

Pathways Home: Neighborhood Housing Solutions
for Palm Beach County



Opportunity Number: FR-6800-N-98
FY24 Pathways to Removing Obstacles to Housing (PRO
Housing)

Draft For Public Comment

Lake Worth Beach Community Redevelopment Agency
In partnership with: Riviera Beach Community Redevelopment Agency

Exhibit A Executive Summary

The Lake Worth Beach Community Redevelopment Agency (CRA), in partnership with the Riviera Beach Community Redevelopment Agency (CRA), is pleased to submit this grant application to the U.S. Department of Housing and Urban Development for the FY24 Pathways to Removing Obstacles to Housing (PRO Housing) Grant Program (FR-6800-N-98) for the implementation of the *Pathways Home – Neighborhood Housing Solutions for Palm Beach County (Pathways Home)* project. *Pathways Home* is a multi-jurisdictional collaboration between the Lake Worth Beach Community Redevelopment Agency and the Riviera Beach Community Redevelopment Agency that intends to utilize Federal grant funds to improve the overall quality of life of Lake Worth Beach and Riviera Beach low- to moderate-income residents by removing identified barriers to affordable housing in our communities through policy and regulation changes, dedicate funding for infrastructure improvements needed to support the development of affordable housing, creation of dedicated seed funds for production and preservation of affordable housing, and expansion of established internal *Homebuyer Club* programs to include down payment assistance and expanded credit counseling.

The idea for *Pathways Home* is to build on the success of the Palm Beach County *Housing for All* Plan. Published in 2022, the *Housing for All* Plan acts as a blueprint for how the County plans to achieve a significant increase in workforce and affordable housing opportunities, increase sustainability of affordable housing opportunities for the broad range of incomes that reflect the workforce and community, and sets a goal to produce, rehabilitate and preserve 20,000 workforce and affordable housing units by 2032. The Lake Worth Beach CRA and the Riviera Beach CRA have adopted these visions and goals with the intent to identify and remove existing barriers to affordable housing, with a special emphasis of areas of high poverty and minority concentrations, and increase workforce and affordable housing opportunities for all low- to moderate-income families in our communities.

Exhibit B Threshold Requirements and Other Submission Requirements

Section III(D)(1) Resolution of Civil Rights Matters

Narrative Response: The Lake Worth Beach CRA and the Riviera Beach CRA can both certify that there are no current or pending charges, cause determinations, lawsuits, or letters of findings referenced in subparagraphs (1) – (5) either before or on the application deadline date of this NOFO.

Section III(D)(2) Timely Submission of Applications

Narrative Response: The Lake Worth Beach CRA and the Riviera Beach CRA understand that applications submitted after the deadline stated within this NOFO (October 30, 2023) that do not meet the requirements of the grace period policy will be deemed ineligible and will not be considered for funding.

Section III(D)(3) Eligible Applicant

Narrative Response: The Lake Worth Beach CRA (Applicant) and the Riviera Beach CRA (Co-Applicant) are applying for this funding as 25 (*Others – Multijurisdictional Entities*) in accordance with the guidance provided in *Section III(A) Eligible Applicants* within this NOFO. The Lake Worth Beach CRA and the Riviera Beach CRA will enter a Memorandum of Understanding (MOU), that has been adopted by both executive Boards, to implement any awarded funding towards the completion of the goals and objectives of the *Pathways Home* project.

Section III(D)(4) Number of Applications

Narrative Response: The Lake Worth Beach CRA and the Riviera Beach CRA understand that only one (1) application may be submitted by an eligible applicant, and that in the event multiple versions are submitted via Grants.gov, only the last version received will be reviewed by HUD and if any modifications are necessary, the grant application must be amended by resubmission of the entire application, prior to the submission deadline (October 30, 2023) in this NOFO.

Section IV(G)(1) and(2)(a-g) Other Submission Requirements

Narrative Response: The Lake Worth Beach CRA and the Riviera Beach CRA have reviewed the requirements referenced in Section IV(G) of this NOFO and will submit all of the required forms as instructed. Furthermore, both applicants have written and adopted Code of Conduct policies that meet the requirements stated within this NOFO.

Exhibit C Need

Describe your efforts so far to identify, address, mitigate, or remove barriers to affordable housing production and preservation

Identifying Barriers to Affordable Housing Production and Preservation

The 2023 Palm Beach County Housing for All Plan has been adopted by both the Lake Worth Beach CRA and the Riviera Beach CRA and serves as the blueprint for identifying and removing barriers that hinder the production and preservation of affordable housing in our communities and neighborhoods. Based on the key barriers included in the Plan, as well as our own internal evaluation of documentable local barriers, the following is a list of seven (7) key barriers that have been identified as existing in our communities and need to be removed to produce and preserve more affordable housing:

- Permitting procedures and approval timing and predictability
- Zoning and land use controls
- Infrastructure constraints
- Availability of financing and subsidies for affordable housing
- Availability of education on the benefits of homeownership for minority populations
- Other relevant barriers unique to our communities:
 - Unfair credit requirements that prevent low- to moderate-income persons from securing home loans
 - Aging housing stock

Past Efforts to Address, Mitigate or Remove Barriers to Affordable Housing Production and Preservation

Policy Reform – Both the Lake Worth Beach CRA and Riviera Beach CRA have extensive experience in changing local policies that create barriers to the production and preservation of affordable housing. During the implementation of Neighborhood Stabilization Program (NSP2), the City of Lake Worth Beach (formerly Lake Worth) approved several regulations, relaxing some of the zoning requirements in the various residentially zoned areas, including: 1) Requiring only one parking space for a single family home versus two; 2) Lowering the utility impact fees due to the City; 3) Not requiring full underground sprinkler systems for front yards; and 4) Concierge review of plans. Unfortunately, all of these regulations expired in 2014 upon closeout of the NSP2 grant award once again creating a barrier to affordable housing production and preservation for single family homeowners in Lake Worth Beach. In addition, the City of Lake Worth Beach passed an ordinance allowing micro-units although no one has built any to date. The City also passed an ordinance allowing ADU's in any multi-family neighborhood. When the City tried to allow them in single-family/two-family residential neighborhoods, residents protested (even though they already exist) and the ordinance was canceled. Finally, the City of Lake Worth Beach passed an ordinance in 2022 for projects to have increased density if they include 15 percent or more affordable units with a 25-year restriction and meet City of Lake Worth Beach income limits (lower than the County), but to date, no one has taken advantage of it.

In 2023, The Riviera Beach CRA in partnership with the City of Riviera Beach and other local and regional organizations, published Housing Action Plan focused on funding/financing, planning/regulatory reform, neighborhood revitalization/ community development, and racial equity. Its vision is sustainable access to financially feasible and diverse housing options for a broad range of incomes representing its workforce and community. Its goal is to produce, rehabilitate, and preserve 20,000 workforce and affordable housing units by 2032. During the first year of implementation, the Housing Steering Committee made up of over 100 county-wide entities, chose Riviera Beach as its Pilot City for Implementation. The final implementation strategies, including initial funding, will be approved by the Riviera Beach City Council in October. The second pilot site has already been selected and has started work. The County Commission on Affordable Housing is simultaneously working on strategies for countywide implementation. Additionally, a housing dashboard and monitoring report have been created to show housing pipeline, available units, and monitor progress towards goals has been created. The first projects utilizing portions of the \$200 million housing bond are in underwriting including one affordable/workforce project in Riviera Beach, have been approved.

Strengthening Infrastructure - In regards to infrastructure improvements to support affordable housing production, the Lake Worth Beach CRA recently partnered with the City of Lake Worth Beach on a program to improve and expand roadways and sidewalks in our targeted census tracts. The Lake Worth Beach CRA provided \$600k in matching funds out of our 2023/2024 Capital Project budget to support this program. We are requesting *HUD PRO Housing Program* funds to continue these efforts with our partners who are constructing new affordable housing. In November 2016, Lake Worth Beach voters approved a \$40 million roadway infrastructure bond that paved 116 miles of roadway, which provided a much needed boost following decades of deferred maintenance, but there are still numerous City roadway needs in excess of the available funding.

The Riviera Beach CRA is also working to improve wayfinding and public spaces through beautification efforts of the Linear Park and Health Trail which includes the planting of shade trees and flowers and the installation of lighting and paved pathways to improve the perception of public safety among residents. This project also included sewer system repairs to 35+ homes and transformed an unattractive utility easement into an attractive asset for Riviera Beach Heights neighborhood residents. The creation of this Linear Park and Health Trail serves as the blueprint for additional pathways throughout the low-wealth neighborhoods of Riviera Beach Heights, Monroe Heights, and Park Manor. These efforts will make affordable housing development more attractive to new buyers and improve values in neighborhoods often suffering from delayed improvements and maintenance of infrastructure.

Production and Preservation of Affordable Housing - Since 2010, the Lake Worth Beach CRA has created over 400 new or rehabilitated affordable units in Lake Worth Beach. We specifically built 20 live/work, home-ownership units to house local artists to help alleviate a need in the community. These units allow artists to work downstairs and live upstairs in their unit saving them money. These units also added, substantially, to the mixed-use, mixed income built environment on local corridor roads. The CRA also helped finance over 150 home buyers in Lake Worth Beach with soft-second or zero interest mortgages. We started a Home Buyers Club that provides down-payment assistance and closing costs grants with Community Partners of South Florida. We have over 20 properties that have been land-banked that we will pass along to our non-profit community

partners for the development of new affordable units. The CRA budgeted \$1.4M for affordable housing efforts this next fiscal year and is seeking leverage for maximum impact. We also have two programs in concert with Habitat for Humanity. One is a rehabilitation paint program for older homes with households making less than 120% of AMI and an Age in Place grant that helps older Lake Worthians stay in their homes with small resiliency grants and volunteer labor.

Furthermore, the Lake Worth Beach CRA recently purchased a multi-family property that will be rehabilitated and managed by one of our long-term partners, Community Partners of South Florida, for families with household incomes of 120% or below the area median income. The Lake Worth Beach CRA recently committed \$640k in match funding towards a Low-Income Housing Tax Credit (LIHTC) project for persons 55 and older and making less than 60% of the area median income, but more money is needed for infrastructure to support this project.

