

# WEST PALM BEACH

PY 2026

## Annual Action Plan



City of West Palm Beach

Department of Housing and  
Community Development

401 Clematis Street  
West Palm Beach, FL 33401

Annual Action Plan

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

As an entitlement community receiving U.S. Department of Housing and Urban Development (HUD) formula program funds, the City of West Palm Beach is required to submit a One-Year Annual Action Plan that provides a concise summary of the actions, activities, and specific federal and non-federal resources that will be used each year to develop strong, sustainable, and inclusive communities.

Creating opportunities that will support and empower low-income households and neighborhoods requires a multifaceted and comprehensive approach. The City of West Palm Beach has determined that to maximize the production of affordable housing, address the needs of homeless or special need persons, and provide services to its residents, it must commit to a variety of public/private initiatives and work toward integrative goals that focus on leveraging strategies both internally and across multiple City departments. The City is committed to extending and strengthening partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, where HUD funds can provide the maximum benefit in terms of unmet needs and limited resources.

Through a combination of statistical analysis and public input, the City has developed a plan that builds on existing local assets and coordinates a response to the needs of the community. The participation of City residents, community stakeholders, and guidance of public employees enriched the planning process for the Consolidated Plan and allowed the City to achieve a common vision and strategy for investments of annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) Program funds in addition to leveraging State Housing Initiatives Partnership (SHIP) Program funds and local funding sources. The proposed Consolidated Plan consists of three major sections: a housing and community development needs assessment, a housing market analysis, and a Strategic Plan that identifies those priority housing and community development needs and strategies. The Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. As mandated by HUD, the City has developed the 2026–2027 Action Plan.

West Palm Beach anticipates receiving the following grant amounts in the program year (PY) 2026.

- CDBG: \$947,465.00
- HOME: \$487,031.94

- HOPWA: \$3,788,905.00

The City of West Palm Beach agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code. The City of West Palm Beach will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

## **2. Summarize the objectives and outcomes identified in the Plan**

The Plan's objectives and outcomes are based on the needs assessment and support HUD's primary objectives under the formula programs, which include providing decent affordable housing, a suitable living environment, and economic opportunities for low to moderate income families and individuals.

The goals will be achieved through the performance framework of (1) availability/accessibility, (2) affordability, and (3) sustainability. During PY 2026 - 2027, based on the needs assessment, the City will focus on the following activities:

- Increasing the supply of affordable rental housing.
- Preserving the existing affordable housing stock.
- Providing housing and services to special needs populations, with an emphasis on eliminating homelessness.
- Increasing homeownership opportunities in areas of the City that have a below-average homeownership rate.
- Providing funding for public facilities and improvements.

## **3. Evaluation of past performance**

The evaluation of past performance is based on West Palm Beach's most recent Consolidated Annual Performance and Evaluation Report (CAPER), which was for the period that ended on September 30, 2025. The city reported on its cumulative performance for the first year of the 2025-2029 Consolidated Plan. The CAPER details the city's accomplishments in meeting the goals and priorities established in the Consolidated Plan.

The fourth-year CAPER included the following PY 2024-2025 highlights:

- CDBG

- Provided financial support for the Currie Park Redevelopment Project and expended \$1,287,996 for a multi-year project which is anticipated to be completed in 2027.
- HOME
  - HOME funds were expended to support the development of affordable rental housing for the Legacy at 45<sup>th</sup> Street project, which also combined available HOPWA funds.
- HOPWA
  - Provided tenant-based rental assistance and supportive services to individuals and families living with HIV/AIDS through a program administered by the Palm Beach County Housing Authority (PBCHA). These funds assisted 213 persons.

During the first year of the current Consolidated Plan, the City made progress towards meeting its Strategic Plan goals and continued to implement projects using prior years funding. The second CAPER for program year 2025 will be submitted to HUD on or before 12/31/2026.

#### **4. Summary of Citizen Participation Process and consultation process**

In preparation for the development of this Consolidated Plan, the City of West Palm Beach followed and exceeded the requirements of its current citizen participation requirements. The City's citizen participation process and consultation services included the following:

- One public hearing was held during the development of the Annual Action Plan, with a Needs Assessment Public Meeting held in person, with an option for participation virtually, and an additional public hearing was held during the City Commission meeting. The meetings were advertised in a newspaper of major circulation, published on the City's website and social media outlets, and announced in public meetings. The notice of public meetings was published in the Palm Beach Post on May 24, 2026 and June 20, 2026.
- Invitations to participate in the needs assessment meeting were sent to 105 stakeholder organizations.

The Draft 2026-2027 Annual Action Plan was made available to the public for a 30-day public comment period beginning Saturday, June 20, 2026 and ending Monday, July 20, 2026. The City published a notice in the Palm Beach Post on Saturday, June 20, 2026 to inform the public of the availability of the draft plan and included a summary of the proposed activities to be undertaken.

## **5. Summary of public comments**

A summary of the public comments received is included in the Citizen Participation attachment.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All public comments received were accepted.

## **7. Summary**

The City of West Palm Beach understands the importance of citizen participation in the Action Plan process. Citizen participation and stakeholder consultation are key components of the planning process. A well-designed citizen participation and consultation strategy was used to:

- Gather input on priority housing and community development needs.
- Increase coordination among consultation partners.
- Expand upon the outreach efforts of existing planning processes.
- Increase citizen feedback, buy-in, and support of Action Plan activities.

The citizen participation planning process provided important feedback from stakeholders and citizens during the development of the Annual Action Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Annual Action Plan and those responsible for the administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	West Palm Beach	Housing and Community Development
HOPWA Administrator	West Palm Beach	Housing and Community Development
HOME Administrator	West Palm Beach	Housing and Community Development

**Table 1 – Responsible Agencies**

### Narrative (optional)

The mission of the City of West Palm Beach HCD Department is to enhance the quality of life for its residents through the development of housing, social, and economic opportunities. The Department is committed to high standards of customer service in the administration and delivery of programs that are collaborative, innovative, and sustainable.

