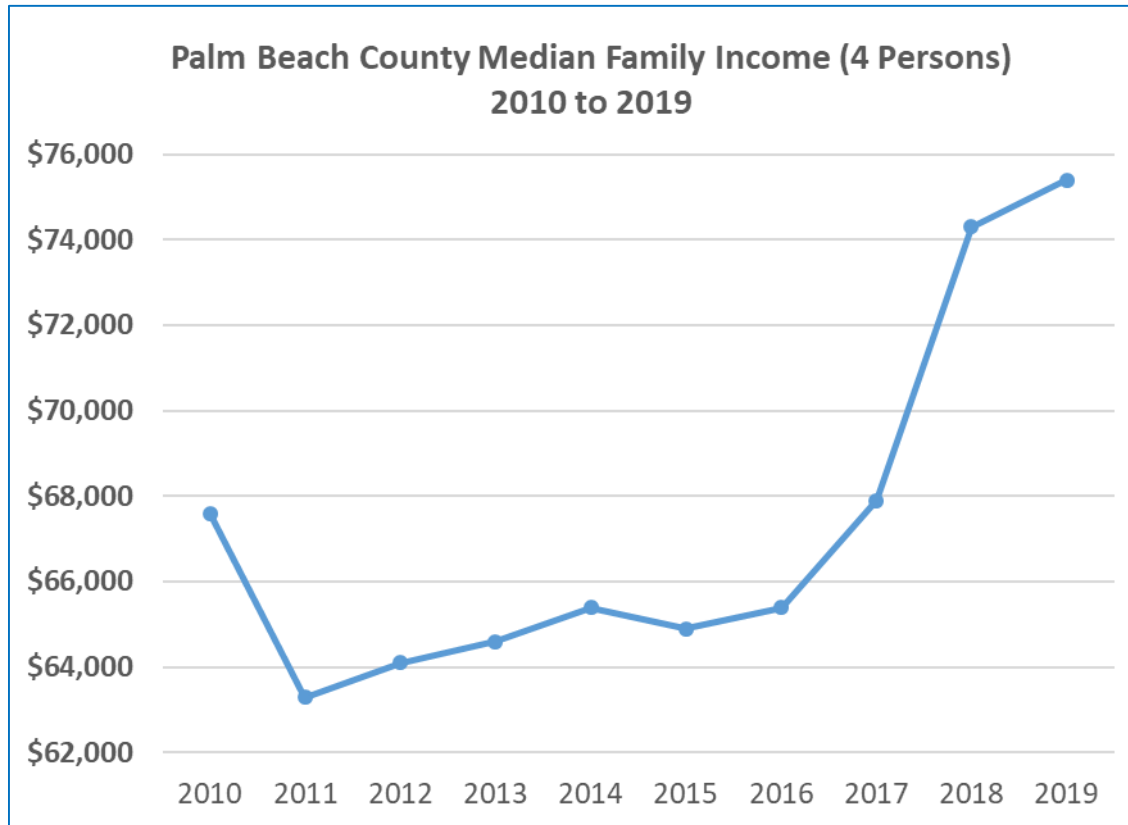
- Incomes are expressed in terms of Area Median Income (AMI)
- Provided by household size
- Adjusted annually by federal government.

Number of Persons in Household	Extremely Low Income (30%)	Very Low Income (50%)	Low Income (80%)	Moderate Income (120%)	Moderate Income (140%)
1	\$17,600	\$29,300	\$46,850	\$70,320	\$82,040
2	\$20,100	\$33,450	\$53,550	\$80,280	\$93,660
3	\$22,600	\$37,650	\$60,250	\$90,360	\$105,420
4	\$25,750	\$41,800	\$66,900	\$100,320	\$117,040
5	\$30,170	\$45,150	\$72,300	\$108,360	\$126,420
6	\$34,590	\$48,500	\$77,650	\$116,400	\$135,800
7	\$39,010	\$51,850	\$83,000	\$124,440	\$145,180
8	\$43,430	\$55,200	\$88,350	\$132,480	\$154,560

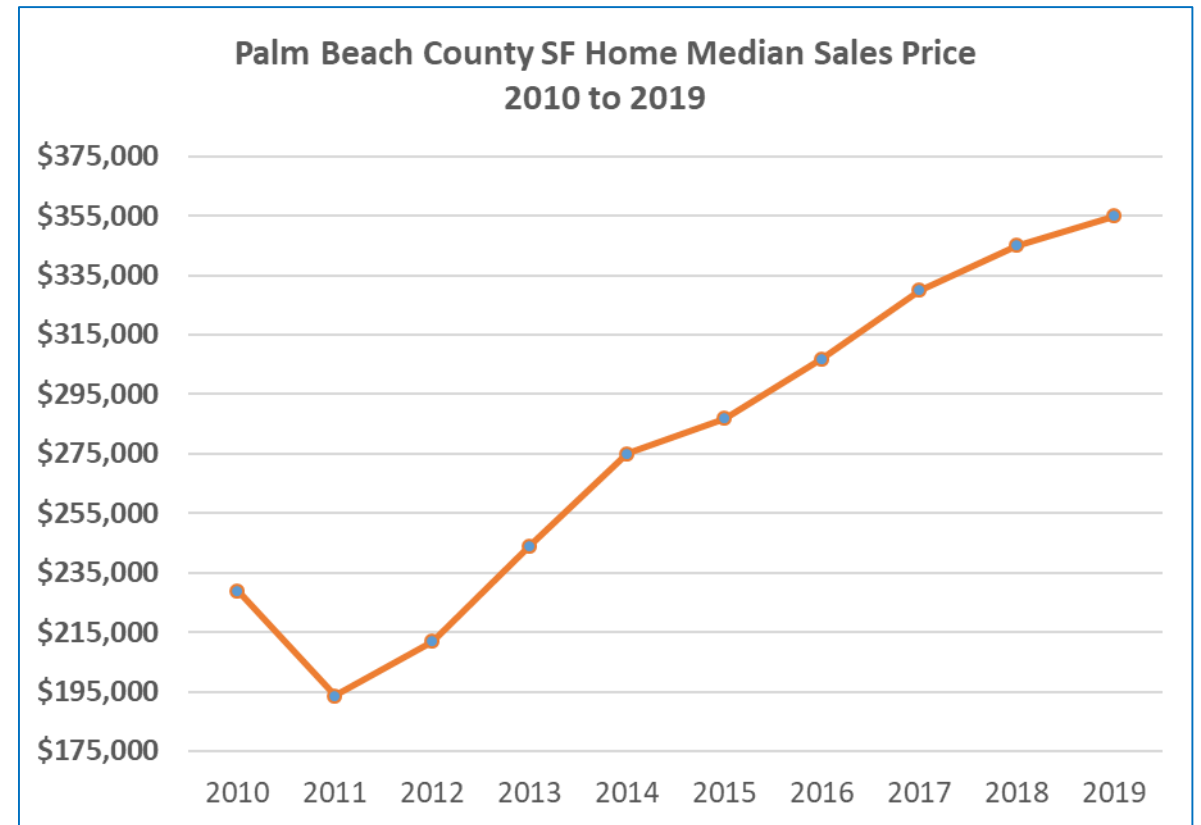
**In 2019, AMI for household of 4 is \$75,400.**

# Income and Housing Prices

Since 2011, the County's median family income increased 19% while the median sales price of a single-family home increased 83%.



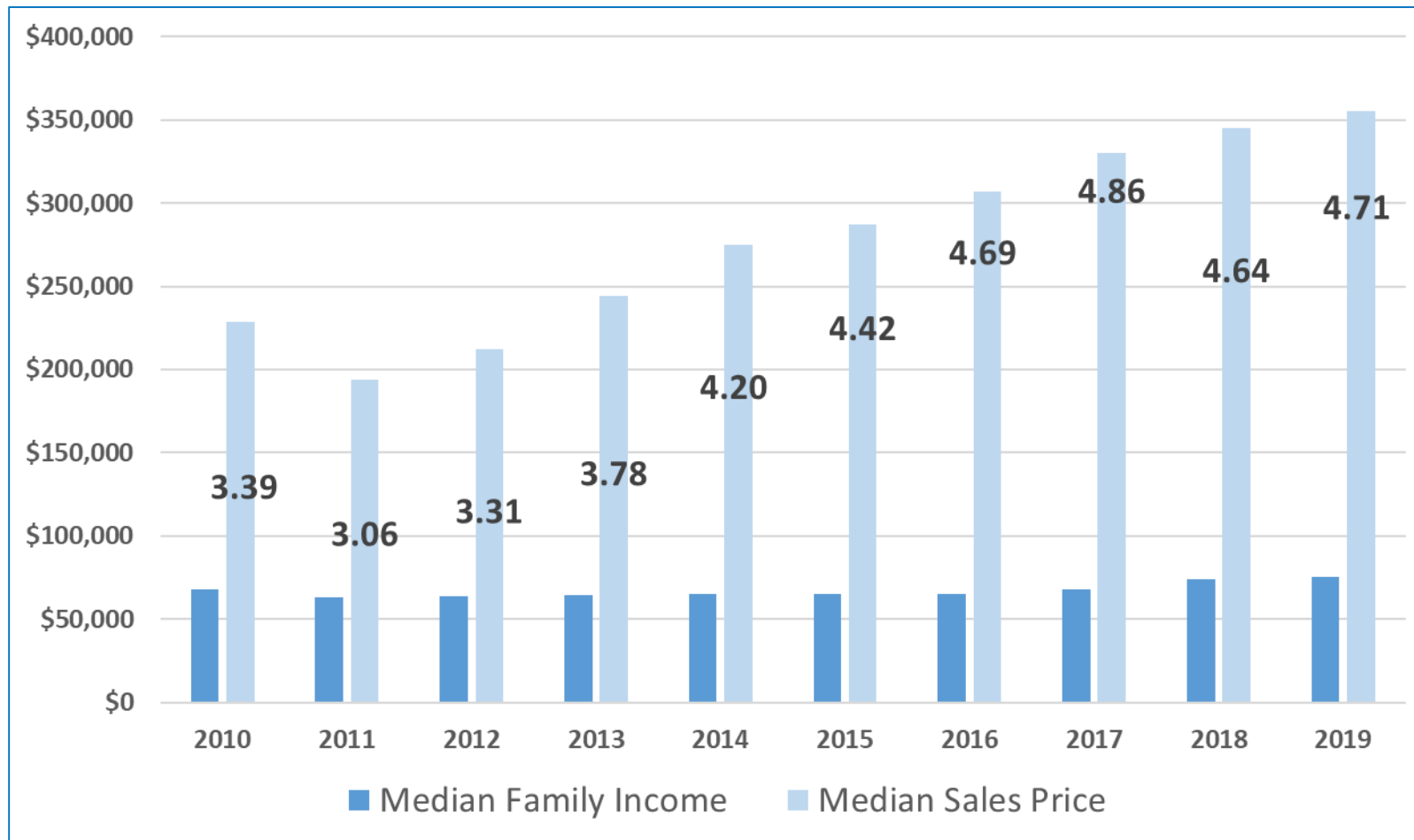
[Source:](#) U.S. Dept. of Housing & Urban Development



[Source:](#) Realtors Association of Palm Beach County

# Price as a Multiple of Income

In 2010, a median priced home cost 3 ½ times the median income; in 2019, a median priced home cost over 4 ½ times the median income.