The Riviera Beach CDC, under the umbrella of the Riviera Beach CRA, secured \$2.0 million in housing grants from Palm Beach County and \$20,000 in neighborhood-focused grants from the Palm Beach County Office of Community Revitalization REAP Program. The RBCDC has leveraged over \$750,000 in funding from area banks and secured over \$1,500,000 in grants and loans in both cash and in-kind from area banks and corporations. The agency has partnered with Palm Beach County and the City to assist homeowners with \$1,650,000 in housing repairs, primarily for elderly disabled residents at or below 60% of the area median income. In partnership with the RBCRA, RBCDC has developed and operationalized its Riviera Beach Heights Community Garden. The Community Garden and Linear Park project won the South Florida Business Journal's 2016 Community Impact Award. The agency has led over 50 community outreach, volunteer, and service days, harnessing more than 5,000 volunteer hours to support the community. The agency, in collaboration with the Riviera Beach CDC, has developed sixteen homes with an additional home under contract and secured site plan approval and ownership for two major townhouse/mixed-use developments, totaling more than 52 for sale townhomes, 42 apartments, and 4,000 SF of commercial space. Additionally, the RBCDC has seven homes in predevelopment/closing for seven infill homes initially, in partnership with Community Partners of South Florida and HBR Group, having received a \$1 million grant from Florida Housing Finance Corporation. This pilot project will eventually lead to the development of fifteen (15) infill homes for homeownership.

On January 25, 2023, the City of Riviera Beach and the Riviera Beach CRA entered into an interlocal agreement to implement \$500,000 in funding for the Neighborhood RECLAIM and Riviera Beach Renaissance Programs in areas of the city not designated in the Riviera Beach Community Redevelopment Plan for the purpose of furthering mutual goals of the City and the Community Redevelopment Area. The Riviera Beach Renaissance Program has leveraged more than \$2 million in grants provided by Palm Beach County to build affordable housing for qualified families on vacant lots in the Park Manor and Riviera Beach Heights neighborhoods. This homeownership program provides low-to-moderate income households, families, veterans, and the elderly opportunities to purchase newly constructed or rehabbed two-, three-, or four-bedroom homes. Eligible homebuyers can receive down payment, closing cost assistance, and gap financing up to \$50,000 to make home purchasing affordable. Home features in these state-of-the-art new homes reduce environmental impact, reducing energy and water service costs. The Neighborhood RECLAIM Program is a new neighborhood revitalization effort that provides up to \$50,000 in

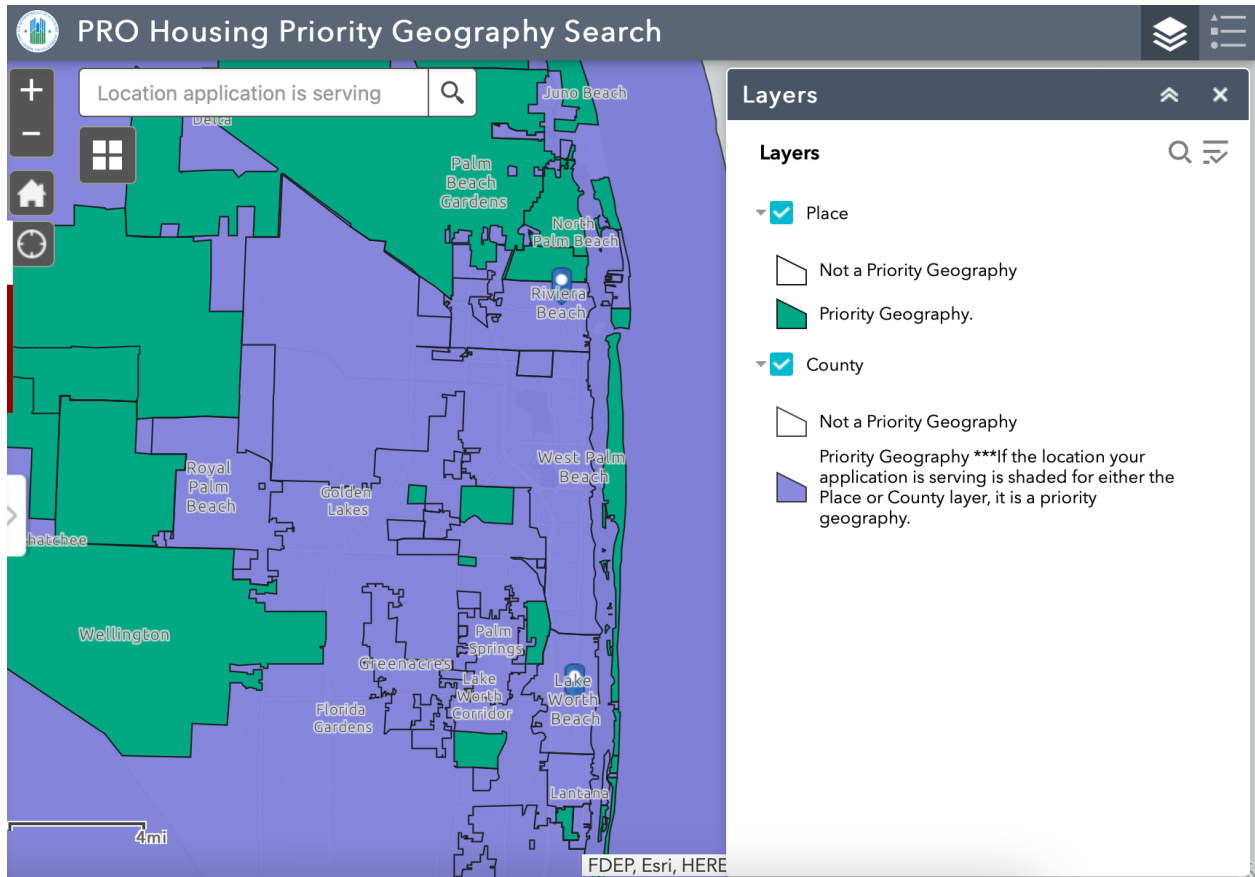
subsidy for exterior repairs and limited interior repairs that affect health and safety. So far this year, we have assisted 6 households, have ten in the inspection phase and have a wait list of 76 household. The City of Riviera Beach and the Riviera Beach CRA have allocated amounts of \$1,675,000 for FY2023 and \$1,700,000 for FY2024. Additionally, Riviera Beach CRA has allocated \$640,000 as local match for the Berkeley Landing Project, a 9% tax credit project that will deliver 112 units of housing for those at 30%, 60%, and 80% AMI. This project is innovative in that it will include 2 live/work lofts to assist two, small, disadvantaged woman-owned businesses. It is also innovative in that the developer has committed to set aside 5% of rental payments for down payment assistance if the tenant decides to pursue homeownership as well as support access to first time homebuyer education and credit counseling. These efforts will be coordinated by the CDC in partnership with Community Partners of South Florida. The project will also add to the aesthetics of the community by installing two significant pieces of art. Construction is slated to be completed in Winter 2023-2024, with occupancy in early Spring 2024. Riviera Beach CRA has also committed \$640,000 in local match funds for the Residences at the Marina, a 138-unit elderly affordable/workforce project that has applied for 9% tax credits. The developers of this project have an executed ground lease with the CRA to deliver 400 units of mixed income rental units at the Marina.

Homebuyer Education – Both Lake Worth Beach CRA and Riviera Beach CRA, in partnership with Community Partners of South Florida, operate established *Homebuyer Clubs* that offer homebuyer education, down payment assistance and savings accounts for eligible low- to moderate-income participants to help them navigate purchasing their first home, including credit reports and scores, home loans, debt reduction, and title services.

Do you have acute demand for affordable housing?

Yes. According to the HUD *PRO Housing Mapping Tool*, both City of Lake Worth Beach and the City of Riviera Beach have been designated as “priority geographies” which means a county or place that has an affordable housing need greater than a threshold calculation for one of the three (3) following measures:

1. **Affordable housing not keeping pace**, measured as (change in population 2019-2009 divided by 2009 population) – (change in number of units affordable and available to households at 80% HUD Area Median Family Income (HAMFI) 2019-2009 divided by units affordable and available at 80% HAMFI 2009) (Offpace Factor)
2. **Insufficient affordable housing**, measured as number of households at 80% HAMFI divided by number of affordable and available units for households at 80% HAMFI. (Housing Affordability Factor)
3. **Widespread housing cost burden or substandard housing**, measured as number of households with housing problems at 100% HAMFI divided by number of households at 100% HAMFI. Housing problems is defined as: cost burden of at least 50%, overcrowding, or substandard housing. (Housing Problems Factor)



In addition to the priority geography designation provided by the HUD *PRO Housing Mapping Tool*, it is important to focus on local housing demographics to better illustrate the affordable housing needs of low- to moderate income families in Lake Worth Beach and Riviera Beach. The following tables provide current housing data that describe *housing stock conditions, age of housing stock, homelessness, and median home price vs. area median income* by selected, target census tracts for the *Pathways Home* project.

Jurisdiction	Census Tract/Blckgrp	LMI Percentage	% Housing Units in Need of Repair/Replacement (Substandard)
Lake Worth Beach	44.02/1	72.88	67-80
Lake Worth Beach	45/3	97.26	67-80
Lake Worth Beach	50/3	83.76	38-53
Lake Worth Beach	51.01/1	72.44	53-67
Lake Worth Beach	51.01/2	98.58	53-67
Lake Worth Beach	51.02/1	86.68	53-67
Lake Worth Beach	51.02/2	69.96	53-67
Lake Worth Beach	52.02/1	66.67	53-67
Lake Worth Beach	52.02/2	83.17	53-67
Lake Worth Beach	52.03/1	58.48	53-67
Lake Worth Beach	52.03/2	63.89	53-67

Lake Worth Beach	52.04/2	69.06	67-80
Lake Worth Beach	52.04/3	67.14	67-80
Lake Worth Beach	53/1	72.26	67-80
Lake Worth Beach	53/3	65.61	67-80
Riviera Beach	12/1	64.52	38-53
Riviera Beach	12/2	61.3	38-53
Riviera Beach	12/4	76.97	38-53
Riviera Beach	13.01/1	75.62	53-67
Riviera Beach	13.01/3	90.55	53-67
Riviera Beach	13.02/1	77.69	38-53
Riviera Beach	13.02/2	77.05	38-53
Riviera Beach	13.02/3	73.42	38-53
Riviera Beach	14.02/1	82.5	38-53
Riviera Beach	14.03/1	100	38-53
Riviera Beach	14.03/2	61.97	38-53
Riviera Beach	14.04/1	80.21	38-53
Riviera Beach	14.04/2	74.17	38-53
Riviera Beach	14.04/3	74.33	38-53
Riviera Beach	15/2	98.08	38-53
Riviera Beach	15/3	61.32	38-53