The City's HCD Department is the lead agency responsible for the oversight and administration of the CDBG Program, the HOME Program, and the HOPWA Program. The City works with nonprofit organizations either as subrecipients, developers, or Community Housing Development Organizations (CHDOs) for service delivery or housing development under each program.

The City executes a written agreement with each agency that receives funding and is responsible for monitoring all organizations that receive funding in accordance with the executed written agreement and the regulations that apply to the formula program.

### Consolidated Plan Public Contact Information

Jade Greene, Director  
Housing and Community Development  
401 Clematis Street, 3<sup>rd</sup> Floor  
West Palm Beach, FL 33401  
(561)-822-1276  
jagreene@wpb.org

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of West Palm Beach routinely coordinates with partner agencies and organizations in the administration, implementation, and evaluation of the CDBG, HOME, and HOPWA programs. In the development of the 2026 Annual Action Plan, The City sought input from partners and stakeholders through a direct emailed invitation to participate in the public needs meeting.

The invitation to participate was extended to a wide range of stakeholders, including affordable housing developers, broadband providers, fair housing organizations, public housing authorities, business leaders, neighborhood groups, and economic development organizations. Non-profit service providers invited to participate include organizations that serve the elderly, at-risk youth, persons with disabilities, veterans, health and welfare, the Continuum of Care (CoC), and organizations that serve the homeless population.

West Palm Beach conducted the needs assessment public meeting on June 9, 2026 at 5:30 p.m. Participants had the option to attend in-person or join virtually through a Zoom meeting link.

The city further engaged with stakeholders through its website, social media, and public service announcements. Outreach to engage community stakeholders was conducted via a public notice advertisement published in the Palm Beach Post on May 24, 2026, posting to the main page on the City's website, and on social media outlets. This provided every stakeholder, interested party, or resident with the opportunity to provide feedback.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The City of West Palm Beach reached out and consulted with stakeholders in the development of this plan. The first step in the consultation process was the identification of stakeholders that would be encouraged to participate in the citizen participation/consultation process. Once the agencies and organizations were identified, they received invitations to the public needs meetings and notified them of the availability of the draft plan for public review for the 30-day public comment period. In addition to these invitations, a public notice was placed in a newspaper of major circulation (*Palm Beach Post*) and information was posted on the City website, in the Mayor's weekly newsletter, and on social media. During the public needs meeting, stakeholders were informed of the opportunities to provide comments and feedback throughout the development of the 2026 Annual Action Plan. City Departments were also notified and encouraged to participate.

By using this method to seek public comment and participation, the City reached out to:

- Agencies that provide health, social, homeless, and housing services. Many of these providers focus on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.
- Economic Development organizations that foster entrepreneurship and job growth.
- Representatives from both the West Palm Beach Housing Authority (WPBHA) and the Palm Beach Housing Authority.
- Adjacent governments regarding priority non-housing community development needs, as well as local government agencies with metropolitan-wide planning responsibilities.
- Public and private agencies that address the needs of persons with HIV/AIDS and their families.

The City is a member of several committees organized by stakeholders and participates in regularly scheduled neighborhood outreach meetings. This includes, but is not limited to, regularly scheduled neighborhood association meetings, homeless Continuum of Care (CoC) meetings, and committees and subcommittees that focus on affordable housing. These meetings facilitate opportunities for the City and stakeholders to work together, communicate, and provide support on proposed activities. This open forum strategy reduces duplication of efforts and helps to identify unmet needs in the community. Also, by serving on these boards and encouraging participation of stakeholders in City committees, boards, and meetings, the City continues to maintain a working relationship with these organizations. Open communication with these groups helps to develop and encourage partnerships that may leverage funds for planned and future programs, projects, or developments. Currently, the City has expanded its collaboration efforts between mental health, public safety, housing, and nonprofits in combating homelessness.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City of West Palm Beach works closely with the Homeless and Housing Alliance (HHA) of Palm Beach County (the CoC lead agency), whose main function is to deliver a comprehensive and coordinated continuum of services for homeless individuals and families, families with children, veterans, and unaccompanied youth. This system's fundamental components include homeless prevention, outreach and assessment, emergency shelter, transitional housing, supportive services, permanent housing, and permanent supportive housing. The HHA includes community-based membership with representatives from government, business, formerly homeless individuals, law enforcement, banking, housing service providers, faith groups, education, veterans, healthcare, and concerned individuals. The Palm Beach County Department of Human Services continues its role as the lead entity for the HHA, which began in January 2006.

The Housing and Community Development Department (HCD), through its Community Services Division, is actively involved in addressing the needs of the homeless population through extensive outreach and engagement initiatives. The City refers some people who are experiencing or at risk of homelessness to the Senator Philip D. Lewis Homeless Resource Center or mainstream support services as appropriate. The City also supports the efforts of the HHA through direct delivery of programs for the homeless, including providing permanent housing, the Homeward Bound Program to assist with relocation, and referrals to support service providers. The City's department works closely with community partners such as St. Ann Place and the Healthcare District of Palm Beach County. Some of the services provided by these organizations include chronic disease management, mental health and substance abuse services, shower and laundry facilities, hygiene products, nutritious meals, mail services, and help with applications for disability and food stamps.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City of West Palm Beach is not a recipient of ESG funding. The City supports efforts to house and provide support services to persons experiencing homelessness. Through participation in the HHA (CoC) administered by the Palm Beach County Human Services, the City participates in the Countywide efforts to end homelessness. This organization has developed performance standards for coordinated intake and assessment, adopting Housing First core concepts, implementing Housing First standards, and establishing core components for rapid rehousing (RRH) and procedures for Homeless Management Information System (HMIS) administration.

By attending board meetings and events, receiving updates provided on the website, and maintaining open channels of communication, the City of West Palm Beach can better plan and work with the CoC in the goal of preventing and ending homelessness for vulnerable residents.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

#	Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Method of Consultation	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
1	City of West Palm Beach	Government— Local	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> <li>• Public Housing Needs</li> <li>• Homeless Needs— Chronically Homeless</li> <li>• Homeless Needs— Families with Children</li> <li>• Homelessness Needs—Veterans</li> <li>• Homelessness Needs— Unaccompanied Youth</li> <li>• Homelessness Strategy</li> <li>• Non-Homeless Special Needs</li> <li>• HOPWA Strategy</li> <li>• Market Analysis</li> <li>• Non-Housing Community</li> </ul>	Internal	Input on community, infrastructure, public services, homeless, and housing needs.