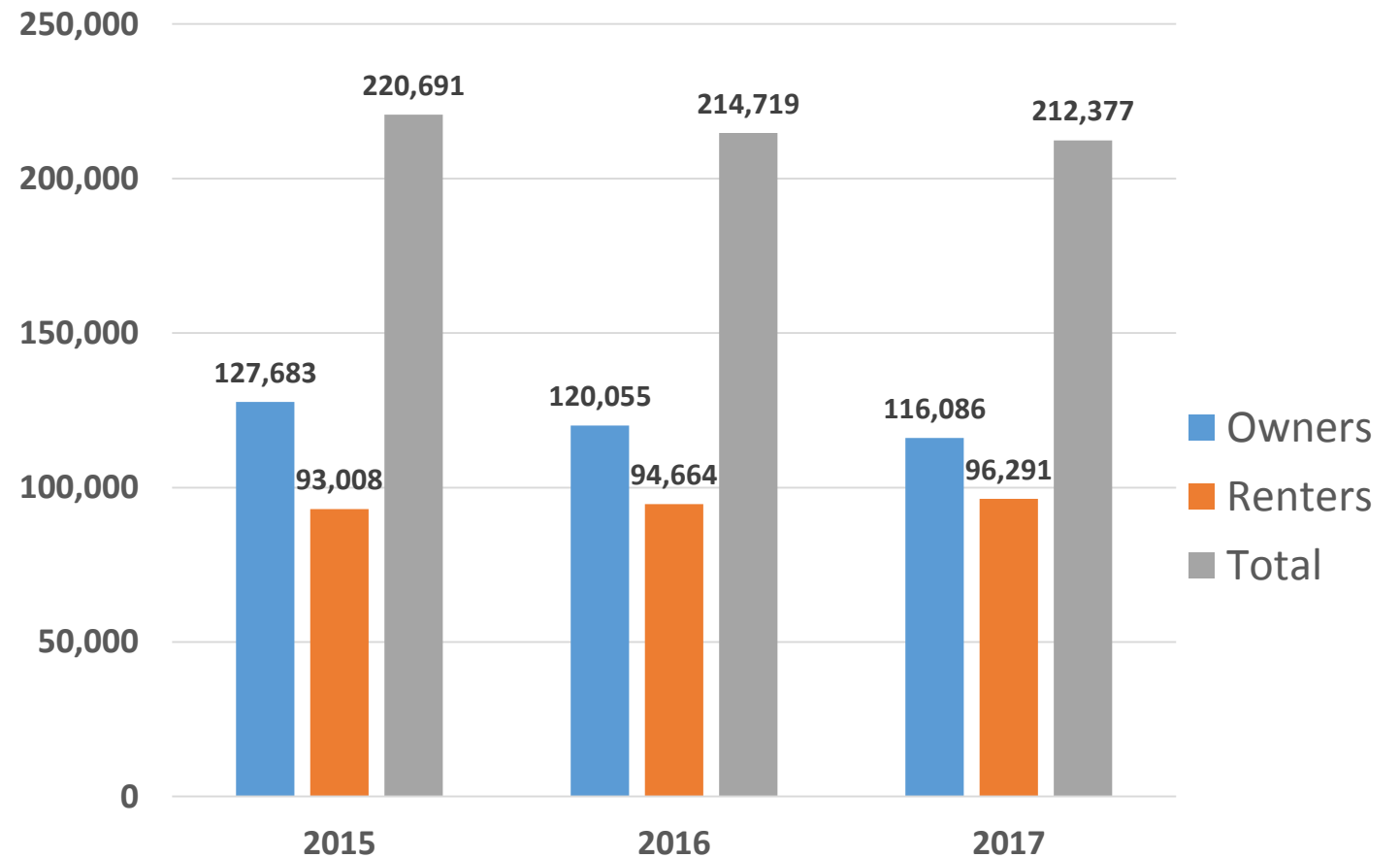
**In 2019, a median priced home cost ten times the median income of a single-headed household with children.**



# Households with Cost Burden >30%

In 2017, nearly 40% of all households in the County spent more than 30% of their gross income on housing costs. The problem is most acute among renters.

Type	Number	%
Owners	116,086	31.1%
Renters	96,291	56.3%
Total	212,377	39.1%

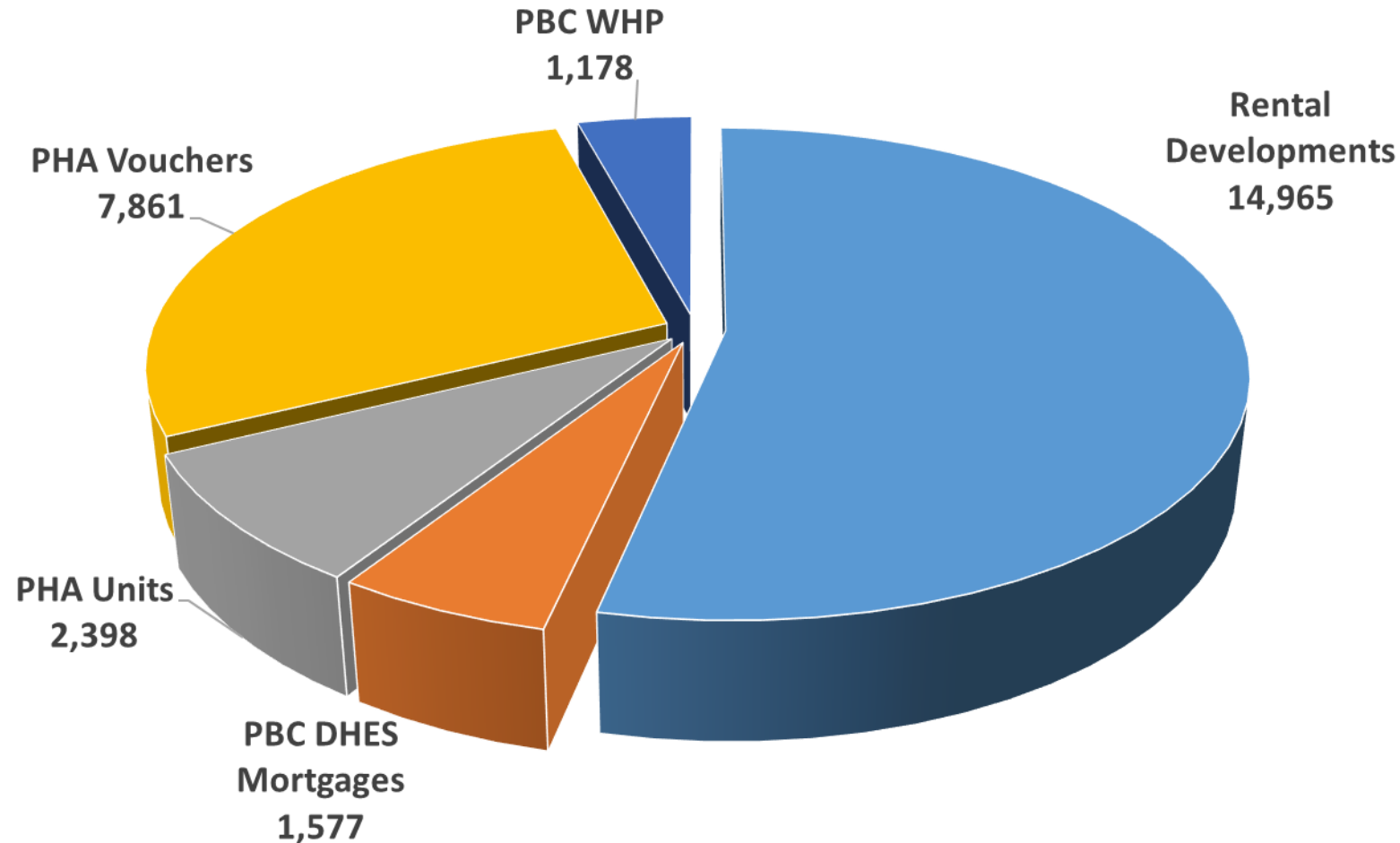


Metric – decrease cost burden

Source: American Community Survey, U.S. Census Bureau (2018)

# Affordable Housing Inventory

Currently, there are over 27,000 affordable housing units countywide for 0 – 140% AMI.