*Table 1: Housing Stock Conditions
Source: HUD CPD Mapping Tool, 9/16/2024*

Jurisdiction	Census Tract/Blckgrp	LMI Percentage	% Housing Units Built Before 1980
Lake Worth Beach	44.02/1	72.88	64-81
Lake Worth Beach	45/3	97.26	0-23
Lake Worth Beach	50/3	83.76	>81
Lake Worth Beach	51.01/1	72.44	45-64
Lake Worth Beach	51.01/2	98.58	45-64
Lake Worth Beach	51.02/1	86.68	45-64
Lake Worth Beach	51.02/2	69.96	45-64
Lake Worth Beach	52.02/1	66.67	>81
Lake Worth Beach	52.02/2	83.17	>81
Lake Worth Beach	52.03/1	58.48	>81
Lake Worth Beach	52.03/2	63.89	>81
Lake Worth Beach	52.04/2	69.06	>81
Lake Worth Beach	52.04/3	67.14	>81
Lake Worth Beach	53/1	72.26	64-81
Lake Worth Beach	53/3	65.61	64-81
Riviera Beach	12/1	64.52	64-81
Riviera Beach	12/2	61.3	64-81
Riviera Beach	12/4	76.97	64-81
Riviera Beach	13.01/1	75.62	0-23
Riviera Beach	13.01/3	90.55	0-23

Riviera Beach	13.02/1	77.69	>81
Riviera Beach	13.02/2	77.05	>81
Riviera Beach	13.02/3	73.42	>81
Riviera Beach	14.02/1	82.5	45-64
Riviera Beach	14.03/1	100	64-81
Riviera Beach	14.03/2	61.97	64-81
Riviera Beach	14.04/1	80.21	23-45
Riviera Beach	14.04/2	74.17	23-45
Riviera Beach	14.04/3	74.33	23-45
Riviera Beach	15/2	98.08	64-81
Riviera Beach	15/3	61.32	64-81

*Table 2: Age of Housing Stock
Source: HUD CPD Mapping Tool, 9/16/2024*

Jurisdiction	Census Tract/Blckgrp	% Poverty Rate (at-risk of homelessness)
Lake Worth Beach	44.02/1	28-43
Lake Worth Beach	45/3	17-28
Lake Worth Beach	50/3	9-17
Lake Worth Beach	51.01/1	28-43
Lake Worth Beach	51.01/2	28-43
Lake Worth Beach	51.02/1	28-43
Lake Worth Beach	51.02/2	28-43
Lake Worth Beach	52.02/1	28-43
Lake Worth Beach	52.02/2	28-43
Lake Worth Beach	52.03/1	28-43
Lake Worth Beach	52.03/2	28-43
Lake Worth Beach	52.04/2	17-28
Lake Worth Beach	52.04/3	17-28
Lake Worth Beach	53/1	17-28
Lake Worth Beach	53/3	17-28
Riviera Beach	12/1	9-17
Riviera Beach	12/2	9-17
Riviera Beach	12/4	9-17
Riviera Beach	13.01/1	17-28
Riviera Beach	13.01/3	17-28
Riviera Beach	13.02/1	28-43
Riviera Beach	13.02/2	28-43
Riviera Beach	13.02/3	28-43
Riviera Beach	14.02/1	28-43
Riviera Beach	14.03/1	17-28
Riviera Beach	14.03/2	17-28
Riviera Beach	14.04/1	17-28
Riviera Beach	14.04/2	17-28
Riviera Beach	14.04/3	17-28

Riviera Beach	15/2	17-28
Riviera Beach	15/3	17-28

Table 3: Percent of Households in Poverty (at-risk of homelessness)

Source: HUD CPD Mapping Tool, 9/16/2024

Jurisdiction	Area Median Income	Median Home Price
Lake Worth Beach	\$58,852	\$395,000
Riviera Beach	\$73,490	\$400,000

Table 4: Area Median Income vs. Median Home Price

Source: U.S. Census Bureau 2022 5-Year Estimates

Jurisdiction	Area Median Income			Median Gross Rent
Lake Worth Beach	\$58,852			\$1,462
	Very Low	Low	Moderate	
	\$17,655	\$29,426	\$47,081	
Riviera Beach	\$73,490			\$1,607
	Very Low	Low	Moderate	
	\$22,047	\$36,745	\$58,792	

Table 5: Area Median Income vs. Median Gross Rent

Source: U.S. Census Bureau 2022 5-Year Estimates

What are your remaining affordable housing needs and how do you know?

Based on the demographical data provided above in *Tables 1* and *2*, there is a clear need for housing repair and replacement based on the substandard conditions and age of the homes in some of our most vulnerable census tracts, in both Lake Worth Beach and Riviera Beach. However, our housing stock conditions, and availability of affordable housing are not the only types of needs facing our communities.

Remaining Affordable Housing Needs – Lake Worth Beach

Not shown in recent, and available demographical is the growing problem of overcrowding. There are documented cases of housing units being divided up amongst several families with only a lock on the bedroom door to divide them. That, coupled with fact, that neither the City of Lake Worth Beach, nor the City of Riviera Beach, are entitlement communities which receive direct Federal funding or have dedicated housing departments to address these types of substandard housing conditions, creates a barrier to production and preservation of affordable housing on its own.

In addition, the City’s aging water and roadway infrastructure cannot support the demand for additional affordable housing until significant improvements are made. The water distribution and sewer system has grown in recent years, but some parts installed in the 1940s, 1950s, and 1960s remain. Although it is adequate now, ongoing development will require additional water/sewer lines and sanitary lift stations to support these efforts. Despite the success of the \$40 million roadway infrastructure bond program, which paved 116 of road within the City, only a third of the City was addressed when it was exhausted leaving unpaved streets, areas with no fire hydrants, and areas that are subject to severe flooding. Furthermore, the City-owned electric utility service,

which provides service to over 27,500 homes and businesses in Lake Worth Beach, and portions of Village of Palm Springs and unincorporated Palm Beach County, needs significant investment aimed at modernizing and upgrading infrastructure critical to the health, safety, well-being, and economic security of residents. Much of the electric utility's infrastructure dates to the 1960s and 1970s, leaving many portions of the population disadvantaged in terms of electric reliability and resilience to climate change. The majority of the electric lines in the City are above ground and easily taken down by strong winds and storms.

In regards to zoning and land use issues, because Lake Worth Beach was platted mostly as single-family, there are not enough large parcels available for multi-family, dense or intense projects. The City has a 60-foot height limit restriction meaning that mixed-use projects on our main thoroughfare, Dixie Highway, can only go up five (5) stories at the most. It is our intent to address these land use patterns and zoning restrictions through the *Pathways Home* project in an effort to allow more density, height and possible Accessory Dwelling Units (ADUs).

Our existing homebuyer education program, *Lake Worth Beach CRA Homebuyers Club*, in partnership with Community Partners of Palm Beach County, has shown great success with providing housing and financial counseling, down payment assistance, and assistance with closing costs, but more funding is needed to continue these efforts. As construction prices continue to rise in our community, a two-bedroom, two-bath single family home on a 25-footlot cannot be built for less than \$400K, deeming the home unaffordable to our low- to moderate-income population.

Lastly, due to the soaring costs of rental prices in our communities (\$2,000 per month for units in old, blighted buildings), and homes being purchased by investors, the demand for affordable owner-occupied units is at an all-time high. Although the promotion of homeownership opportunities has been a central focus in our communities in recent years, we hope to address the need for affordable rental housing through the *Pathways Home* project with the production of new, long-term affordable rental housing for our low- to moderate-income residents.

Remaining Affordable Housing Needs – Riviera Beach

Like in most U.S. metropolitan areas, Palm Beach County median household and per capita incomes have not kept pace with sharp increases in housing costs exacerbated by decades of stagnant wages. The median household income of Black or African American households is only 68% of White households, while Hispanic households are 79% of White households, creating disparity among residents. Most residents in Riviera Beach, even those making 40% more than the median wage, cannot afford to buy a home. In addition, the poverty rates of Black households (18.5%) and Hispanic households (16.2%) are significantly higher than White households (9.2%) and Florida households (13.1%), demonstrating a disproportionately higher number of families living in poverty in or around Riviera Beach. The COVID-19 pandemic profoundly affected Palm Beach County's unemployment rates with acute job losses in the Black and Hispanic communities, where disproportionately higher rates of workers are employed in the service sector. Over half (57%) of low-wage service sector occupations have hourly wages, translating to 40-60% of the County's median household income. While the County's overall unemployment rate hovers at around 2.6%, the unemployment rate for Black and Hispanic households is significantly higher at 9% and 6.2%, respectively. With homeownership rates in Palm Beach County at a historic low,

renter-occupied households now represent 37.9% of the overall population and even renters who make 40% or more of the median wage are on average \$400 short of what they can afford for an average monthly rent. Even with the recent efforts of replating lots to build more affordable housing units, the need and demand for production and preservation of affordable housing units significantly outweighs the availability in our community.

Riviera Beach is challenged by rampant investor-owned activity, with code violations and few resources to address issues. The housing stock tends to be very old, with much delayed maintenance, exacerbated by hurricanes and tornadoes that left compromised roofs, growing mold, and rotting window frames. Elderly homeowners especially, lack sufficient insurance for repairs over time. The City's water and sewer network is more than fifty years old, with older homes having crumbling sanitary sewer pipes. The City is positioning now to convince voters to go out for a \$150 million bond issue for a new water plant. Boil water notices are frequent. Program funds will allow us to assist the most vulnerable properties.

The 2023 Housing Action Plan outlines 64 action items to address, including infrastructure improvements and neighborhood revitalization. To achieve neighborhood revitalization, the Plan focuses on eastern neighborhoods in a north-south corridor parallel to I95 and the FEC railroad tracks. These neighborhoods have lower incomes and higher proportions of minority residents with existing housing stock for rehab, land for new housing, abundant redevelopment opportunities, and easy access to employment, shopping, schools, and transportation. Existing physical infrastructure, including roads, utilities, and drainage, provides the best opportunity for significantly scaling homeownership. The first step is identifying communities through low-income census tracts, income/crime levels, and poverty rates. Second is prioritizing neighborhood(s) for targeted public/private investment based on neighborhood organizations, like neighborhood associations, nonprofits, churches, and business associations. Neighborhood revitalization efforts will then rest on a secure foundation. Third is a pilot in select neighborhoods to channel resources and measure progress and results effectively. Successful neighborhood revitalization requires private investment to build on public investment. Community infrastructure must be upgraded. School districts must invest in target neighborhoods. Local law enforcement must partner with the community to improve public safety.