#	Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	Method of Consultation	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			Development Strategy <ul style="list-style-type: none"> <li>• Anti-Poverty Strategy</li> <li>• Lead-Based Paint Strategy</li> </ul>		
2	Vita Nova	Services- Youth Services- Housing	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> </ul>	Needs Assessment Meeting	Input on high cost of construction for impacts affordable housing and permitting process creates challenges with increased expenses.
3	West Palm Beach Downtown Development Authority	Planning Organization Business and Civic Leaders	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Economic Development</li> <li>• Other- Downtown Revitalization</li> </ul>	Needs Assessment Meeting	Input on housing affordability and community development needs.
4	RISE Coleman Park	Services—Housing Services—Employment Services—Education	<ul style="list-style-type: none"> <li>• Housing Needs Assessment</li> <li>• Non-Housing Community Development Strategy</li> </ul>	Needs Assessment Meeting	Input on housing affordability and impact of increased property assessments on low-and moderate-income homeowners.
5	Quantum Foundation/ Palm Beach Venture Philanthropy	Services—Employment Services—Education Services—Health Foundation	<ul style="list-style-type: none"> <li>• Housing Need Assessment</li> </ul>	Needs Assessment Meeting	Input on housing affordability and challenges to create affordable housing options in current market conditions.

#	Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Method of Consultation	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
6	Salvation Army	Services-homeless	<ul style="list-style-type: none"> <li>Housing Need Assessment</li> </ul>	Needs Assessment Meeting	Participation in public meeting on housing and community development needs.
7	PBCHA	PHA Services—Housing	<ul style="list-style-type: none"> <li>Housing Need Assessment</li> <li>Public Housing Needs</li> </ul>	Needs Assessment Meeting	Participation in public meeting on housing and community development needs.
8	Habitat for Humanity	Housing Services- Housing	<ul style="list-style-type: none"> <li>Housing Need Assessment</li> </ul>	Needs Assessment Meeting	Participation in public meeting on housing and community development needs.

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

West Palm Beach did not exclude any agencies or organizations in the consultation process for the 2026-27 Annual Action Plan. The City encouraged all organization types to participate in the consultation process and provide input for the plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
CoC Plan	HHA	The Strategic Plan goals match those of the CoC Plan.
Palm Beach County’s New Driving Industries Summary (2023)	Business Development Board of Palm Beach County	The document helped to inform the Market Analysis section of the Con Plan relating to economic development.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of West Palm Beach’s Strategic Plan Update (2022-2023)	City of West Palm Beach	The document helped to inform the Market Analysis section of the Con Plan relating to initiatives that may affect job and business growth.
Comprehensive Economic Development Strategy (CEDs) (2022–2027)	Treasure Coast Regional Planning Council	The document helped to inform the Market Analysis section of the Con Plan relating to economic development.
City of West Palm Beach Comprehensive Plan	City of West Palm Beach	Fair housing needs and barriers to affordable housing goals overlap with the Strategic Plan.
City of West Palm Beach Capital Improvement Plan (CIP) 24–28	City of West Palm Beach	The CIP aligns with the housing goals of the Strategic Plan.
West Palm Beach Climate Plan	City of West Palm Beach	These goals align with preserving affordable housing goals.
2024 PBC Housing Demand Report	Palm Beach County	These goals align with affordable housing creation goals.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

One of the priorities of the City of West Palm Beach is to work with all stakeholders in carrying out the goals and objectives of the Five-Year Consolidated Plan and the projects identified in this Annual Action Plan. The City will continue to maintain the lines of communication open between nonprofit and for-profit organizations, the local government, county government, and state and federal agencies. The needs that exist within the City cannot be addressed with the limited funding available. By working in partnership with other organizations who have a vested interest in serving very low- and low-income residents, the City can provide a comprehensive approach to an array of services to better meet the needs of individuals and families.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City followed the requirements for citizen participation outlined in the West Palm Beach Citizen Participation Plan, which requires each city to hold two public hearings regarding the use of CDBG, HOME, and HOPWA funds and a 30-day public comment period upon publishing the draft Consolidated Plan.

The City held a public Needs Assessment meeting on June 9, 2026 regarding the use of CDBG, HOME, and HOPWA funds. The City also held a public hearing at the end of the 30-day public comment period, on July 20, 2026.

Outreach also included outreach to stakeholders through an emailed invitation to participate in the Needs Assessment meeting, and representatives from 105 organizations that serve the community were invited

Citizen participation, including public meetings and the 30-day public comment period, helped guide the City in creating goals for this one-year period. Input received during the Needs Assessment meeting confirmed that housing affordability is a high priority.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English speaking persons: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public/Assisted Housing</p>	14 Members of the public attended the meeting	A summary is included in the Citizen Participation attachment.	N/A	<a href="http://www.wpb.org/housing">www.wpb.org/housing</a>
2	Internet Outreach	<p>Minorities</p> <p>Non-English speaking persons: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public/Assisted Housing</p>	N/A	None	N/A	<a href="http://wpb.org/housing">http://wpb.org/housing</a>

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English speaking persons: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public/Assisted Housing</p>	N/A	None	N/A	N/A
4	30-Day Public Comment period	Non-targeted/broad community	N/A	A summary is included in the Citizen Participation attachment.	N/A	N/A

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities  Non-English speaking persons: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public/Assisted Housing	TBD	TBD	N/A	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of West Palm Beach anticipates receiving federal grant funds totaling \$5,223,401.94 from HUD through the CDBG, HOME, and HOPWA programs during PY 2026–2027 (October 1, 2026–September 30, 2027). Over the course of the program year, the City will also have available unexpended funds from prior years and may generate CDBG and HOME program income, primarily from the repayment of default mortgages. Prior years' resources available to commit are as follows: CDBG—\$1,607,353, CDBG-CV—\$86,253, and HOME—\$1,463,568. Program income on hand available to commit includes the HOME program income of \$211,698.