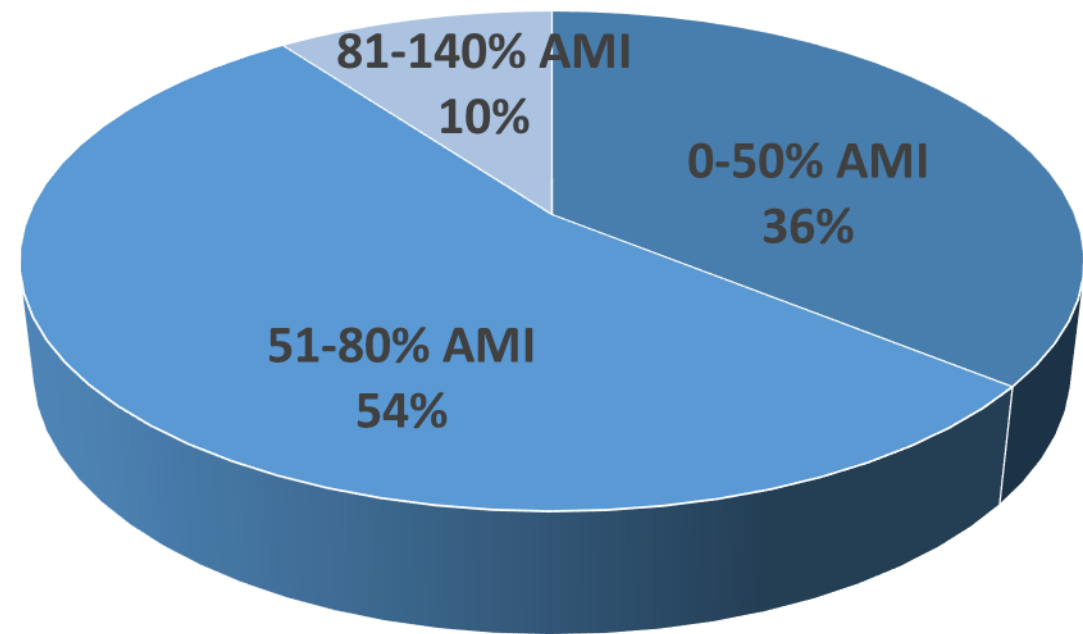
**Affordability restrictions on nearly 1,000 of these units will expire by 2025, including 418 elderly and 556 family units.**

# Affordable Housing Completed 2017 - 2019

From 2017 to 2019, DHES and its partners completed over 1,600 housing units through new construction, acquisition, rehabilitation, and foreclosure prevention.

Income Group	Housing Units
Very Low 0 – 50% AMI	576
Low 51-80% AMI	869
Moderate 80-140% AMI	162
Total	1,607

Housing Units by Income Group

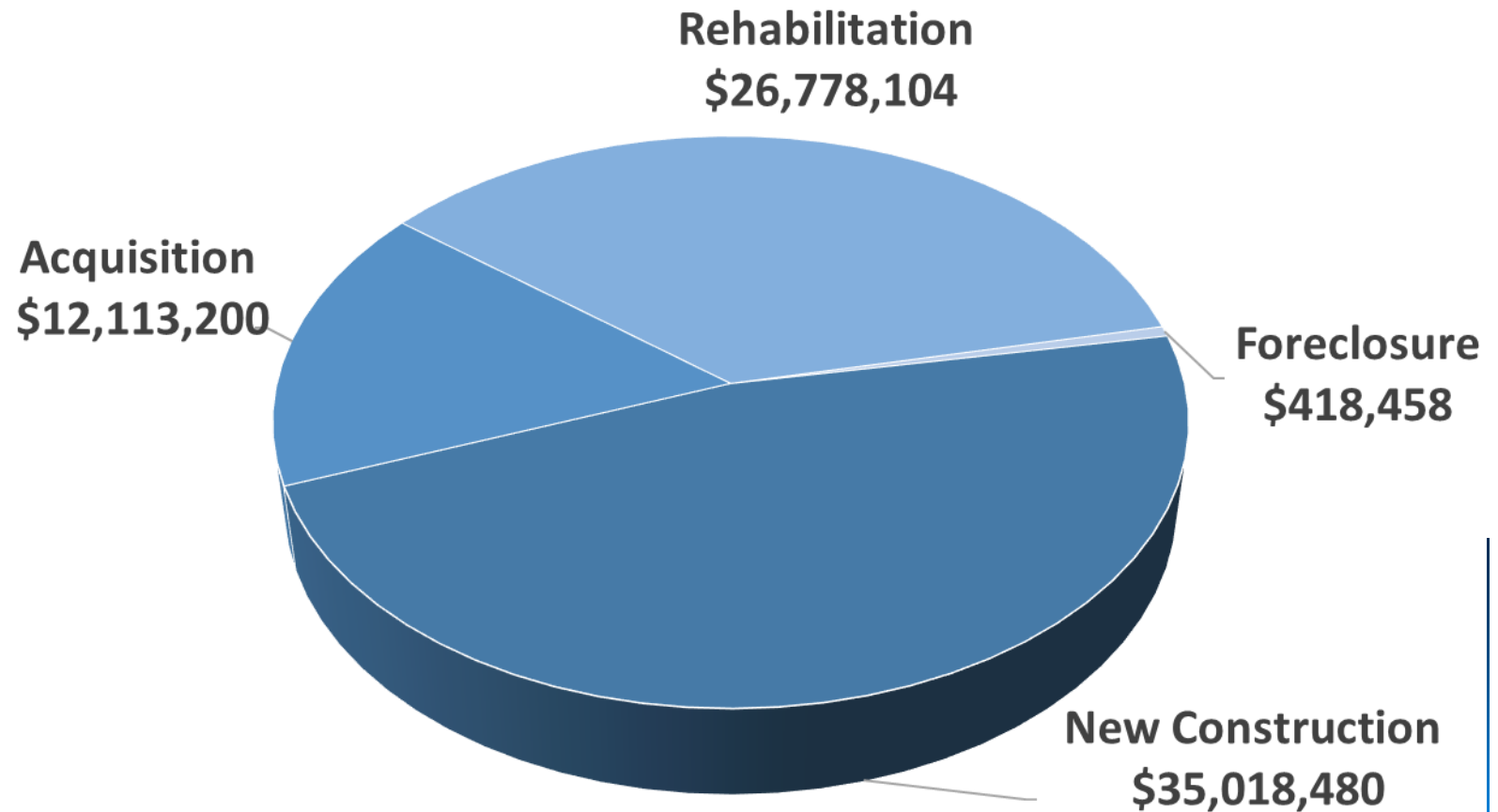


Metric – County affordable housing production  
Metric – housing production for <50% AMI

[Source: PBC Department of Housing and Economic Sustainability](#)

# Affordable Housing Expenditures 2017 - 2019

From 2017 to 2019, expenditures totaled \$74,328,242 on affordable housing completed for an average investment of \$46,252 per unit.



# Workforce Housing Program (WHP)

WHP Units	Located in Developments That Are		
	Completed / Developing	Approved Unbuilt	Total
For Sale	205	29	234
Rental	893	187	1,080
In-Lieu	80	19	99
TBD	0	10	10
<b>Total</b>	<b>1,178</b>	<b>245</b>	<b>1,423</b>

Metric – workforce housing production

Source: PBC PZB Planning Division 2019

# Goal 2: Reduce homelessness in Palm Beach County

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## Metrics

- Homeless population as measured by Point-In-Time Count (CSD)
- Number of at-risk households served through Housing Stability (CSD)
- Number of homeless engaged in street outreach and housed (CSD)
- Number of homeless households enter Rapid Rehousing (CSD)
- Number of homeless children identified through the School District (CSD)
- Number of homeless presenting with mental illness/substance abuse. (Fire-Rescue/CSD)
- Number of inmate releases to homelessness (Public Safety/CJC)
- Number of homeless living in parks (Parks/CSD)

# Palm Beach County's Efforts to End Homelessness

## Homeless Beds in PBC:

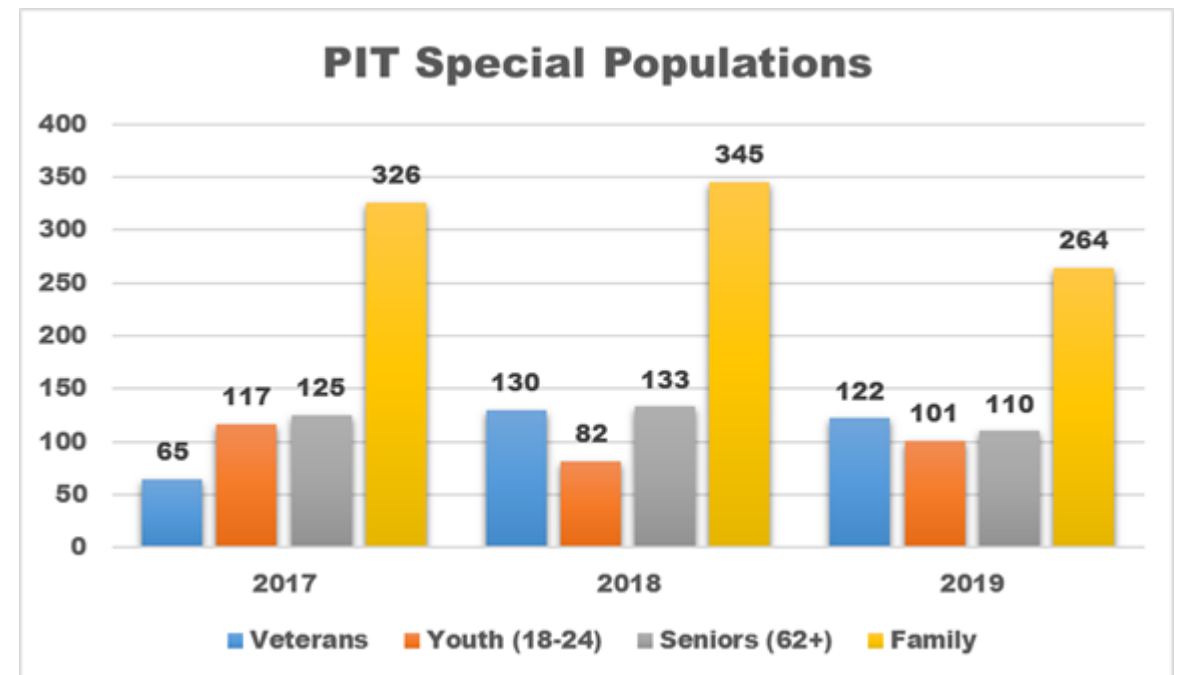
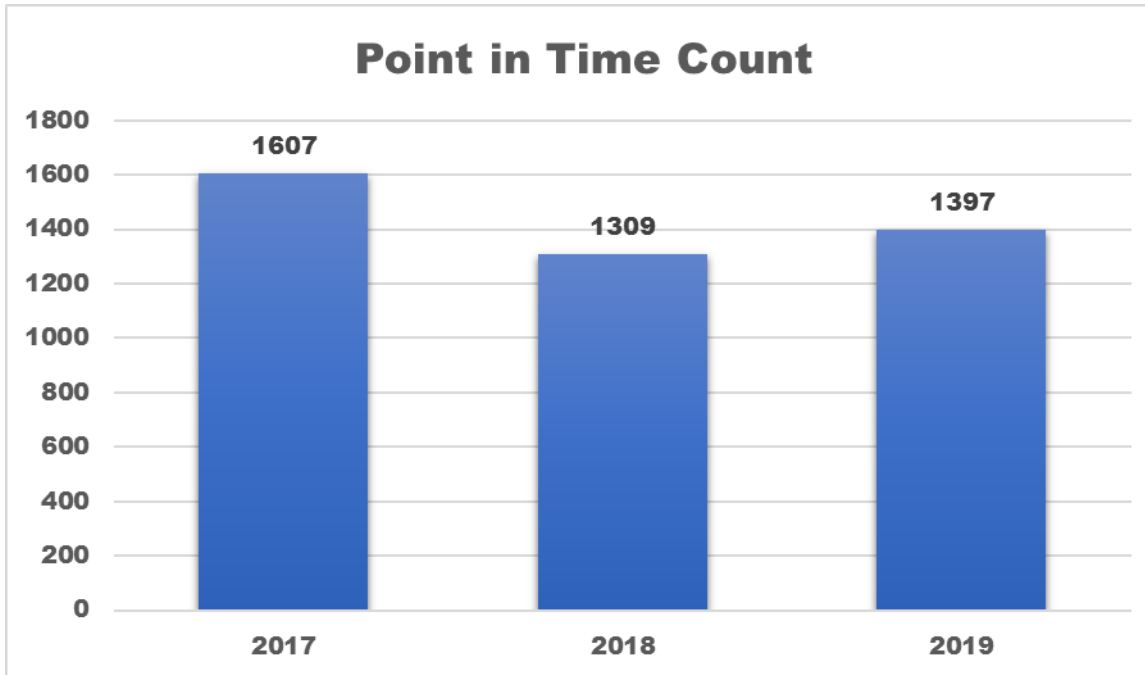
<u>2018 HIC</u>	Family		Individuals
	<u>Units</u>	<u>Beds</u>	<u>Beds</u>
Emergency Shelter	70	274	84
Permanent Housing (not based on HUD definition)	22	111	31
Permanent Supportive Housing	92	357	256
Rapid Rehousing	122	416	106
Transitional Housing	16	32	89