Upon an evaluation of the current gaps in supply vs. demand for our targeted census tracts, the following is a list of remaining affordable housing needs to be addressed by the *Pathways Home* project for both Lake Worth Beach and Riviera Beach:

- Production of long-term affordable rentals
- Production of affordable for-sale housing units
- Preservation of aging housing stock that are not up to code or in flood prone areas
- Increase resiliency of existing affordable housing stock to combat climate change and aging infrastructure
- Increase education and promotion of homeownership opportunities for minority households

What key barriers still exist and need to be addressed to produce and preserve more affordable housing?

Key Barrier #01: Permitting procedures and approval timing and predictability

Why is this barrier considered a key barrier to producing or preserving affordable housing? On average, permitting an affordable housing project can take up to four months from submission to approval. The current long, and grueling permitting process discourages developers from working with local jurisdictions to bring forward affordable housing projects.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities? Lake Worth Beach CRA and Riviera Beach CRA wants to conduct an analysis of Community Sustainability's review and permitting process in relation to affordable infill housing projects and limited Staff capacity. Create an ombudsman role, via an outside contractor, specifically to streamline regulations and approval processes for affordable projects or ones that incorporate affordable units. Furthermore, we want to develop proposals to reduce impact fees in both communities to foster new homeownership and expand incentive programs to promote affordable housing development in high opportunity neighborhoods like our downtowns.

Key Barrier #02: Zoning and land use controls

Why is this barrier considered a key barrier to producing or preserving affordable housing? Developable land for new affordable housing projects is limited in both Lake Worth Beach and Riviera Beach. In addition, the construction of Accessory Dwelling Units (ADUs) is prohibited by current zoning in single and two-family neighborhoods, which prevents homeowners from constructing an ADU on their single-family residential property. Lastly, height limitations (55ft maximum) in areas of high opportunity, including Transit-oriented Districts (TODs), make this a key barrier to producing new affordable housing.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities? Lake Worth Beach CRA and Riviera Beach CRA want to develop new zoning and land use policy to allow for the construction of ADUs by right for all existing properties approved for single-family residential units, and as a condition for all residential developments without ADUs being counted for the purposes of land use density calculations. Furthermore, both jurisdictions want to develop new zoning and land use policy to remove or prevent height restrictions in high opportunity neighborhoods to facilitate the development of new affordable housing.

Key Barrier #03: Infrastructure constraints

Why is this barrier considered a key barrier to producing or preserving affordable housing? Both Lake Worth Beach and Riviera Beach have documented problems with aging water and roadway infrastructure that are inefficient for new construction, rendering existing units unsafe with boil water notices, and causing safety issues for pedestrians in commercial and residential areas due to a lack of sidewalks and pedestrian crosswalks.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities?
Through the *Pathways Home* project, we want to create a dedicated infrastructure fund to finance the installation of underground utilities, sidewalk improvements in high opportunity areas where we have identified potential new affordable housing projects. Also, investing infrastructure funds towards the elevation of existing structures due to their location in documented flood zones throughout both communities to preserve existing affordable housing.

Key Barrier #04: Availability of financing and subsidies for affordable housing

Why is this barrier considered a key barrier to producing or preserving affordable housing?
Neither Lake Worth Beach, nor Riviera Beach, are HUD entitlement communities which severely limits our abilities to dedicate annual funding allocations to affordable housing projects. Both CRAs have to rely on tax credit programs and leveraging resources from our regional housing and supportive services providers to achieve our affordable housing goals, which makes it very difficult to create a dedicated revenue stream on an ongoing basis.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities?
Through the *Pathways Home* project, we want to establish an affordable housing seed fund to provide financial incentive for affordable housing projects by filling in gaps for the construction or new and rehabilitation of existing affordable housing, expanding down-payment assistance opportunities, and establishing Individual Development Accounts (IDAs) for new homebuyers in both communities.

Key Barrier #05: Availability of education on the benefits of homeownership for minority populations

Why is this barrier considered a key barrier to producing or preserving affordable housing?
According to the 2022 American Community Survey 5-year estimates, the current homeownership rate in Lake Worth Beach is 60 percent and 64.7 percent for Riviera Beach, which means that over 35% of our communities' residents rely on rental housing. Furthermore, the average household size in both communities is 3+ persons, with average contract rent for 2+ bedrooms being over \$2,000 per month. That means that in order for a rental home for a family of three to be affordable, the household income would have to be \$81,000 annually to avoid being cost burdened. The median household income in Lake Worth Beach is \$58,852 and \$73,490 in Riviera Beach, both well under the \$81,000 threshold. Without readily available resources and tools to educate our residents on the benefits of buying their own home versus renting, we are essentially fostering the culture of our residents pouring their hard earned money down the drain instead of investing in their long-term financial security, especially our minority populations.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities?
Through the *Pathways Home* project, we want to expand our existing homebuyer education programs by partnering with local housing and supportive providers to provide much needed credit counseling and other educational programs to low- to moderate-income residents and provide direct financial assistance in the form of down-payment assistance and individual development accounts (IDAs) in order to set them up for success in their own affordable home.

Key Barrier #06: Unfair credit requirements that prevent low- to moderate-income persons from securing home loans

Why is this barrier considered a key barrier to producing or preserving affordable housing? The most common problem with getting first-time homebuyers approved for a home loan in both of our communities is bad credit. Furthermore, the most common reason for low credit scores is defaulted student loans. According to the *Education Data Initiative*, there are over 3 million Americans who have student loans in default status in 2024. The average delinquency rate in Florida is 11 percent of all college graduates. When it comes to defaulted student loan status for minority populations, the U.S. Department of Education reports an average 21.8 percent of Black/African American and 10.1 percent of Hispanic/Latino recently graduated student loan borrowers have defaulted on a student loan. A defaulted student loan can drop a credit score by 50-90 points depending on how long the loan has been in default status, making it virtually impossible to meet the minimum credit requirement of 620 to secure a conventional home loan through a reputable financial institution.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities? Through the *Pathways Home* project, we want to attack this key barrier head on through the expansion of a credit counseling program that provides one-on-one support between a financial expert and a first-time homebuyer to address and remediate credit score problems and reducing financial debt to be better equipped to purchase and maintain affordability in their households for generations to come.

Key Barrier #07: Aging housing stock

Why is this barrier considered a key barrier to producing or preserving affordable housing? Of the fifteen (15) census tracts and block groups sampled in Lake Worth Beach, seven (7) residential areas have 81 percent or higher of homes built before 1980, and between 67-80 percent of those homes have at least one common housing problem (overcrowded, lacking complete kitchen facilities, lacking complete plumbing, cost burdened). Likewise, of the sixteen (16) census tracts and block groups sampled in Riviera Beach, three (3) residential areas have 81 percent or higher of homes built before 1980, and between 53-67 percent of those homes have at least one common housing problem. The high amount of homes in need of repair or replacement severely outpaces the amount of funding we can provide to preserve them and maintain their affordability.

How will this key barrier be addressed in this Proposal using PRO Housing eligible activities? Through the *Pathways Home* project, we want to establish an affordable housing seed fund for both communities to raise the current average rehabilitation maximum of \$10,000 per home to address aging housing stock problems. Our intent is to leverage this seed fund with other community resources available from local housing and supportive services providers to assist low- to moderate-income families.

Exhibit D Soundness of Approach

What is your vision?

The *Pathways Home* project has one overall arching goal in mind: to improve the overall quality of life of Lake Worth Beach and Riviera Beach low- to moderate-income residents by removing identified barriers to affordable housing in our communities through policy and regulation changes, dedicate funding for infrastructure improvements needed to support the development of affordable housing, creation of dedicated seed funds for production and preservation of affordable housing, and expansion of established internal *Homebuyer Club* programs to include down payment assistance and expanded credit counseling. Our *Approach* is simple, we plan to build off of the success of our established housing programs by utilizing Federal funds to create or expand program objectives through the use of our own internal capacity and procuring a dedicated Consultant to assess and monitor implementation progress and fast track approvals. We intend to carry out our *Approach* through an institutional delivery system that includes both direct delivery of services by the Lake Worth Beach CRA and Riviera Beach CRA, and implementation of project activities by local housing and supportive service providers, known as *Project Collaborators*, in an effort to increase community outreach and encourage participation and benefit from our most vulnerable resident populations (i.e., very-low, low-income, persons with special needs, homeless persons and families, etc.).

Pathways Home Project Collaborators

The Lake Worth Beach CRA and the Riviera Beach CRA intend to partner with local, established housing and supportive services providers in the region to implement *PRO Housing* grant funded projects and activities throughout the performance period and beyond. The following is a list of *Project Collaborators*, who have existing relationships and a proven track record for success with the Lake Worth Beach CRA or the Riviera Beach CRA and have agreed to assist us with achieving the goals, objectives and outcomes included in this grant proposal.

- **Community Partners of South Florida**
- **Habitat for Humanity of Greater Palm Beach**
- **The Community Land Trust of Palm Beach County and the Treasure Coast**
- **City of Lake Worth Beach**
- **City of Riviera Beach**
- **Riviera Beach Community Development Corporation (CDC)**

Pathways Home Proposed Activities

In an effort to best demonstrate our intended purposes for the *Pathways Home* project, we developed a list of *PRO Housing* Program eligible activities and linked them to HUD National Objectives and identified key barriers to affordable housing production and preservation in order to create a roadmap for the types of projects we want to implement with *PRO Housing* Program funds. The following table represents the eligible project activities we want to address during the anticipated grant performance period of 1/31/2025 – 9/30/2030:

Program Priority Activity Category	Planning and policy activities supporting affordable housing.
Eligible Activities (Section F.2.i of NOFO document)	A. Developing or updating housing plans, community development strategies, and zoning and land use policies such as overlays to encourage multifamily and mixed- use development or access to affordable housing, floating zones (such as redevelopment, workforce housing, or live/work zones in high opportunity areas), incentive zoning, transit-oriented development zones, floodplain management or climate resilience plans, or ordinances to encourage housing development or preservation
	C. Developing proposals for new by-right permitting procedures to streamline affordable housing development and reduce discretionary approvals
	E. Expanding existing affordable housing incentive programs to wider geographies, including high-opportunity neighborhoods
	H. Developing proposals to streamline and modernize local permit processing, such as by enabling one-stop or parallel-process permitting
	M. Establishing incentive programs, designing pre-approved floorplans, or introducing more flexible zoning to enable and promote accessory dwelling units
	Q. Developing proposals to restructure fee schedules to eliminate burdensome costs for affordable housing development
Key Barriers Addressed	<ol style="list-style-type: none"> 1. Zoning and land use controls 2. Permitting procedures and approval timing and predictability 3. Availability of financing and subsidies for affordable housing
HUD National Objective	Benefitting low- and moderate-income persons
HUD PRO Housing Objectives	<ol style="list-style-type: none"> 1. Further develop, evaluate, and implement housing policy plans 2. Improve housing strategies
Program Priority Activity Category	Development Activities.
Eligible Activities (Section F.2.ii of NOFO document)	A. Financing the construction or rehabilitation of affordable housing
	B. Acquisition or disposition of land or real property for the development of affordable housing
Key Barriers Addressed	<ol style="list-style-type: none"> 1. Availability of financing and subsidies for affordable housing
HUD National Objective	Benefitting low- and moderate-income persons

HUD PRO Housing Objective	Facilitate affordable housing production and preservation
Program Priority Activity Category	Infrastructure Activities.
Eligible Activities (Section F.2.iii of NOFO document)	A. Installing new utilities and/or infrastructure improvements necessary for the development or preservation of affordable housing
	D. Increasing community resilience by investing in infrastructure improvements and nature-based solutions to mitigate the impacts of disasters, natural hazards, and extreme weather (such as flood walls, green stormwater management systems, landscaping to reduce heat islands, and elevating existing structures), for the preservation of affordable housing and to make areas suitable for new affordable housing investment.
Key Barriers Addressed	1. Infrastructure constraints
HUD National Objective	Benefitting low- and moderate-income persons
HUD PRO Housing Objective	Facilitate affordable housing production and preservation
Program Priority Activity Category	Preservation Activities.
Eligible Activities (Section F.2.iv of NOFO document)	B. Establishing loan or grant programs with affordability requirements or other mechanisms for rehabilitation of existing affordable housing units
	G. Establishing an affordable housing preservation seed fund
	L. Providing homebuyer education, assistance, appraisal programs, and other educational programs for LMI residents
Key Barriers Addressed	1. Availability of financing and subsidies for affordable housing 2. Availability of education on the benefits of homeownership for minority populations 3. Unfair credit requirements 4. Aging housing stock
HUD National Objective	Benefitting low- and moderate-income persons
HUD PRO Housing Objective	Facilitate affordable housing production and preservation

Table 6: Pathways Home Proposed Activities

Pathways Home Proposed Project Descriptions

Project #01: Policy Reform

Project Description: Conduct an analysis of Community Sustainability’s review and permitting process in relation to affordable infill housing projects and limited staff capacity. Create an ombudsman Consultant role, via an outside contractor, to fast-track reviews for affordable units. In addition, the Lake Worth CRA and Riviera Beach CRA, via a Consultant, want to establish

broader incentive programs, design pre-approved floorplans or introducing more flexible zoning to enable and promote ADUs on single-family or two-family properties. Lastly, we want to produce proposals to reduce impact fees, especially utility fees, to both City governments on the construction of new affordable housing units.

Project #02: Establish a dedicated fund for infrastructure improvements to support the construction of new affordable housing in high opportunity areas

Project Description: Create an internal loan program to finance the planning and construction costs for the installation of new, underground utilities and other infrastructure improvements in an effort to encourage housing developers to construct new, affordable housing projects in high opportunity areas targeted for affordable housing production and preservation.

Project #03: Establish an Affordable Housing Development Fund and Affordable Housing Preservation Seed Fund

Project Description: Create an Affordable Housing Development Fund to incentivize developers to construct or designate affordable housing units in high opportunity areas and create an Affordable Housing Preservation Seed Fund to increase the current \$10,000 maximum for rehabilitation of single-family homes for low- to -moderate-income families.

Project #04: Expand Homebuyer Education Programs

Project Description: Expand existing homebuyer education programs to include credit counseling, offer down payment assistance to new homebuyers to increase the affordability of a home, and establish individual development accounts for new homebuyers to save for the purchase and maintenance of a new home.

Project #05: Program Administration

Project Description: Funding for program administration costs including, but not limited to, staff salaries, legal costs, advertising costs, and other HUD eligible costs towards the operations of proposed HUD *PRO Housing* projects and activities.

How does this Proposal address key barriers to affordable housing production and preservation?

Key Barrier #01: Permitting procedures and approval timing and predictability

The current average approval process takes 120-180 days for review and approval of an affordable housing construction permit. We believe that with our proposed project to create an ombudsman Consultant role to create new permitting regulations and oversee the process of enacting the new regulations and implementation of the regulations, we can reduce permit approval times down to an average of 60 days, and reduce or eliminate this identified key barrier that is causing major delays and preventing developers from bringing new affordable housing projects to the table for consideration.

Key Barrier #02: Zoning and land use controls

By creating new policies and enacting more flexible zoning regulations to allow for Accessory Dwelling Units (ADUs) on single-family or two-family properties, homeowners can expand the

density of their own property by constructing additional separate dwelling units thus producing new affordable housing and eliminating the key barrier that prevents them from doing so today. It also addresses another issue that both communities face, which is the limited availability of developable land for affordable housing.

Key Barrier #03: Infrastructure constraints

Aging water/sewer and roadway infrastructure is a major barrier to developing new affordable housing in both Lake Worth Beach and Riviera Beach. In addition, with both communities' proximity to the Atlantic Ocean and being located in documented flood zones, there is a higher risk for excessive flooding and power outages during natural disasters. Therefore, having a dedicated fund for infrastructure improvements to address these issues in areas targeted for the development of new affordable housing would greatly reduce or eliminate this key barrier, especially in high opportunity areas, such as our downtown districts.

Key Barrier #04: Availability of financing and subsidies for affordable housing

Our Proposal intends to reduce or eliminate this key barrier to production and preservation of affordable housing in two ways: 1) Establishing an Affordable Housing Development Fund to incentivize affordable housing developers to construct new affordable housing or provide subsidies to designate more units as affordable in mixed-income properties in high opportunity areas, such as our downtown districts; and 2) Establishing an Affordable Housing Preservation Seed Fund to raise the current maximum of \$10,000 available through our established rehabilitation programs for low- to moderate-income homeowners, including repairs related to climate resilience.

Key Barrier #05: Availability of education on the benefits of homeownership for minority populations

Through establishing an Affordable Housing Preservation Seed Fund, we intend to expand our current new homebuyer programs to include downpayment assistance and expand individual development accounts (IDA) for eligible homebuyers to save towards the purchase of a new affordable home while they undergo the homebuyer education process.

Key Barrier #06: Unfair credit requirements that prevent low- to moderate-income persons from securing home loans

As mentioned previously, bad credit is the top reason that new low- to moderate-income homebuyers are denied a conventional home loan in our communities. To reduce or eliminate the key barrier or unfair credit requirements, we intend to expand our homebuyer education programs to include credit counseling provided by local financial experts through our proposed Affordable Housing Preservation Seed Fund.

Key Barrier #07: Aging housing stock

As previously stated in *Exhibit C: Need* of this grant proposal, between 53-67 percent of homes built before 1980 in both communities face at least one common housing problem and need repair

or rehabilitation to remain or regain its affordability. Therefore, we propose to utilize *PRO Housing* funds through the Affordable Housing Preservation Seed Fund to reduce or eliminate this key barrier to affordable housing preservation by rehabilitating substandard homes in both of our communities and increase the affordability of our neighborhoods. With a streamlined process, these improvements can be done faster and for less money.

How does this Proposal compare to similar efforts and how lessons learned from those efforts have shaped your Proposal?

We know from previous experience with changing regulations to relax some of the zoning requirements in various residential areas that we can reduce fees for developers (about 20 percent) by taking away burdensome requirements such as the requirement of multiple parking spaces, underground sprinklers, and high utility impact fees to the City governments for new construction through our past efforts with the Neighborhood Stabilization Program (NSP2). Furthermore, permitting times were previously reduced by implementing a concierge review of plans. This saved 4-8 weeks on average. With this Proposal, we want to focus our efforts on reinstating regulations that reduce impact fees and shorten permitting review and approval times, and add new policy that incentivizes developers to include affordable units in mixed-income developments to increase the production of affordable housing without breaking ground on new development projects. Our plan to create an ombudsman Consultant role to implement and monitor these processes and prevent the regulations from being canceled at the conclusion of the grant performance period was designed from the lessons learned at the conclusion of the Neighborhood Stabilization Program.

In regards to enacting ordinances to allow for Accessory Dwelling Units (ADUs), we have learned that it is possible to successfully change this regulation because there is a current ordinance in Lake Worth Beach that allows for the construction ADUs in multi-family neighborhoods. However, when the City attempted to allow the construction of ADUs in single-family/two-family neighborhoods, the residents protested and the ordinance was canceled. In this Proposal we want to use the ombudsman Consultant to develop the ordinance and hold public meetings to educate the public on the benefits of increasing the density of a property and the effect it can have on raising the value of the home.

Our previous efforts to address the aging roadway and lack of sidewalks for pedestrian safety have made a big impact in both of our communities, with Lake Worth Beach's \$40 million roadway infrastructure project and Riviera Beach's improvements to Linear Park and Health Trail, but the biggest lesson learned is that the need still greatly outweighs the availability of funding for these types of projects. With proposed activities in the *Pathways Home* project, we want to focus a dedicated funding stream for infrastructure improvements in high opportunity areas and areas specifically targeted for affordable housing projects in order to avoid the pitfall of running out of funds before a project is finished.

Our efforts in the last 10+ years to produce or preserve affordable housing in both communities have been our greatest success by far. The Lake Worth Beach CRA has produced or preserved over 400 affordable units in our communities and the Riviera Beach CRA has developed 16 new affordable homes and secured site plan approval and ownership for two major townhouse/mixed-use developments totaling more than 52 for sale townhomes, 42 apartments and 4,000 SF of

commercial space. From these past efforts we have learned that the cost of new construction and major rehabilitation of substandard homes can reduce the overall impact of eliminating barriers to affordable housing, so with the *Pathways Home* project we are proposing to develop an Affordable Housing Development Fund and an Affordable Preservation Seed Fund so that both communities can work as a team to target new projects that will have a bigger impact on removing the identified key barriers in this Proposal.