In addition to federal resources, the City anticipates receiving non-federal public funding through the State Housing Initiatives Partnership (SHIP) Program. The SHIP Program is designed to meet the housing needs of very low-, low-, and moderate-income households, expand the production and preservation of affordable housing, and further the housing element of the City's Comprehensive Plan. During PY 2026–2027, the City expects to receive \$882,238 in SHIP funding, which will be used to leverage both HOME- and CDBG-supported housing projects and programs.

The City will continue to coordinate the use of federal and non-federal resources to address priority needs identified in the Consolidated Plan, including the production and preservation of affordable housing, services for individuals and families living with HIV/AIDS, and support for vital public services that improve the quality of life for low- and moderate-income residents and special needs populations. Leveraging SHIP, the City's Housing Trust Fund, and Community Redevelopment Agency (CRA) resources will help maximize the impact of federal dollars and advance the City's housing and community development goals.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public — Federal	<ul style="list-style-type: none"> <li>Acquisition</li> <li>Admin and planning</li> <li>Economic development</li> <li>Housing</li> <li>Public improvements</li> <li>Public Services</li> </ul>	\$947,465	\$60,000	\$0	\$947,465	\$2,932,987	The CDBG entitlement allocation from HUD for PY 2026 is \$947,465. This federal grant may leverage local grants and other public resources for public service activities as well as local, state, and federal resources public facility and infrastructure projects.
HOME	Public — Federal	<ul style="list-style-type: none"> <li>Acquisition</li> <li>Homebuyer assistance</li> <li>Homeowner rehab</li> <li>Multifamily rental new construction</li> <li>Multifamily rental rehab</li> <li>New construction for homeownership</li> <li>TBRA</li> </ul>	\$487,031.94	\$0	\$0	\$487,031.94	\$1,504,336.26	The HOME entitlement allocation from HUD for PY 2026 is \$487,031.94. This federal grant may leverage private and additional public resources and investment from developers for construction projects, first mortgages for homebuyers acquiring housing, and local funds through the City's HTF.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	Public — Federal	<ul style="list-style-type: none"> <li>• Permanent housing in facilities</li> <li>• Permanent housing placement</li> <li>• Short-term or transitional housing facilities</li> <li>• STRMU</li> <li>• Supportive services</li> <li>• TBRA</li> </ul>	\$3,788,905	\$0	\$0	\$3,788,905	\$10,470,571	The HOPWA entitlement allocation from HUD for PY 2026 is \$3,788,905. This federal grant may leverage rent payments made by HOPWA housing subsidy assistance recipients directly to private landlords and other non-HOPWA local or private resources from project sponsors.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of West Palm Beach also receives an annual allocation from SHIP in addition to CDBG, HOME, and HOPWA funding. For the year starting in July 2026, the City anticipates receiving \$882,238 in SHIP funding from the State of Florida, which will be used to leverage both HOME and CDBG housing projects and programs. The City has also established a local HTF that will be used to leverage federal funds. The fund is replenished through the sale of City-owned lots, interest generated from affordable housing development loans, or budgeted in the general fund.

The City is required to provide a specific percentage of funds from non-federal sources as a match for the HOME grant funds expended during the PY. The HOME program requires a minimum 25 percent match, which may be reduced by HUD if the City is distressed or suffered a presidentially declared disaster. The City of West Palm Beach tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program requirements. Matching funds may come from the SHIP Program, local HTF investments in affordable housing projects, the value of any donated land or real property, the value of waived fees or charges associated with HOME projects, and other resources as cited in 24 CFR 92.220.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

As required by Florida Statute 166.0451, the City must prepare an inventory list of all real property which the City or any dependent special district within its boundaries holds fee simple title and which are appropriate for use of affordable housing. Dependent special districts within West Palm Beach include the West Palm Beach CRA.

The inventory list includes the address, legal description or parcel control number, and assessed property value, specifies whether the property is vacant or improved, identifies the commission district where the parcel is located, and provides staff's recommendation for use or disposition. The inventory list can be accessed here: <https://www.wpb.org/Departments/Housing-Community-Development/Surplus-Property-for-Affordable-Housing-Purposes>

## **Discussion**

The City's resource estimates are based on the most current allocation letters and prior-year trends, but actual amounts may be adjusted as additional program income is received or as unexpended prior-year funds are reprogrammed. The City will continue to monitor federal and state legislative changes that could impact funding levels or eligible uses. If significant changes occur, the City will amend the Action Plan as required and ensure continued alignment with the Consolidated Plan's priority needs.

The City is also exploring partnerships with local employers and philanthropic organizations to further leverage federal and state resources, particularly for affordable housing and workforce development. These efforts are designed to maximize the impact of HUD funds and address the most pressing needs identified through community engagement and data analysis.

Finally, the City remains committed to transparency and will provide regular updates to stakeholders and the public regarding the status of anticipated resources and any adjustments made throughout the program year.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2026	2027	Affordable housing	N/A	Affordable Housing	HOME: \$365,274.94  HOME CHDO: \$73,055  HOPWA: \$3,472,500	- Rental units constructed: 2 household housing units  - Homeowner housing added: 2 household housing units  - TBRA/Rapid Rehousing: 205 households assisted
2	Homelessness Assistance and Public Services	2026	2027	Homeless; Non-homeless special needs; Non-housing community development	N/A	Homelessness and Public Services	CDBG: \$142,119  HOPWA: \$74,50	- Public service activities other than LMI housing benefit: 80 persons assisted  - HOPWA supportive services (case management): 205 persons assisted
3	Infrastructure and Public Facilities	2026	2027	Non-housing community development	N/A	Infrastructure	CDBG: \$615,853	- Public facility or infrastructure activities other than LMI housing benefit: 250 persons assisted
4	Administration	2026	2027	Administration	N/A	N/A	CDBG: \$189,493 HOME: \$48,702 HOPWA: \$241,905	Other: 0 other