- Homeless Outreach Teams- 3 teams with a 4<sup>th</sup> team joining in December 2019
- The Lewis Center currently has 60 beds and 6 law enforcement drop-off
- The proposed HRC2 will have 74 beds (30 male; 10 female; 10 female youth; 10 male youth; 14 law enforcement drop-off)
- Lake Cottage Homes will serve as Demonstration Project for small lot development and serve 20 homeless families (72 persons) for a period of up to 24 months
- Robust partnership with the Health Care District to provide medical care for the homeless through on-site clinic at Lewis Center and Mobile Health Care Unit

# Community Services Department Human and Veteran Services

Metric #1: Measure rate of Homelessness through PIT Count

## Point in Time Count

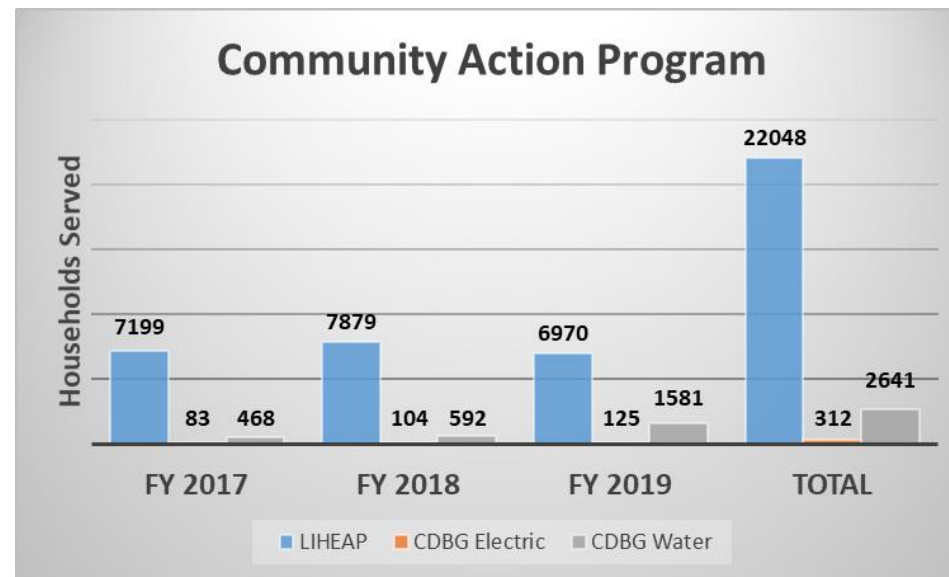
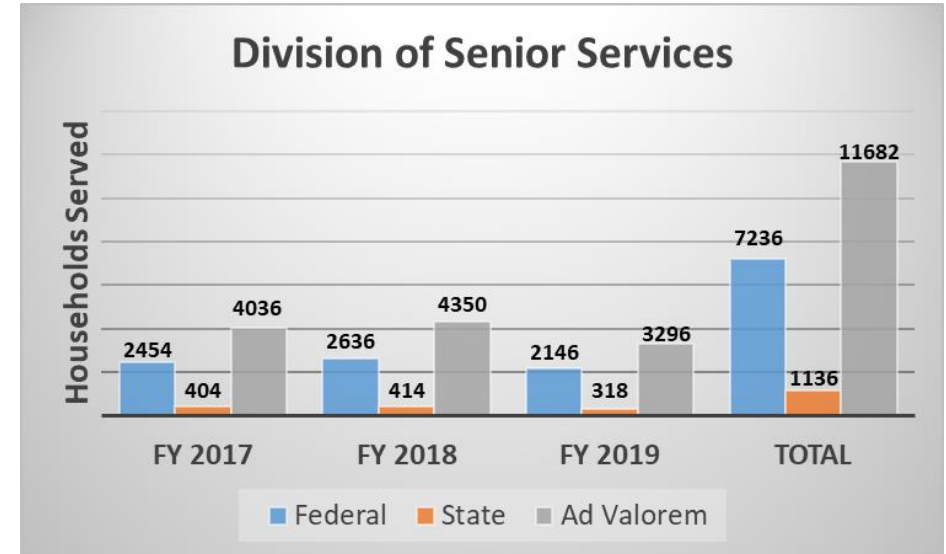
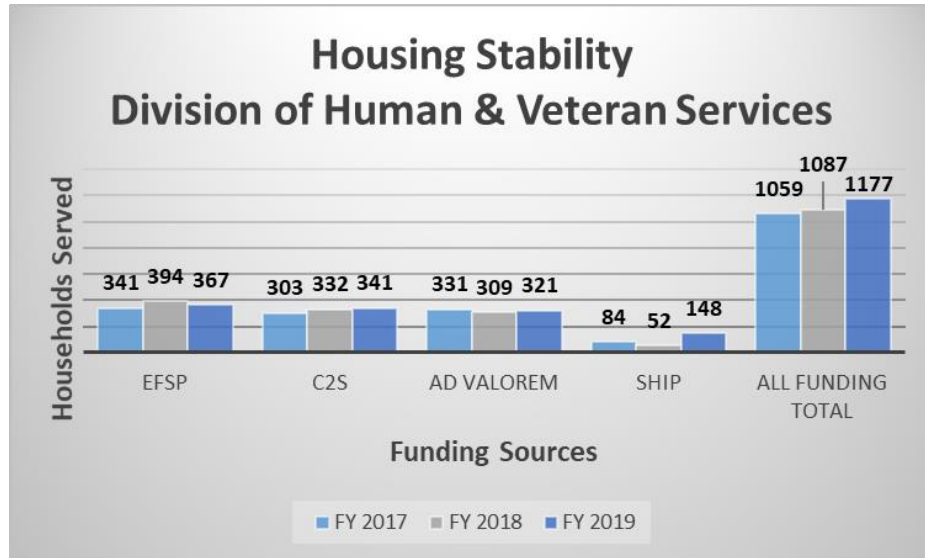