Lastly, our established Homebuyer Clubs have taught us a lot about implementing homebuyer education programs and providing direct financial assistance towards the purchase of a new home for low- to moderate-income homebuyers. Since their establishment, over 150 new homebuyers received down-payment and closing cost assistance through our partnerships with Community Partners of South Florida. This is how we learned that bad credit is the most common reason for a new low- to moderate-income homebuyer being denied for a conventional home loan. We want to overcome this pitfall and strive to eliminate the barrier of unfair credit requirements by expanding our education programs to include one-on-one credit counseling services by a local financial expert during the review and approval process.

How does this Proposal advance or complement existing planning initiatives, updates to local land use policies, services, other community assets?

Our Proposal builds upon lessons learned over the years by making the process easier and more straightforward. It reduces time and thus expense. Zoning is a great tool to use but if too many requirements are placed on developers or if permitting takes weeks or months, it may not be worth a developer's time to invest in our cities. Impact fees are increasing every year and without some funding to lower these fees, homes for low-income families (less than 80% of AMI) is extremely difficult if not impossible.

What are your communities' most significant environmental risks and how does this Proposal align with them to efficiently promote community resilience?

The two most significant environmental risks in both of our cities is excessive flooding and overhead powerlines that are greatly impacted by trees falling on them during natural disasters. With this Proposal, we plan to dedicate funding to the installation of underground utilities and flood mitigation strategies to address these risks and promote community resilience. The City is becoming increasingly aware of planting the right tree in the right area and using more native species which require less watering.

What roadblocks might impede the implementation of this Proposal?

The biggest roadblock we could face during the implementation of this Proposal is time. We need reviews of the current system done immediately and to let affordable housing developers know that many of the obstacles have been eliminated or reduced so they will want to develop in our cities. Processes must be sped up and cursory reviews needed to save time on the processing of site review.

What is your geographic scope?

Pathways Home preservation projects will take place in targeted census tracts of Lake Worth Beach and Riviera Beach, as determined by neighborhood demographics and areas with the most need for affordable housing preservation opportunities. The following table lists the census tracts and block-groups that have targeted for affordable housing preservation opportunities, as well as the percentage of low- to moderate-income households and racial composition of households within each of the targeted census tracts and block-groups.

Jurisdiction	Census Tract/Blckgrp	% of LMI Households	% Racial Composition by Census Tract/Blckgrp	
Lake Worth Beach	44.02/1	72.88	White only	38-58
			Black/AA*	4-13
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	47-71
	45/3	97.26	White only	17-38
			Black/AA*	27-53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	47-71
	50/3	83.76	White only	38-58
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	28-47
	51.01/1	72.44	White only	0-17
			Black/AA*	27-53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	>71
	51.01/2	98.58	White only	0-17
			Black/AA*	27-53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	>71
	51.02/1	86.68	White only	0-17
			Black/AA*	27-53
			AI/AN**	0-2
			Asian	0-6

			NH/PI***	0-2
			Hispanic	47-71
	51.02/2	69.96	White only	0-17
			Black/AA*	27-53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	47-71
	52.02/1	66.67	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	28-47
	52.02/2	83.17	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	28-47
	52.03/1	58.48	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	28-47
	52.03/2	63.89	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	28-47
	52.04/2	69.06	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	47-71
	52.04/3	67.14	White only	17-38
			Black/AA*	13-27
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	47-71
	53/1	72.26	White only	58-76

			Black/AA*	4-13
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	53/3	65.61	White only	58-76
			Black/AA*	4-13
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
Riviera Beach	12/1	64.52	White only	17-38
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	12/2	61.3	White only	17-38
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	12/4	76.97	White only	17-38
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	13.01/1	75.62	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	13-28
	13.01/3	90.55	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	13-28
	13.02/1	77.69	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6

			NH/PI***	0-2
			Hispanic	0-13
	13.02/2	77.05	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	13.02/3	73.42	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.02/1	82.5	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.03/1	100	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.03/2	61.97	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.04/1	80.21	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.04/2	74.17	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	14.04/3	74.33	White only	0-17

			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	15/2	98.08	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13
	15/3	61.32	White only	0-17
			Black/AA*	>53
			AI/AN**	0-2
			Asian	0-6
			NH/PI***	0-2
			Hispanic	0-13

Table 7: Pathways Home Project Targeted Census Tracts

Source: HUD CPD Mapping Tool, 9/24/2024

**AA – African American*

***AI/AN – American Indian/Alaska Native*

****NH/PI – Native Hawaiian/Pacific Islander*

Our financial assistance and education programs for first-time homebuyers will be made available on a city-wide basis for eligible low- to moderate-income residents.

How does this Proposal create affordable housing opportunities in high-opportunity areas?

In addition to the underserved communities where we intend to implement *PRO Housing* activities to create new affordable housing opportunities, we also intend to use *PRO Housing* dollars through the proposed Affordable Housing Development Fund to provide subsidies to developers to lower the cost of units in mixed-income developments to make them more affordable to low- to moderate-income renters and homebuyers in our downtown districts, which are both considered high-opportunity areas in both Lake Worth Beach and Riviera Beach. Not only do our downtown districts have most of the common indicators of a well-resourced neighborhood (low poverty and unemployment; access to high achieving schools; income diversity; etc.) there is undeveloped or under-utilized land. It is also one of the few areas where only two stories are allowed by right.

Who are your key stakeholders? How are you engaging them?

Our key stakeholders for the *Pathways Home* project include, but are not limited, to our *Project Collaborators*, *City of Lake Worth Beach*, *City of Riviera Beach* and local private housing developers who have established working relationships with the Lake Worth Beach CRA and the Riviera Beach CRA on past and current projects and programs related to affordable housing production and preservation.

Prior to the development of this grant application proposal, we conducted e-mail and teleconference correspondence notifying our key stakeholders of the intent to apply for *HUD PRO Housing Grant Program* funding and requested their support and participation in the development of the proposed activities and projects. Their feedback was used to formulate the objectives and implementation strategies of the projects described above in *Exhibit D* for the ones they will be providing assistance with the delivery of services for. In addition, we requested that they thoroughly review the *Draft for Public Comment* version of the Proposal during the public comment period and provide feedback on any suggested edits to make the Proposal stronger. We also requested that they issue a statement in their most recent newsletter or social media posts to inform their participants and beneficiaries of the proposed activities and projects we want to accomplish with *PRO Housing* funding and where to review the *Draft for Public Comment* version of the Proposal, provide feedback and attend the scheduled public hearing. The Lake Worth Beach CRA and Riviera Beach CRA will be posting advertisements for the public comment period and public hearing on our websites and social media in order to solicit feedback from low- to moderate-income residents who are also considered key stakeholders in the development of this Proposal.

It is our intent to continue outreach to new key stakeholders throughout the entirety of the period of performance via public notices, public meetings, and community workshops conducted by both the Lake Worth Beach CRA and the Riviera Beach CRA, and our *Project Collaborators* in an effort to achieve widespread outreach on a local and regional level. Furthermore, our outreach strategy will rely heavily on our *Project Collaborators* established clientele lists to bring forth eligible households to participate in the housing program services provided by the *Pathways Home* project.

How does your proposal align with requirements to affirmatively further fair housing?

Describe your plans to remove barriers to the development of affordable housing in well-resourced areas of opportunity. Based on the five (5) common indicators that determine a well-resourced neighborhood (low crime and poverty rates; access to public transportation; access to high-performing schools; local employment rates, demographics, socioeconomic status; and local income diversity), we have identified our downtown neighborhoods in Lake Worth Beach and Riviera Beach as the most well-resourced areas of opportunity based on them having at least 4 out of 5 community indicators present. The most common barrier to the development of affordable housing in these areas are the lack of availability of financing for the new development or subsidies for the reduction of price of existing affordable housing units. Therefore, we intend to utilize *PRO Housing* funds through a newly established *Affordable Housing Development Fund* to incentivize private housing developers to development new or designate existing affordable housing units in an effort to remove this barrier in our highest opportunity areas.

How will your proposal increase access for underserved groups to these areas? We hope to increase access to our high-opportunity areas by reducing the overall price of housing units and marketing these units to low- to moderate-income and minority populations looking to relocate to these areas.

What is the racial composition of the persons or households who are expected to benefit from your proposed grant activities? Based on the demographic information collected by our established

Homebuyer Clubs, a majority of participants are Black/African-American (up to 80 percent), followed by Latino/Hispanic (average 15 percent), and lastly White or Other (average 5 percent), so we anticipate very similar demographics benefitting from proposed PRO Housing grant activities, as well.

What are your budget and timeline proposals?

In addition to the detailed budgetary information provided in the *HUD 424-CBW Form* included in this grant proposal, the following table provides an overview of the requested budget allocation of *HUD PRO Housing Grant Program* funds to implement the proposed activities of the *Pathways Home* project.

Proposed Project Activity	Federal Dollars Requested	Non-Federal Match/Leverage	Proposed Implementation Timeline
Project #01: Policy Reform	\$700,000	\$175,000	2025-2028
Project #02: Establish a dedicated fund for infrastructure improvements to support the construction of new affordable housing in high opportunity areas	\$2,000,000	\$1,100,000	2025-2030
Project #03: Establish an Affordable Housing Development Fund and Establish an Affordable Housing Preservation Seed Fund	\$1,000,000	\$7,850,000	2025-2030
Project #04: Expand Homebuyer Education Programs	\$300,000	\$650,000	2025-2028
Project #05: Program Administration	\$400,000	\$384,000	2025-2030
Totals	\$4,400,000.00	\$10,159,000.00	

Table 8: Pathways Home Project Proposed Budget and Implementation Timeline Overview

Budget Narrative

Project #01: Policy Reform

Anticipated Budget: \$875,000

How was this amount determined? The grant application development team, comprised of Applicant and Subrecipient staff, and input from Project Collaborators, determined the proposed budget amount based on the estimated costs to procure a professional Consultant to fulfill the

ombudsman role for permitting process changes. Other costs include the development of new proposals for further regulation changes, including legal fees and advertising costs. We evaluated cost-effectiveness based on previous experience with policy reform efforts and procuring the type of Consultant necessary to fulfill this role.

Project #02: Establish a dedicated fund for infrastructure improvements to support the construction of new affordable housing in high opportunity areas

Anticipated Budget: \$3,100,000.00

How was this amount determined? A review of future capital project budgets, specifically looking for improvements in high-housing opportunity areas were compiled.

Project #03: Establish an Affordable Housing Development Fund and Establish an Affordable Housing Preservation Seed Fund

Anticipated Budget: \$8,850,000.00

How was this amount determined? A review of planned or proposed projects was completed and with that an average of gap funding used for the type of project was used based on older agreements. The number was then increased to try and account for the need of units in the Palm Beach area.