**Table 6 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing</b>
	<b>Goal Description</b>	Increase and preserve the supply of affordable housing available to very low-, low-income, moderate-income, and middle-income West Palm Beach residents through new construction, rehabilitation, financing, pre-construction, home repair assistance, and emergency repair of rental and homeowner housing.
2	<b>Goal Name</b>	<b>Homelessness Assistance and Public Services</b>
	<b>Goal Description</b>	The City will provide essential supportive services to the elderly, mentally, physically, and developmentally disabled; persons with drug addictions; persons who are homeless; persons with HIV/AIDS; at-risk youth; and DV survivors, veterans, and ex-offenders. Services increase the education, mental and physical health, housing conditions, quality of life, and economic conditions of vulnerable populations in the City. Through the HOPWA program, the City will provide housing support to individuals who have HIV/AIDS, working closely with the CoC and Ryan White service providers.
3	<b>Goal Name</b>	<b>Infrastructure and Public Facilities</b>
	<b>Goal Description</b>	Provide and improve public improvements and facilities in areas that serve predominantly LMI residents or at-risk populations. Activities include the construction or rehabilitation of community facilities, parks and recreation, homeless facilities, spot demolition/clearance, and public infrastructure (water and wastewater, drainage improvements, and street and sidewalk improvements) that enhance the livability of LMI neighborhoods.
4	<b>Goal Name</b>	<b>Administration</b>
	<b>Goal Description</b>	Administer CDBG, HOME, and HOPWA funding accurately and effectively to comply with all funding regulations. Develop a Fair Housing Analysis of Impediments and other required documents to promote fair housing rights and initiatives within the City.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City will undertake various projects during PY 2026–2027 focused on providing decent affordable housing and creating a suitable living environment for residents. The City will also fund projects targeted at ending homelessness and assisting people living with HIV/AIDS and their families. The City will utilize the HUD grant programs to carry out activities intended to address priority needs in the community and ensure the greatest impact on beneficiaries.

### Projects

#	Project Name
1	Public Services (15%)
2	Public Facilities and Infrastructure Improvements
3	CDBG Planning and Administration (20%)
4	New Construction/Housing Development
5	CHDO Set-Aside
6	HOME Program Administration (10%)
7	2026–2029 PBCHA FLH26F006
8	2026–2029 City of West Palm Beach FLH26F006 (WPB)

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Ongoing obstacles, including insufficient resources, the lack of private investments in underserved areas, and the rising cost of real estate, are barriers to addressing the needs of the underserved in the West Palm Beach area.

Priorities for funding allocation were determined during the development of the City’s 2025–2029 Consolidated Plan. Priorities were established through a combination of needs analysis, internal and stakeholder feedback, and opportunities for leveraging HUD funds. The funding priorities have not changed from those outlined in SP-25.

Following the presidential declaration of a major disaster, the Stafford Act, Section 301, authorizes any federal agency to waive or modify administrative requirements for assistance to public bodies as a result of a major disaster. As such, in case of a presidential emergency, the City, at its discretion, may use CDBG, HOME, and HOPWA funds for disaster assistance if the expenditure meets the statutory requirements or National Objectives of the Housing and Community Development Act of 1974, as amended, to provide special or priority assistance to disaster victims or communities.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Public Services (15%)
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Homelessness Assistance and Public Services
	<b>Needs Addressed</b>	Homelessness and Public Services
	<b>Funding</b>	CDBG: \$142,119
	<b>Description</b>	The City will utilize these funds for direct internal services or external contracts to provide eligible public service activities to the City's homeless population. The activity is eligible under 24 CFR 570.201(e) and will benefit LMI persons as qualified under 24 CFR 570.208(a)(2) Limited Clientele Activities or Area Benefit Activities.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will benefit approximately 80 LMI persons.
	<b>Location Description</b>	Various locations throughout West Palm Beach
	<b>Planned Activities</b>	Services intended to primarily serve persons who are homeless or at risk of homelessness.
2	<b>Project Name</b>	Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Infrastructure and Public Facilities
	<b>Needs Addressed</b>	Infrastructure
	<b>Funding</b>	CDBG: \$615,853

	<b>Description</b>	This activity will fund the renovation or construction of public facilities or infrastructure improvements. A public facility or infrastructure improvement redeveloped or constructed under this activity will primarily serve individuals who reside in areas of LMI concentration. The activity is eligible under 24 CFR 570.201(c) and will benefit LMI persons as qualified under 24 CFR 570.208(a)(1)—Area Benefit Activities or Limited Clientele Activities.
	<b>Target Date</b>	9/30/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The activity will benefit approximately 250 LMI persons.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Please see description above
<b>3</b>	<b>Project Name</b>	CDBG Planning and Administration (20%)
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing Homelessness and Public Services Infrastructure
	<b>Funding</b>	CDBG: \$189,493
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the CDBG program. This activity is assumed to benefit LMI persons and is eligible under 24 CFR 570.206(a).
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning and administration activities will benefit LMI persons.

	<b>Location Description</b>	401 Clematis Street, West Palm Beach
	<b>Planned Activities</b>	Administration of CDBG program to ensure timely use of funds, effective planning, programming, compliance with Federal regulations, citizen participation and coordination of other governmental and non-profit organizations.
<b>4</b>	<b>Project Name</b>	New Construction/Housing Development
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$365,274.94
	<b>Description</b>	This activity will support the new construction or rehabilitation of affordable homeownership or rental units. This activity is eligible under 24 CFR 92.205.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assistance to approximately two low-income households.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Please see description above.
<b>5</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$73,055

	<b>Description</b>	Funding will be allocated to certified CHDOs for the rehabilitation or development of housing for low-income households. This activity is eligible under 24 CFR 92.300.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assistance to approximately two low-income households.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Please see description above.
<b>6</b>	<b>Project Name</b>	HOME Program Administration (10%)
	<b>Target Area</b>	City Limits of West Palm Beach
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$48,702
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the HOME program, including planning and monitoring costs. This activity is eligible under 24 CFR 92.207.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assistance to multiple low-income households.
	<b>Location Description</b>	401 Clematis Street, West Palm Beach
	<b>Planned Activities</b>	Planning and administration of HOME projects.
<b>7</b>	<b>Project Name</b>	2026–2029 PBCHA FLH26F006