# Community Services Department

## Housing Stability (prevention) Services Provided

Metric #2: Households served through Housing Stability

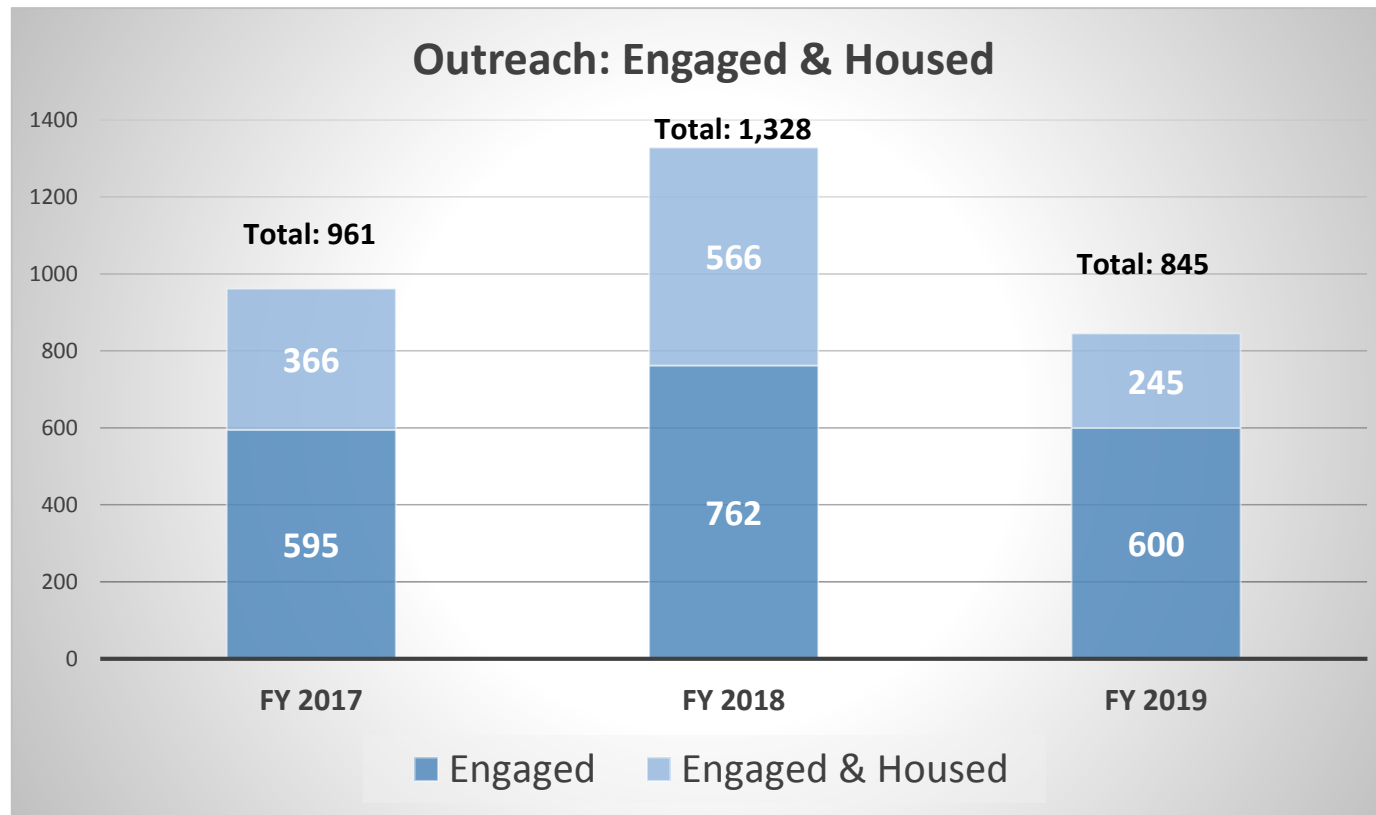


# Community Services Department

## Human and Veteran Services

Metric #3:  
Homeless engaged  
and housed

### Street Outreach Program



### Average Household expenditure per person to house (RRH):

- FY 2017: \$5,824
- FY 2018: \$6,156
- FY 2019: \$6,259

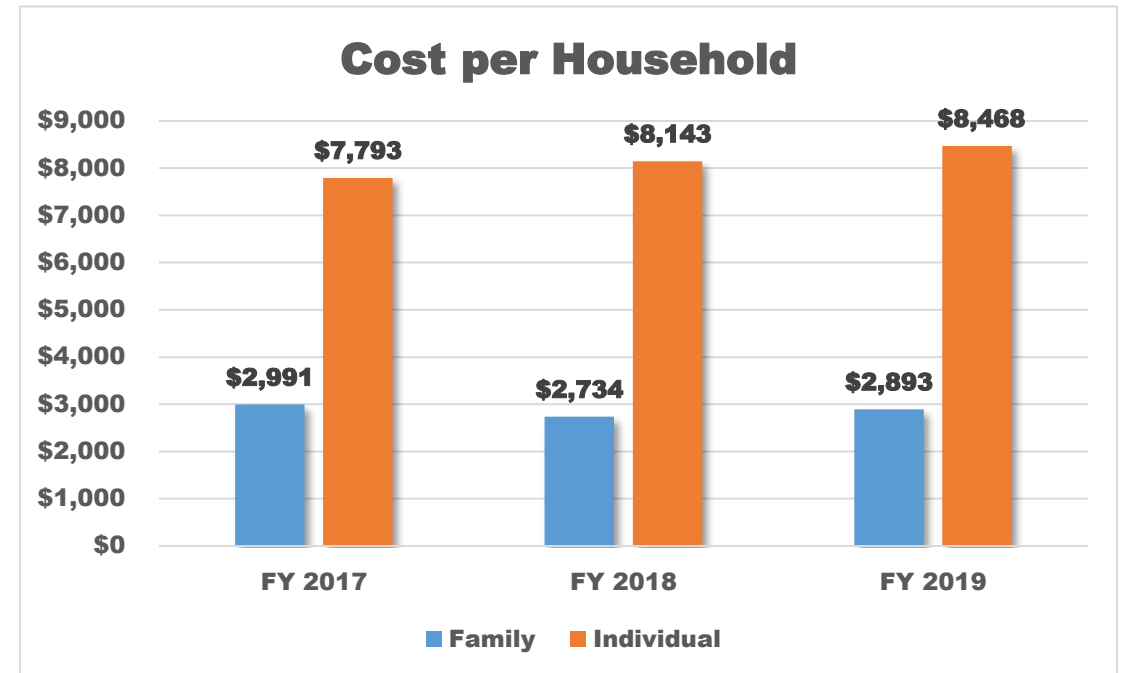
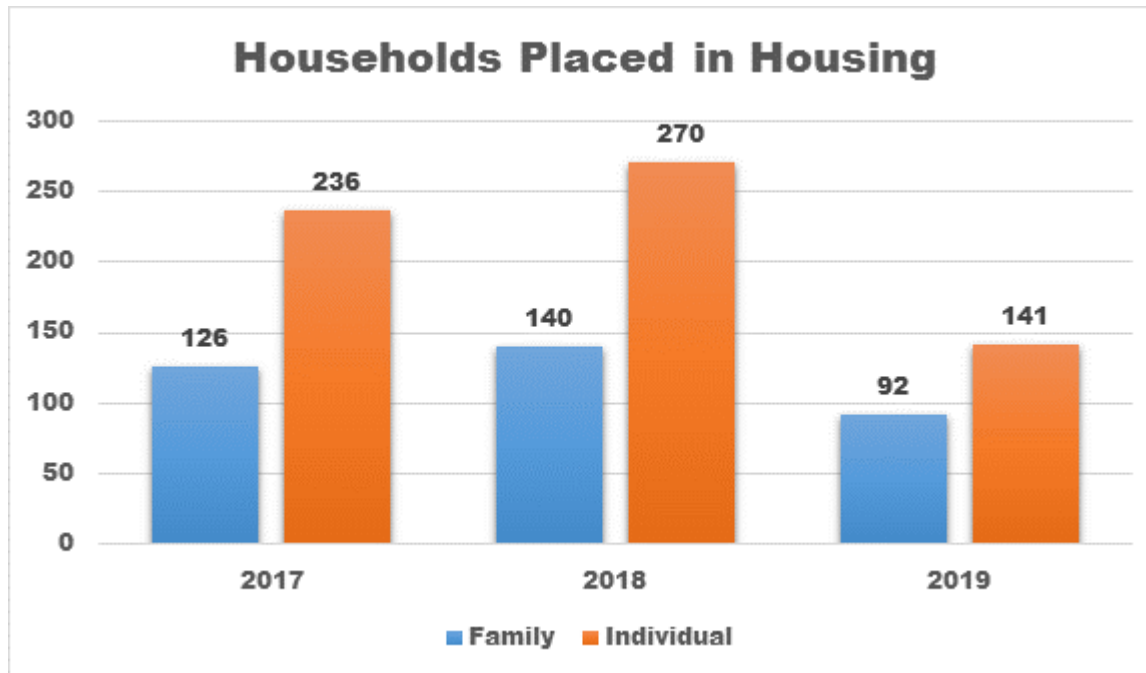
\*FY 2019 – data reported Oct 1, 2018 – Apr 30, 2019

# Community Services Department

## Human and Veteran Services & CoC

Metric #4:  
Households  
enter RRH

### Rapid Rehousing Program



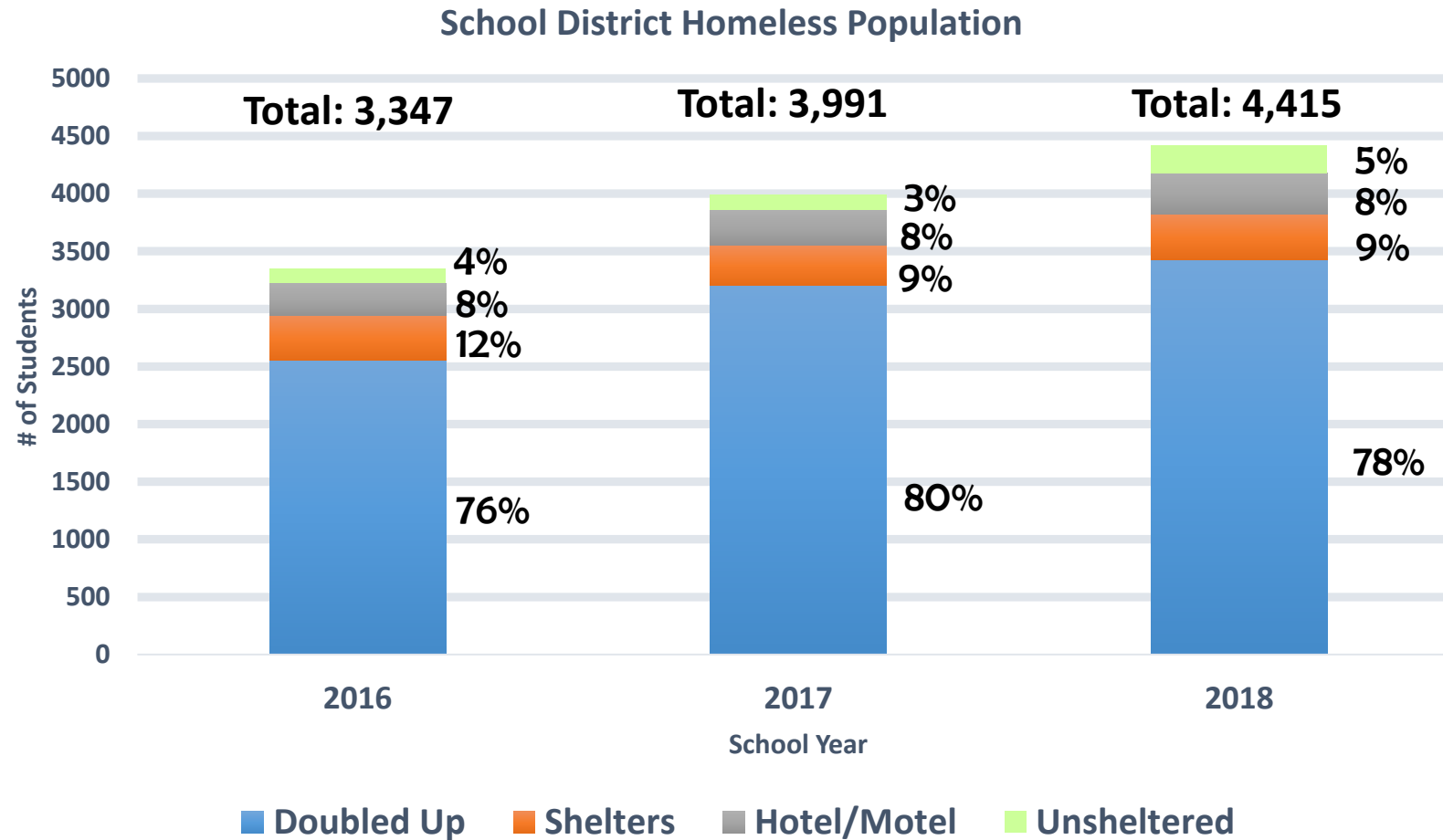
\*FY 2019 – data reported Oct 1, 2018 – Apr 30, 2019