Project #04: Expand Homebuyer Education Programs

Anticipated Budget: \$950,000.00

How was this amount determined? We took the average budget for this program for the last few years, from both organizations and added increased funding to meet capacity.

Project #05: Program Administration

Anticipated Budget: \$784,000.00

How was this amount determined? This amount will cover the staff time needed to implement and supervise the program. Cost of running and maintaining the Homebuyer Education Programs as well as Legal and Agent cost for purchasing properties and establishing the seed funds for both infrastructure and housing development.

What projects will you scale back or remove if HUD does not fully fund this Proposal? What is the minimum funding amounts that would allow you to carry out this Proposal?

In the event we are not awarded the full amount of grant funds requested, we would first elect to scale back the proposed infrastructure improvements because they account for a large part of our overall budget due to the high planning and construction costs that they require. The second project we would elect to scale back would be the Affordable Housing Development fund by finding alternative funding in order to get the fund up and running. A minimum amount of \$1,000,000 would allow us to focus on policy reform issues (process review, timing increases, high impact fees, etc.) and expanding our homebuyer education programs to have an impact on as many households as possible. We do not anticipate that the removal or scaling back of activities would have a major impact on the proposed geographic scope in this Proposal.

What is your proposed schedule for completing all of the proposed activities prior to the performance period end date?

Proposed Project	Sub-Tasks	Sub-Task Timing (in months)	Proposed Project Completion Date
Project #01: Policy Reform	Procure Consultant	6	2028
	Review City Processes	12	
	Develop Policies	12	
	Enforce Policies	12	
Project #02: Establish a dedicated fund for infrastructure improvements to support the construction of new affordable housing in high opportunity areas	Establish Fund	6	2030
	Identify projects	12	
	Engineering & Design	18	
	Construction	24	
Project #03: Establish an Affordable Housing Development Fund and Affordable Housing Preservation Seed Fund	Establish Fund	6	2030
	Develop incentive programs	12	
	Incentive programs in effect	18	
	Approve eligible homeowners for rehabilitation	48	
Project #04: Expand Homebuyer Education Programs	Contract with Project Collaborators	6	2028
	Create Plan to expand services	12	
	Implement new services	18	
Project #05: Program Administration	TBD	60	December 2030

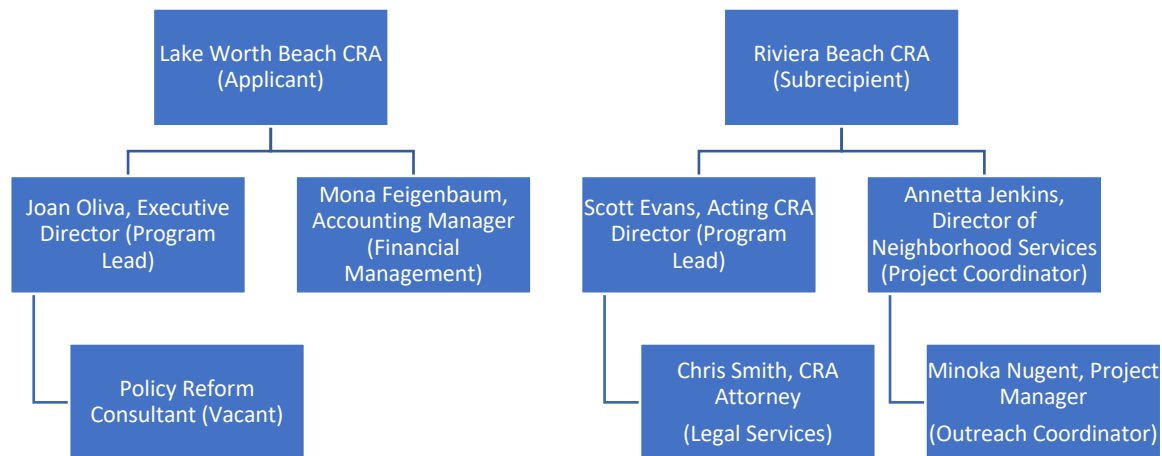
We anticipate that most obstacles can be lessened or removed within the first three (3) years of project implementation, but some of the proposed projects will continue through the proposed end date of the end of fiscal year 2030 to achieve maximum impact.

Exhibit E Capacity

What capacity do you and your Partner(s) have? What is your staffing plan?

In an effort to prove our capacity for managing a Federal grant of this size and scope, the Lake Worth Beach CRA and the Riviera Beach CRA have developed a *Staffing Plan* that clearly illustrates the organizational structure of the *Pathway Home* project and the anticipated roles and responsibilities of the *Applicant*, *Subrecipient*, and *Project Collaborators* involved in the implementation of project activities, in compliance with 2 C.F.R. Part 200 and *HUD PRO Housing Grant Program* guidelines.

Organizational Structure of Applicant and Subrecipient



Roles and Responsibilities of Applicant, Subrecipient, and Project Collaborators

The Lake Worth Beach CRA, led by Joan Oliva, Executive Director, will be the Applicant and Recipient of *PRO Housing* Program funds. The Lake Worth Beach CRA's primary role will be the lead agency responsible for all programmatic reporting, financial management, compliance with Federal regulations and Program requirements, monitoring Subrecipients and Project Collaborators, coordinating meetings with Subrecipient and Project Collaborator partners, and planning and daily operations of *PRO Housing* projects and activities.

The Riviera Beach CRA, led by Annetta Jenkins, Director of Neighborhood Services, will be the Subrecipient to the Lake Worth Beach CRA. The Riviera Beach CRA's primary role will be the secondary agency responsible for providing leverage, assisting with monitoring of Project Collaborator partners, and planning and daily operations of *PRO Housing* projects and activities.

We will procure an outside Consultant to fill the ombudsman role for coordinating and monitoring all proposed Policy Reform activities carried out with *PRO Housing* dollars.

Community Partners of South Florida, led by Lynda Charles, Housing Manager, will be a Project Collaborator. Community Partners of South Florida's primary role will be to manage the Lake Worth Beach CRA and Riviera Beach CRA *Homebuyers Clubs* and will participate in the daily operation of housing preservation and homebuyer education activities funded with *PRO Housing* dollars.

Habitat for Humanity of Greater Palm Beach County, led by Jennifer Thomason, CEO, will be a Project Collaborator. Habitat for Humanity of Palm Beach's primary role will be to coordinate rehabilitation and new affordable housing development projects through the proposed *Affordable Housing Development Fund* and *Affordable Housing Preservation Seed Fund* implemented with *PRO Housing* dollars.

Community Land Trust for Palm Beach and the Treasure Coast, led by Cindee LeCourse-Blum, Executive Director, will be a Project Collaborator. The Land Trust's primary role will be to coordinate grant leveraging and new affordable housing development projects through the proposed Affordable Housing Development Fund implemented with *PRO Housing* dollars.

The City of Lake Worth Beach, led by William Waters, Sustainability Director, will be a Project Collaborator. The City of Lake Worth Beach will coordinate with the Lake Worth Beach CRA on all proposed Policy Reform activities, related to housing and zoning oversight, funded with *PRO Housing* dollars.

Internal Capacity of Applicant, Subrecipient and Project Collaborators

The Lake Worth Beach CRA gained the necessary experience in project management, quality assurance, financial and procurement, and internal control capacity to launch, and manage Federal grant projects of similar size the scope through its successful implementation of Neighborhood Stabilization Program funds. Not only do we have the internal staff capacity to manage and implement these funds, but we also have the added support of the City of Lake Worth Beach and their internal controls and legal services at our disposal, as well.

The Riviera Beach CRA has gained the necessary experience in project management, quality assurance, financial and procurement, and internal controls through the management of large-scale development projects, as well as the award and management of Foundation grants from a large variety of national organizations.

Community Partners of South Florida is an established 501(c)(3) non-profit organization, located in Riviera Beach, Florida, comprised of six (6) internal Departments fully-staffed with experts in administration, behavioral and mental health, community services, housing and empowerment services, community solutions services, and development.

Habitat for Humanity of Greater Palm Beach County is an established 501(c)(3) non-profit organization, located in Delray Beach, Florida, has decades of experience with developing new affordable housing and identifying eligible homebuyers in our communities.

Community Land Trust for Palm Beach and the Treasure Coast is an established 501(c)(3) non-profit community based organization, located in Lake Worth Beach, Florida, that provides permanent affordable homeownership opportunities to families of low and moderate income. With an internal staff of talented housing managers, housing counselors, and a dedicated Board of Directors, the Land Trust has provided housing development, homebuyer counseling, coordinated housing services, mortgage financing assistance, and stewardship services for dozens of residents in both Lake Worth Beach and Riviera Beach through the *Homebuyer Club* programs.

Design and Development of the Pathways Home Project and PRO Housing Grant Program Application

The Lake Worth Beach CRA and the Riviera Beach CRA contracted with a professional grant writing and consulting firm, Langton Associates, Inc., to assist with the design of the *Pathways Home* project and the development of the *HUD FY24 PRO Housing Grant Program* application. Senior Public Affairs Consultant, Heather Pullen, worked with Lake Worth Beach CRA and Riviera Beach CRA staff to collect vital demographical and anecdotal data from credible resources and online HUD-sponsored mapping tools, as well as gain a thorough understanding of the Program's guidance and requirements to develop a successful grant application. The relationship between the Applicant, Subrecipient and Langton Associates, Inc. is intended to end upon submission of this grant application, but any longer-term relationship with regards to assistance with project administration and implementation would be determined after award of this grant application and would involve a formal procurement for consulting services, in accordance with 2 C.F.R. Part 200.320 formal procurement methods to be followed.

Experience with Civil Rights and Fair Housing Issues

Both Lake Worth Beach CRA, Riviera Beach CRA, and all of the Project Collaborators described in this Staffing Plan have extensive experience with civil rights and fair housing issues by providing education on fair housing rights and enforcing non-discrimination and affirmative marketing strategies in all of our *Homebuyer Clubs*. In addition, Lake Worth Beach CRA and Riviera Beach CRA have adopted housing policies and practices used to identify and prevent urban renewal, redlining, redevelopment, exclusionary zoning, predatory lending and other public policies that produce racial disparities and inequities in affordable housing. We also participate in Palm Beach County sponsored fair housing workshops on an annual basis, and sponsor Housing Fairs with our Project Collaborator, Community Partners of South Florida to educate the public on the benefits of homeownership.

Exhibit F Leverage

Are you leveraging other funding or non-financial contributions?