	<b>Target Area</b>	Palm Beach County
	<b>Goals Supported</b>	Affordable Housing Homelessness Assistance and Public Services
	<b>Needs Addressed</b>	Affordable Housing Homelessness and Public Services
	<b>Funding</b>	HOPWA: \$3,675,238
	<b>Description</b>	Project sponsor(s) will provide TBRA and supportive services to eligible households. Up to 7 percent of the project sponsors award will also be used for administrative costs for the HOPWA program.
	<b>Target Date</b>	9/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Assistance to 205 LMI households
	<b>Location Description</b>	Palm Beach County, FL
	<b>Planned Activities</b>	Please see above description.
<b>8</b>	<b>Project Name</b>	2026–2029 City of West Palm Beach FLH26F006 (WPB)
	<b>Target Area</b>	Palm Beach County
	<b>Goals Supported</b>	Affordable Housing Homelessness Assistance and Public Services Administration
	<b>Needs Addressed</b>	Affordable Housing Homelessness and Public Services
	<b>Funding</b>	HOPWA: \$113,667
	<b>Description</b>	The City is the lead agency for the HOPWA EMSA. Funds will be used for management and oversight of the HOPWA funding.

<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Multiple families will benefit from the proper administration of the HOPWA program.
<b>Location Description</b>	401 Clematis Street, West Palm Beach
<b>Planned Activities</b>	Funds will be used for management and oversight of the HOPWA funding.

DRAFT

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

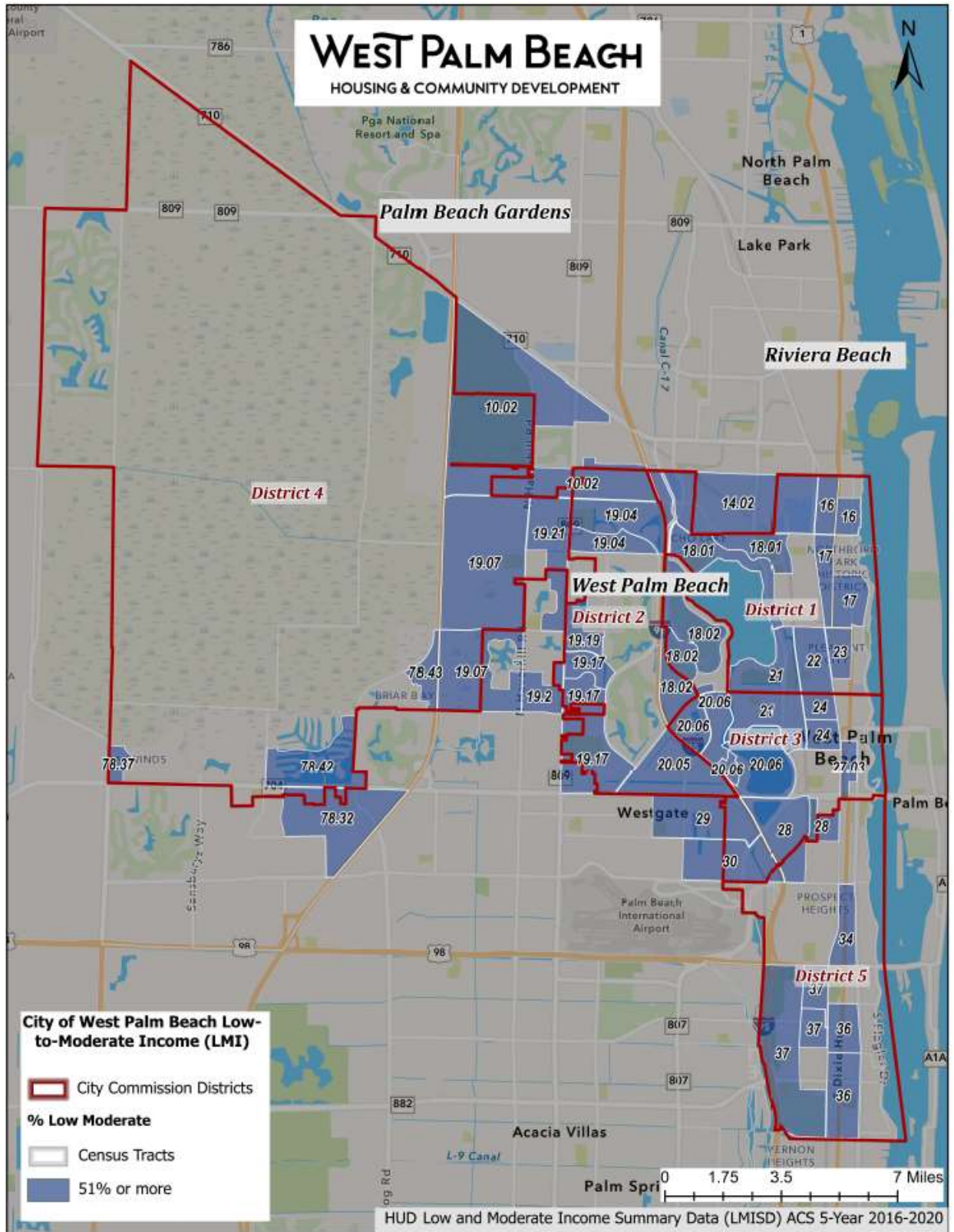
The City of West Palm Beach, Florida lies along the I-95 corridor and provides convenient access to many Florida cities, towns, and beaches throughout Palm Beach County. It is the most populous city in Palm Beach County, Florida with a total population estimate of 124,130 persons according to the 2023 U.S. Census data. Geographically, the City is in Southeast Florida, encompassing 58 square miles in eastern Palm Beach County. The City is also the oldest incorporated municipality in South Florida. It is the county seat of Palm Beach County, and one of the principal cities in the South Florida metropolitan area.

The City has not prioritized target areas for funding allocation. However, activities are generally carried out in areas of low- and moderate-income concentration consisting of qualified Census Tracts and Block Groups. The qualified census tracts, based on the 2016-2020 American Community Survey (ACS), are listed in the following table, and shown on the map. Qualified census tracts and block groups are subject to change as the census data is updated.