# School District of Palm Beach County

## McKinney-Vento Program

Metric#5: Homeless children identified

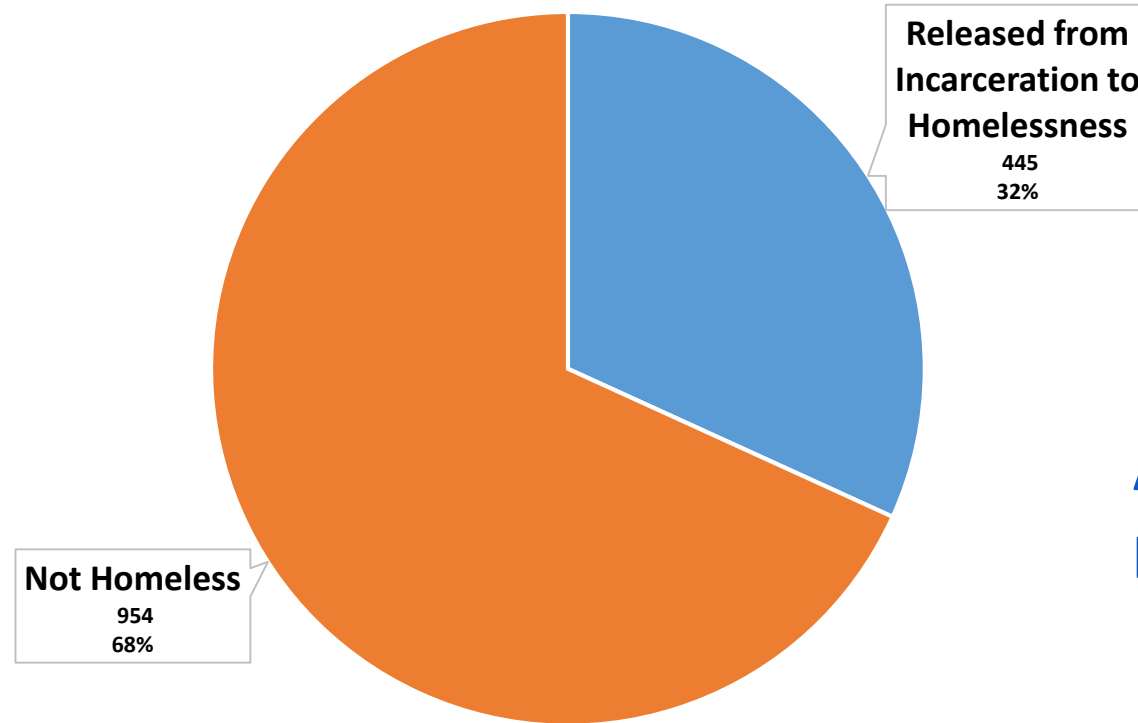
### Students Experiencing Homelessness



# Public Safety Department

## Reentry Program - Post Release Participants

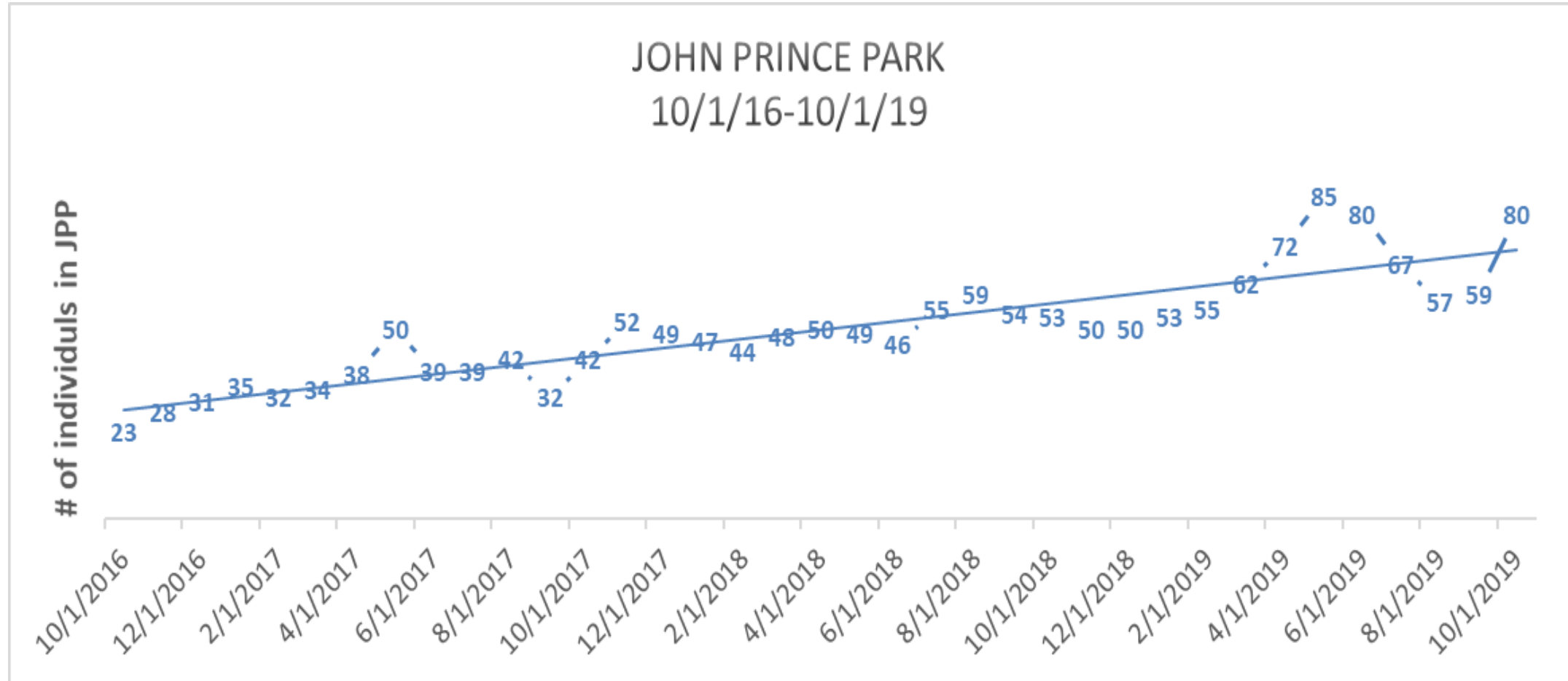
October 1, 2015 - April 30, 2019  
1,399 Active/Enrolled



**Allowable housing cost  
per client: \$5,000**

# Palm Beach County Parks

## John Prince Park Homeless Individuals in Park



# Palm Beach County Parks 2 Work Program

- Started February 2018- **37 participants Year to Date**
- Cross departmental partnership between Parks and Recreation and Community Services Department (CSD), non-profit social service providers (Salvation Army, Career Source, Homeless Coalition, We Believe Ministries, DebtHelper.com, CAP, PNC Bank, Office of Public Defender, Healthcare District Mobile Clinic, Palm Tran, Faith, Hope, Love & Charity Inc., CROS Ministries)
- Program focuses on helping chronically homeless individuals obtain paid jobs, wrap around social services and immediate housing to help end their cycle of homelessness
- 37 signed leases
- 1 participant now a FT employee of Parks & Recs Department

# Goal 3: Improve access to social services

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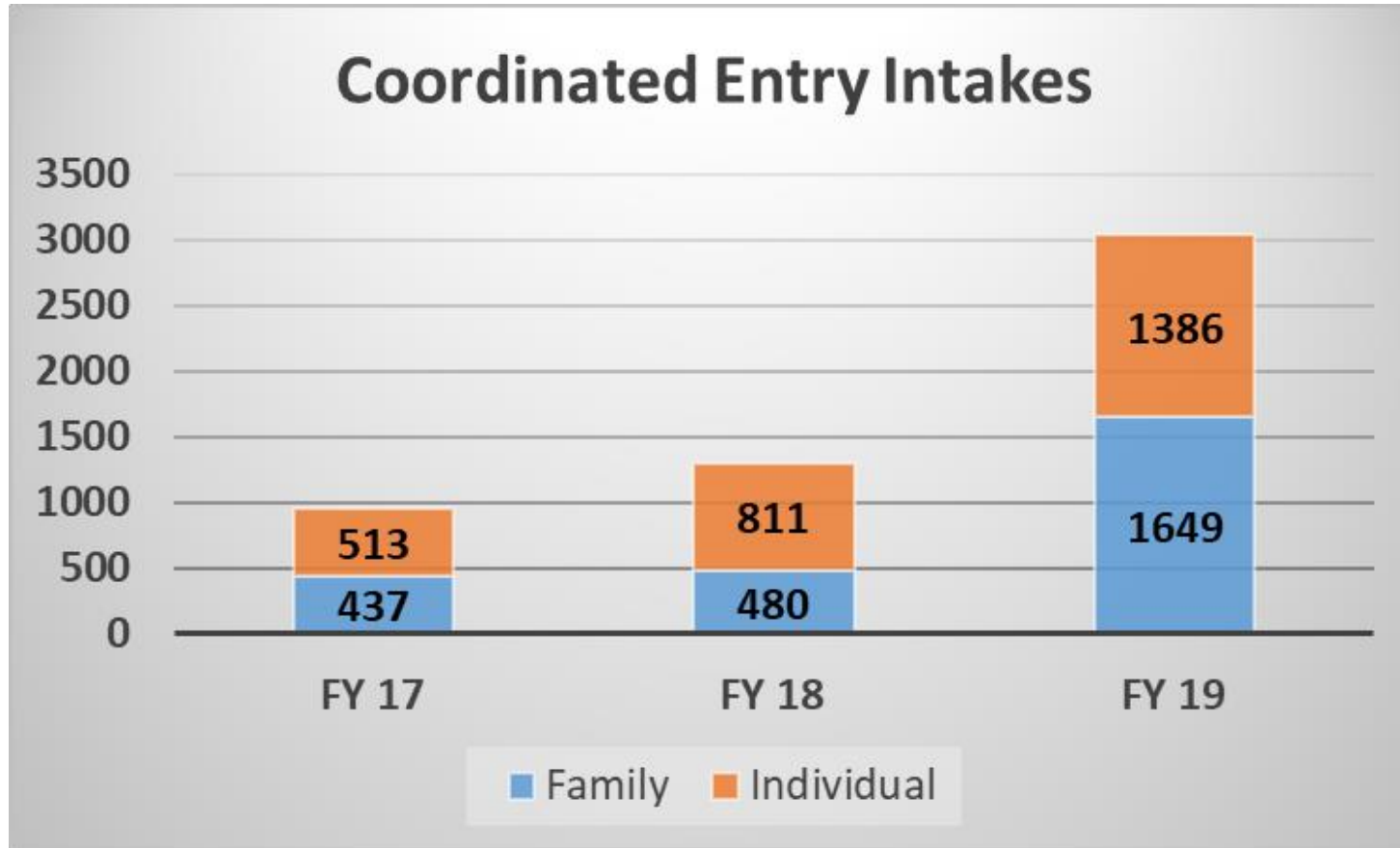
## Metrics