In order to maximize the benefit of the Federal dollars allocated towards *Pathways Home* project proposed activities, the Lake Worth Beach CRA, the Riviera Beach CRA, and nearly all of the *Project Collaborators* who will be implementing the proposed activities have been asked to commit leverage in the form of financial and non-financial contributions. The following table describes the *Applicant*, *Subrecipient* and *Project Collaborators*' leverage commitments by amount and leverage type. Official, signed Leverage Commitment Letters can be reviewed as *Attachment 2* of and will be included in the final submission of this grant application proposal.

Organization Providing Leverage	Leverage Type (Financial or Non-Financial)	Amount of Leverage Committed (if applicable)	Firmly Committed? (Y/N)
Lake Worth Beach CRA	Financial Non-Financial	\$2,300,000 \$ 484,000	Y
City of Riviera Beach	Financial	\$2,450,000	Y
Riviera Beach CRA	Financial	\$2,325,000	Y
Riviera Beach CDC	Financial	\$ 750,000	Y
Community Partners of South Florida	Financial	\$ 250,000	Y
Habitat for Humanity of Greater Palm Beach, Inc.	Financial	\$ 800,000	Y
Community Land Trust of Palm Beach County and the Treasure Coast	Financial	\$ 800,000	Y
Total:		\$10,159,000.00	

Table 10: Pathways Home Project Leveraging Chart

Exhibit G Long-Term Effect

What permanent, long-term effect will your proposal have? What outcomes do you expect?

The overall goal of the *Pathways Home* project is further affordable housing production and preservation efforts in our communities through the reduction or removal of the seven (7) key barriers to affordable housing identified in *Exhibit C – Need* of this grant proposal. Prior to the end of the anticipated grant performance period of December 31, 2030, we plan to achieve the following outcomes with the completion of the proposed projects and activities in *Exhibit D – Soundness of Approach* of this grant proposal:

Project #01: Policy Reform

Objective 1.1: Conduct an analysis of Community Sustainability’s review and permitting process in relation to affordable infill housing projects and limited staff capacity. Create an ombudsman Consultant role, via an outside contractor, to fast-track reviews for affordable units.

Key Barrier Addressed for Reduction or Removal: Permitting procedures and approval timing and predictability

Anticipated Outcome: Reduce permitting times from 120-180 days to 60 days

Permanent, long-term effect: Faster permit approval times will remove the this key barrier to affordable housing production and preservation by reducing the roadblock of major delays that prevent developers from bringing new affordable housing projects to the table for consideration.

Objective 1.2: Establish broader incentive programs, design pre-approved floorplans or introducing more flexible zoning to enable and promote ADUs on single-family or two-family properties.

Key Barrier(s) Addressed for Reduction or Removal: 1) Availability of financing and subsidies for affordable housing; and 2) Zoning and land use controls

Anticipated Outcome: Promote new development or designation of existing units as affordable in high opportunity areas, and expand density of existing single-family properties.

Permanent, long-term effect: Broader incentive programs for affordable housing developers will allow us to use *Affordable Housing Development Fund* dollars to buy-down existing units in high opportunity areas and enforce longer affordability restrictions to create long-term affordability and sell or rent them to low- to moderate income residents. Changing the regulations to allow single-family homeowners to construct ADUs on their existing properties not only removes the barrier that currently prevents them from doing so, but also addresses the issue of limited developable land in both communities targeted in this Proposal.

Objective 1.3: Produce proposals to reduce impact fees, especially utility fees, to both City governments on the construction of new affordable housing units.

Key Barrier Addressed for Reduction or Removal: Zoning and land use controls

Anticipated Outcome: Save affordable housing developers an average of \$2,500 to \$5,000 on the construction each affordable housing unit by reducing impact fees and utility fees.

Permanent, long-term effect: A reduction of impact fees benefits residents and communities by increasing housing affordability, stimulating economic growth, creating employment opportunities, and promoting environmentally and economically sustainable growth.

Project #02: Establish a dedicated fund for infrastructure improvements to support the construction of new affordable housing in high opportunity areas

Objective 2.1: Create an internal loan program to finance the planning and construction costs for the installation of new, underground utilities and other infrastructure improvements in an effort to encourage housing developers to construct new, affordable housing projects in high opportunity areas targeted for affordable housing production and preservation.

Key Barrier Addressed for Reduction or Removal: Infrastructure constraints

Anticipated Outcome: Identify feasible infrastructure improvements projects directly associated with areas targeted for new affordable housing development and in the least, begin the engineering and design processes for future installation or construction.

Permanent, long-term effect: Upgrading utilities from above ground to below ground will increase the estimated useful life for up to an additional 60-70 years and will help prevent catastrophic failure of utility systems during hurricanes or other extreme weather events. Our proposed project activities involving the having a dedicated fund planning and construction costs will reduce this barrier greatly considering there is no other alternative for either CRA.

Project #03: Establish an Affordable Housing Development Fund and Affordable Housing Preservation Seed Fund

Objective 3.1: Create an Affordable Housing Development Fund to incentivize developers to construct or designate affordable housing units in high opportunity areas.

Objective 3.2: Create an Affordable Housing Preservation Seed Fund to increase the current \$10,000 maximum for rehabilitation of single-family homes for low- to -moderate-income families.

Key Barrier Addressed for Reduction or Removal: Availability of financing and subsidies for affordable housing

Anticipated Outcome: Identify a minimum of 20 properties (10 per community) to target to use affordable housing development or preservation funds towards during the period of performance.

Permanent, long-term effect: By providing financing and subsidies towards the development of new affordable housing or preservation of existing affordable housing, you can extend the affordability of the unit up to 30 years and lower the cost of the home for low- to moderate-income homebuyers or homeowners.

Project #04: Expand Homebuyer Education Programs

Objective 4.1: Expand existing homebuyer education programs to include credit counseling, offer down payment assistance to new homebuyers to increase the affordability of a home, and establish individual development accounts for new homebuyers to save for the purchase and maintenance of a new home.

Key Barrier(s) Addressed for Reduction or Removal: 1) Availability of financing and subsidies for affordable housing; 2) Availability of education on the benefits of homeownership for minority populations; and 3) Unfair credit requirements that prevent low- to moderate-income persons from securing home loans

Anticipated Outcome: Increase the number of participants in our established *Homebuyer Clubs* by dedicating *PRO Housing* dollars to down payment assistance and establishing individual development accounts for participants to save for the purchase of a new home. In addition, we would be able to expand services to include credit counseling from local experts to new, current and previously declined participants who are interested in re-entering the program.

Permanent, long-term effect: By serving more participants with the financing and education needed to become a new homeowner, we can reduce the number of renters in our communities and move them towards homeownership to better invest in their futures, especially for our underserved and minority populations.

What are your environmental risks and how does your Proposal align with addressing them?

Due to our communities’ close proximity to the Atlantic Ocean, climate-related natural hazard risks such as sea level rise, and storm surge from extreme weather events are in every day concern for our jurisdictions. Enhancing the resilience of housing, infrastructure, and residents to those hazards are on the forefront of our priorities when proposing affordable housing production and preservation, and general improvements and upgrades to our existing water, roadway and utility infrastructure. According to the National Oceanic and Atmospheric Administration, *2022 Climate Change Vulnerability Assessment Update*, Palm Beach County experienced an estimated 0.5 feet in sea level rise between 1977 and 2020. The measurement was conducted at the Lake Worth Beach Pier and recorded a 3.81 millimeter (mm/year) (0.0125 ft/year) rise over the 43-year period. The latest major hurricane to affect Palm Beach County was Hurricane Ian (Category 5) in 2022, causing significant damage to residential properties due to tornadic activity. In 2017, Palm Beach County communities sustained an estimated \$303 million in damages from Hurricane Irma (Category 3) due to extreme wind gusts measuring up to 91 mph causing wide-spread power outages to over 566,970 electric customers, and \$3.6 million in damages to rental properties in Riviera Beach alone.

In an effort to promote resiliency and better protection of our housing and infrastructure assets, the *Pathways Home* project intends to incorporate resilient and/or energy-efficient features such as planting native vegetation, installing underground utilities, paving or re-paving roads, improving drainage capabilities and lift station capacity, and using sustainable materials to construct or preserve affordable housing through our proposed dedicated infrastructure fund, and *Affordable Housing Preservation Seed Fund* activities.

What do you consider success to look like at the end of the period of performance or beyond?

In an effort to illustrate how the *Pathways Home* project will measure success, we have developed a list of proposed metrics and targeted outcomes to best describe how our proposed grant activities will address affordable housing needs and/or barriers identified in *Exhibit C Need* section of this grant application proposal.

#	Proposed Metric	Targeted Outcome	Barrier Addressed
1	Affordability	<ul style="list-style-type: none"> Reducing housing cost burden by producing or preserving affordable housing with rent/mortgage costs at 30% or less of the area median income for renters and 25% or less for homeowners; and 	Availability of financing and subsidies for affordable housing

		<ul style="list-style-type: none"> • Providing financing that reduces the cost of the affordable housing unit for low- to moderate-income residents 	
2	Accessibility	<ul style="list-style-type: none"> • Reducing overcrowding by producing or preserving affordable housing that is larger than the traditional one-story, two bed-room, two-bathroom model; • Increasing affordable housing opportunities in areas of high opportunity • Expanding existing homebuyer financial assistance and education to increase participation and success 	<p>Zoning and land use controls</p> <p>Availability of financing and subsidies for affordable housing</p> <p>Availability of education on the benefits of homeownership for minority populations</p> <p>Unfair credit requirements that prevent low- to moderate-income persons from securing home loans</p>
3	Sustainability	<ul style="list-style-type: none"> • Installation of new or improvement of existing infrastructure to increase the capacity and estimated useful life of utilities, water, and roadway infrastructure; and • Installation of new or improvement of existing nature-based solutions to combat climate-change effects. 	Infrastructure constraints

Table 11: Pathways Home Project Proposed Metrics and Targeted Outcomes

In order to remove barriers to affordable housing production that have perpetuated segregation, or inhibited access to well-resourced neighborhoods of opportunity, the *Pathways Home* project intends to target protected class groups and other vulnerable populations through expanding access to education and the promotion of our proposed activities through our *Project Collaborator* partners, media ads and public announcement campaigns, and strengthen coalition partnerships between our communities to enact real change in land use and zoning restrictions for all of our residents. The programs we create, expand and implement under the *Pathways Home* project will be maintained by program income, future Federal funding, and local financial contributions and will continue to identify and address additional affordable housing needs and any new barriers to affordable housing production and preservation that arise for years to come.