Census Tract	Block Group	Low-Mod Percentage
002900	1	96%
001801	2	90%
001600	3	88%
002400	2	87%
002006	3	86%
002100	1	86%
002300	3	85%
007832	2	85%
001700	3	83%
001402	1	83%
002800	4	79%
003300	1	79%
002200	1	79%
003700	2	79%
007833	2	77%
002006	2	76%
007832	1	75%
002400	1	74%
001801	1	73%
001600	2	73%
003700	1	73%

Census Tract	Block Group	Low-Mod Percentage
002300	2	73%
002800	1	72%
003300	2	72%
007832	3	72%
001700	2	72%
001916	2	72%
001801	3	71%
001002	2	70%
003700	4	70%
002700	3	69%
001917	3	68%
001907	1	67%
002005	1	66%
001917	2	65%
003600	4	63%
003400	3	62%
003700	3	62%
002005	2	61%
003600	1	61%
001802	3	61%
002700	4	56%
001917	1	55%
001904	1	54%
001700	1	53%
001002	1	52%
002100	2	51%
Source: US Department of Housing and Urban Development LMISD Data 2016-2020		

Figure 1- West Palm Beach CDBG Eligible Areas



## Geographic Distribution

Target Area	Percentage of Funds
CityWide	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Funding for housing and community development programs will generally be utilized City wide. This includes eligible Census Tracts and Block Groups which will allow for maximum flexibility and take advantage of potential leveraging opportunities.

Data analysis, public input, and historical patterns of income disparity indicate a need to target areas within the City that face greater economic challenges, the need for the preservation of affordable rental units that have reached their affordability period, and require additional investments in public facilities, old infrastructure and social services.

### Discussion

The City will continue to target areas with concentrations of low- and moderate-income households for new construction activities and for the redevelopment of vacant or underutilized lots. Prioritizing these neighborhoods supports the City's broader goals of preserving and expanding housing, social service, infrastructure, and public facility opportunities, revitalizing distressed areas, and addressing conditions that contribute to blight. By focusing resources within these eligible census tracts, the City aims to leverage federal, state, and local investments to stimulate neighborhood reinvestment, improve housing quality, and promote equitable development consistent with priorities.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City will be employing several strategies in PY 2026-2027 to assist with the development or preservation of affordable housing units for both rental and homeownership. The funding will come from HUD, State SHIP funds, and local funding which includes the City's General Fund, Housing Trust Fund, and CRA funding.

According to a recent (September 2024) State of Workforce and Affordable Housing Report, Palm Beach County is facing a critical affordable and workforce housing crisis: “Affordable housing is not just a social imperative—it is an economic necessity.” West Palm Beach demonstrates a robust commitment to affordable and workforce housing, with data gathered from City of West Palm Beach Housing & Community Development Department, WPBHA, the Palm Beach County Housing & Economic Development, PBC Housing Authority, and Community Partners of South Florida, and Neighborhood Renaissance indicating:

- 670 completed (286 Affordable and 384 workforce)
- 266 under construction (176 Affordable and 90 workforce)
- 1,055 pre-development units (66 Affordable and 989 workforce)

The City will utilize its HOME funding for the new construction or rehabilitation of affordable housing units. When possible, the City will leverage its existing inventory of City owned lots and houses for the purposes of providing additional affordable, and workforce units.

In coordination with the Palm Beach County Homeless and Housing Alliance the City will provide Rapid Rehousing, Tenant-Based Rental Assistance, and other housing assistance to provide both temporary and permanent housing assistance. The City will also continue to fund and administer the HOPWA program, which provides rental assistance to those with HIV on a county-wide basis.

The table below specifies the City’s housing goals to be accomplished with PY 2026-2027 HOME and HOPWA programs.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	5
Special-Needs	205
Total	210

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	205
The Production of New Units	5
Rehab of Existing Units	
Acquisition of Existing Units	
Total	210

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## Discussion

The City of West Palm Beach utilizes its HUD grant funds, local Housing Trust Fund, Housing Assistance Incentive Program, CRA TIF financing, and development regulations to encourage developers to construct affordable and workforce housing and rehabilitate existing units. Through the Housing Assistance Incentive Program, all approved affordable and workforce projects are eligible for development incentives including, Expedited Permitting Fee Waiver, Art in Public Places Waiver, Construction Administration Fee Reduction, Site Development Improvement Review Fee Reduction, Roadway and Sidewalk Closure / Obstruction Fee Reduction, Parking Requirements Reductions, and Water/Waste-Water Capacity Fee Waiver or Reduction. Additionally, the City continues to support our most vulnerable populations, which includes residents who are facing homelessness and young adults aging out of the local foster care system.

**During PY 2026-2027, the following projects are scheduled to be completed and will provide affordable or workforce housing for non-homeless households:**

### Coleman Park Renaissance

The Coleman Park Renaissance project is a 43-unit mixed-use, multifamily rental project located in the Coleman Park neighborhood. The project will serve individuals at or below 50% AMI. The project consists of one, two, and 3-bedroom apartments and commercial space for minority owned businesses. This \$20 million investment will transform multiple vacant lots along Tamarind Ave located in the Coleman Park neighborhood. This project will include extremely low-

income set-aside units for special needs households receiving community-based supportive services.

#### The Spruce Apartments

The Spruce is a mixed-use project consisting of a total of 270 units, of which 117 will be workforce housing units targeting individuals at 100% AMI or less.

#### Vita Nova – Omega Apartments

The Omega Apartments is an affordable housing project consisting of 12 units, of which will support young adults aging out of foster care with income at 50% AMI or less.

#### Roseland Gardens

Roseland Garden Apartments is an affordable housing project consisting of 148 units, of which will housing seniors with incomes at 50% AMI or less.

#### Flite: Hawks Edge Apartments

The Hawks Edge Apartments is an affordable housing project consisting of 8 units, of which will support young adults aging out of foster care with income at 50% AMI or less.

### **During PY 2026-2027, the City will provide affordable housing units through rental assistance programs funded with non- HUD CPD resources for homeless individuals and households:**

The City of West Palm Beach's rental assistance programs aim to support homeless households by providing them with affordable housing options. In the upcoming program year, these initiatives will focus on helping a significant number of homeless families secure stable and affordable homes. By expanding access to rental assistance, the City seeks to address homelessness and improve the quality of life for those in need. Currently, the City offers rental assistance through two different programs.