- Intake volume through Coordinated Entry (CSD)
- Number of children/families accessing services through Youth Services (Youth Services)
- Number of library cards given to homeless persons (Libraries)



# Community Services Department

## Intake Assessment Volume from Coordinated Entry (non-duplicative)

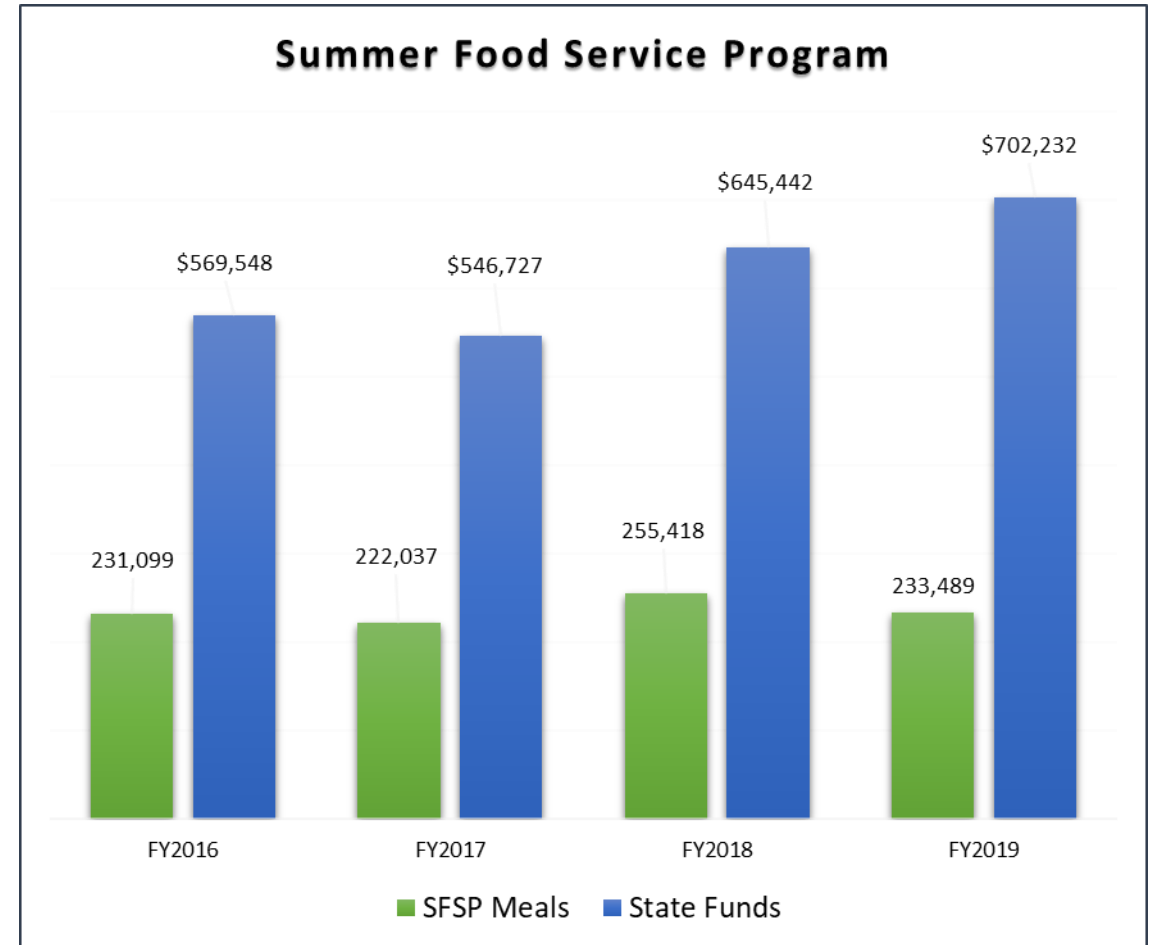
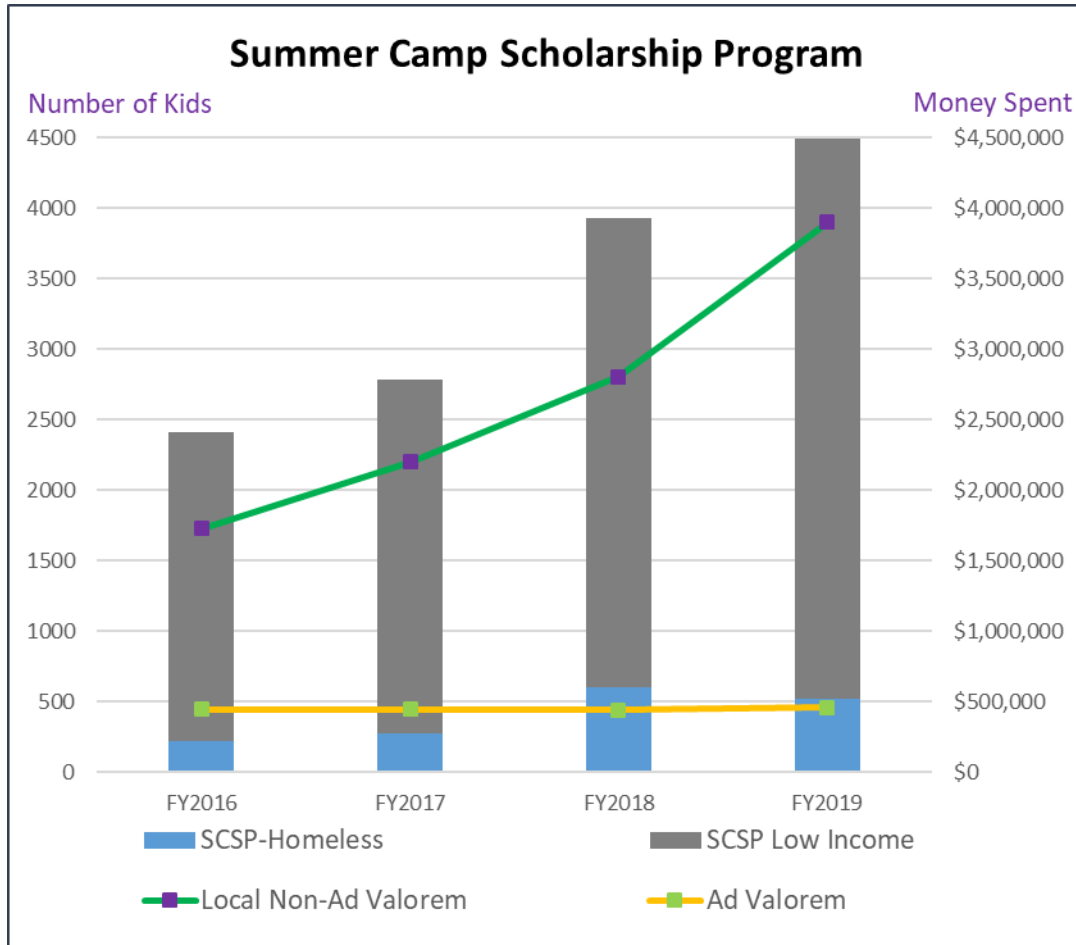


\*FY 2019 – Housing Stability Offices began integration into Coordinated Entry

Average number of duplicative calls to Coordinated Entry is **9,724 annually**

# Youth Services Department

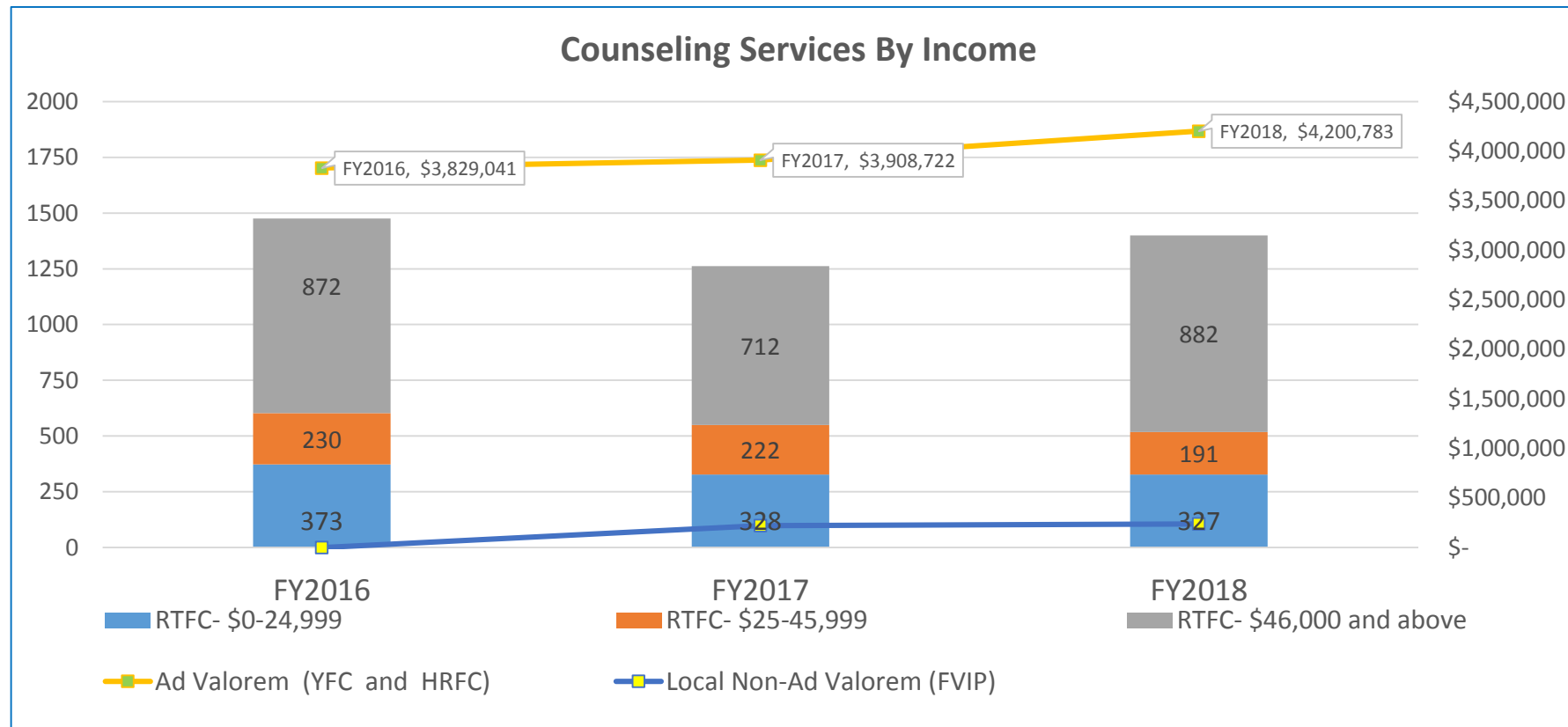
## Homeless and Low Income Families and Children Receiving Services\*



\*Does not include \$5.2M for CBAs serving approx. 8,723 youth; 840 Parents and 79 Service Organizations in 2019.

# Youth Services Department

## Homeless and Low Income Families and Children Receiving Counseling Services



**Unit cost per Hour of Service\*:**  
**FY2016- \$29.45**  
**FY2017- \$30.06**  
**FY2018- \$32.31**

**\*130,000 direct counseling hours annually**

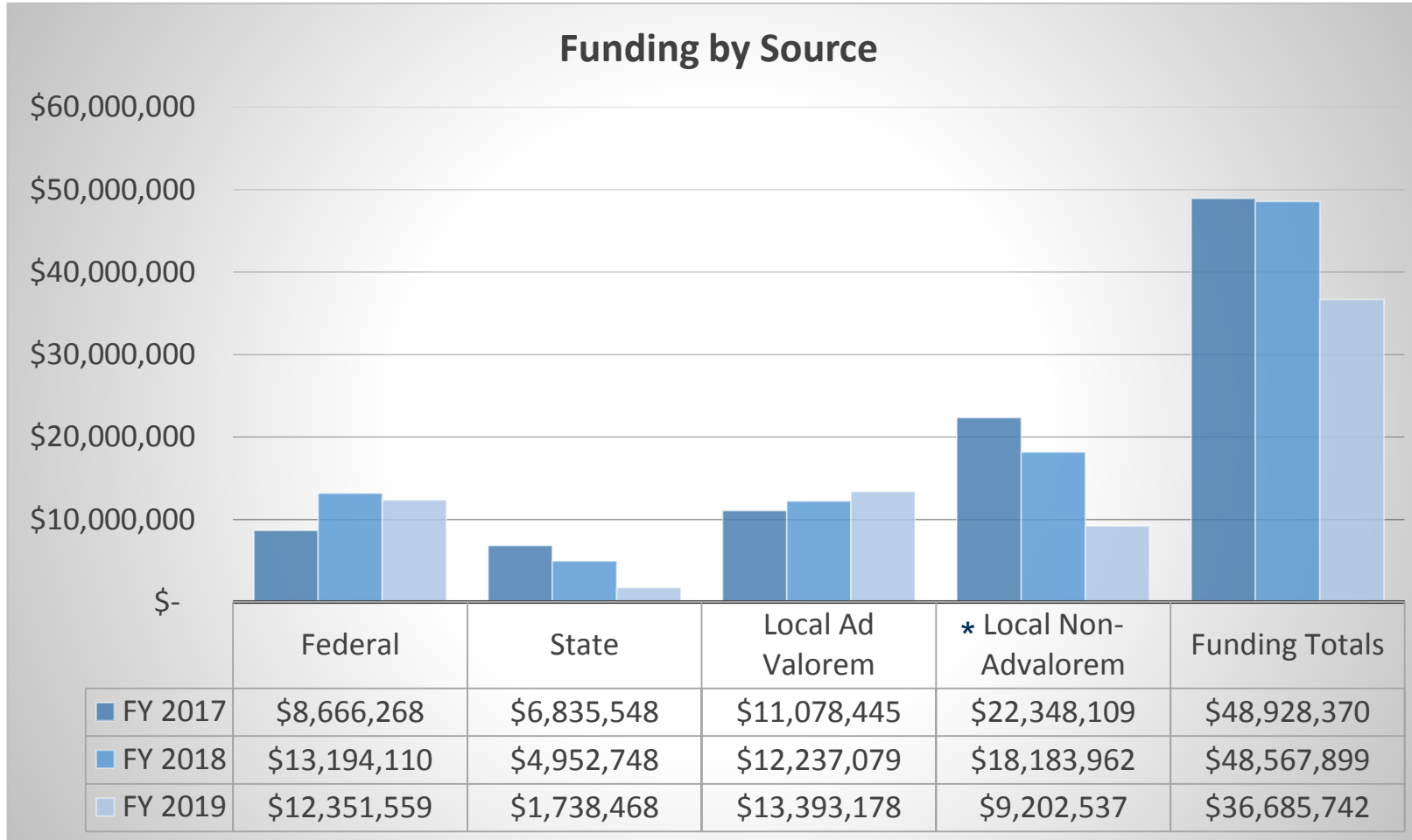
# Palm Beach County Library System

## Access to Social Services

SNAP benefit assistance		Summer lunches & snacks served		Individuals attending employment, personal finance, and home-buying workshops	
<b>FY 17</b>	<b>216*</b>	<b>FY 17</b>	<b>20,912</b>	<b>FY 17</b>	<b>257*</b>
<b>FY 18</b>	<b>748</b>	<b>FY 18</b>	<b>40,300</b>	<b>FY 18</b>	<b>269</b>
<b>FY 19</b>	<b>522*</b>	<b>FY 19</b>	<b>41,573*</b>	<b>FY 19</b>	<b>147*</b>

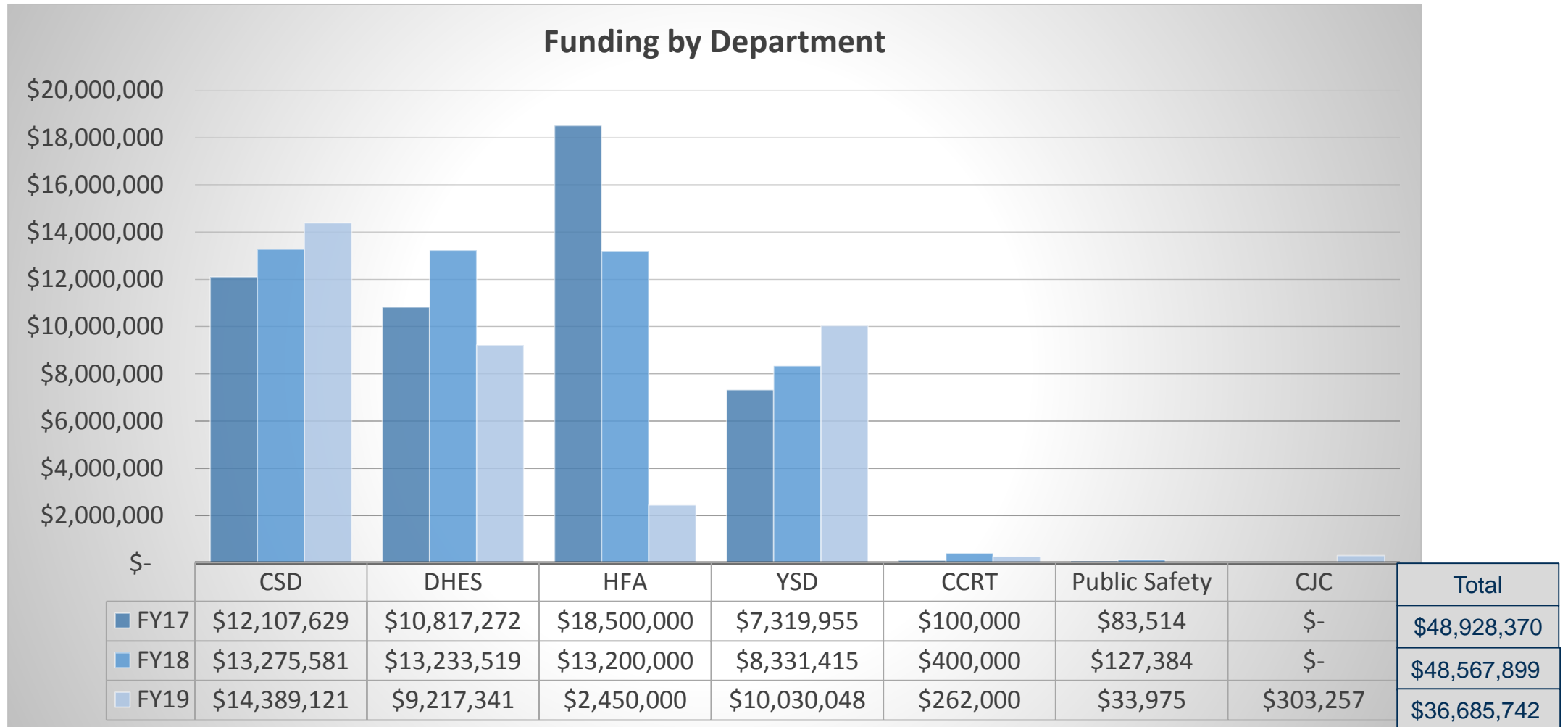
\* partial year

# PBC Financial Resources Allocated to Households at 140% and Below



\*HFA, WHP in-lieu fee payments and impact fee interest earnings

# PBC Financial Resources Allocated to Households at 140% and Below



# Next Steps for Cross Departmental Collaboration

- 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
- Frequent User Systems Engagement (FUSE) will enhance client and cost tracking
- Institute departmental data collection processes for housing and homelessness
- 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