#### Housing Stabilization Program

The Housing Stabilization Program uses SHIP funds to provide one-time financial assistance to families and individuals, whether residing or homeless within the city limits of West Palm Beach, to help them gain or maintain housing stability. This program targets two populations facing housing instability:

1. Families or individuals who are still housed within the City limits but are at imminent risk of becoming homeless.
2. Homeless families or individuals within the City limits seeking housing to remain within city boundaries.

The Housing Stabilization Program funds will be used to provide temporary rental and/or security deposit assistance up to a maximum of \$7,500 per household, contingent on funding availability.

DRAFT

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The West Palm Beach and Palm Beach County Housing Authorities collaborate on a regular basis with the City of West Palm Beach on various programs and initiatives including affordable housing opportunities, homelessness, community services, and HOPWA.

The West Palm Beach Housing Authority continues to look at ways to redevelop their existing public housing stock. The number of public housing units operated by the West Palm Beach Housing Authority has steadily declined over the years. In 2014, the agency converted 282 public housing units to the Rental Assistance Demonstration (RAD) Program, reducing its public housing inventory to 157 units.

In 2024, the WPBHA applied to HUD for approval to demolish the 148-unit Southridge elderly public housing development and redevelop the site.

Funding sources for Phase II of the redevelopment have not yet been identified. Once all 148 Southridge units are demolished, the WPBHA will have only nine (9) Low Income Public Housing units remaining in its inventory.

### **Actions planned during the next year to address the needs to public housing**

The City will remain receptive to assisting the West Palm Beach Housing Authority (WPHBA), upon request, with its housing programs and will continue to provide information on homeownership opportunities along with other housing programs that the City offers. The City continues to work with the local housing authorities that benefit City residents.

PBCHA plans to use the PBV program for project-basing 100 units at the Drexel House Apartments as part of a RAD/Section 18 blended conversion.

PBCHA plans to use the PBV program for project basing 56 of 140 units at Waterview at Mangonia Park as defined in 24 CFR Part 983 and in accordance with its Administrative Plan.

They Continue to evaluate its Low-Income Public Housing and Housing Choice Voucher program utilization to maximize funding and utilize the maximum number of vouchers within its available budget or voucher authority and occupancy of its 427 Low Income Public Housing units.

PBCHA will continue to analyze units in its portfolio to be converted where the conversion to project or tenant-based vouchers is economically beneficial and will increase housing opportunities.

Continue to address Housing Related Hazards (HRH) of its remaining 4.8-million-dollar grant and \$1,035,898 Emergency Disaster grant to evaluate and reduce health hazards within its housing units related to mold and comply with the National Standards for the Physical Inspection of Real Estate (NSPIRE).

The City is continuing to partner with the Palm Beach County Housing Authority (PBCHA) to administer tenant-based rental assistance under the HOPWA program.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The West Palm Beach Housing Authority operates a Family Self-Sufficiency (FSS) Program designed to help residents achieve long-term economic independence. Public housing residents are encouraged to participate in the program, which provides individualized case management and access to coordinated supportive services. Through the FSS Program, participants receive guidance and resources to strengthen financial stability, increase earned income, build savings, and enhance overall self-sufficiency, with the ultimate goal of reducing dependence on assisted housing and/or achieving homeownership its Family Self Sufficiency Program provides residents with education related to homeownership, credit management and repair, as well as budgeting and money management. These programs help to increase the purchasing power of residents as well as to help overcome some measures of housing discrimination.

The Palm Beach County Housing Authority (PBCHA) will continue to support the creation of a Resident Advisory Board (RAB) and Residents Councils to make recommendations on the Annual Plan, Capital Five Year Action Plan. The Palm Beach County Housing Authority (PBCHA) will adopt rent policies and assess programs that support and encourage employment.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

**Discussion**

The WPBH, through its affiliate, Pine Ridge Holistic Living Center, provides residents with one-on-one assistance in accessing relevant supportive services in the community.

The West Palm Beach Housing Authority

The Roseland Gardens project is currently underway with a completion date of December, 2027. Roseland Gardens consisted of the demolition and redevelopment of the Southridge senior public housing project. The WPBHA formed a partnership with the Smith & Henzy Affordable

Group (developer) to redevelop the existing public housing site located at 3765 Georgia Avenue. Roseland Gardens Phase I will consist of 148 new construction senior housing project for residents at 30% and 60% of area median income (AMI). The Roseland Garden project will make improvements to existing infrastructure, providing a state-of-the-art facility, and energy efficient features. The City of West Palm Beach has committed \$640,000 from federal, state, or local funding sources to support the project.

The City of West Palm Beach has also partnered and conveyed the city-owned lot located at 1400 Henrietta Ave, a 1.59-acre property, to the WPBHA for the development of an 18- unit rental housing project. The project will be funded and supported by local and federal funds HOME-ARP as well as funding through Palm Beach County. The project will serve qualifying populations with a preference for individuals or families that are at risk of homelessness or experiencing homelessness in the City of West Palm Beach. The project is slated to provide off-site supportive wrap around services to its residents.

#### The Palm Beach County Housing Authority

The Legacy at 45th Street Project is located at 3030 45th St. The project is being developed by the Spectra Organization Inc., the non-profit developer affiliate of the Palm Beach County Housing Authority. The project will be a multifamily affordable rental community targeting families and individuals at or below 80% of the Area Median Income (AMI). The project took advantage of the State of Florida bill that allows the development of affordable housing in areas that are currently zoned for industrial use. The Legacy at 45th Street project aims to revitalize the 45th Street corridor by providing much needed affordable housing options to the area. The project will consist of three, four-story buildings totaling 48 modular units, comprised of 24 one-bedroom and 24 two- bedroom units, built from repurposed shipping containers as the structural frame. The City has committed a total of \$ 1.25 million dollars in federal funds towards the project. A portion of the units will meet the eligibility requirements of the HOPWA program as a community residence and the remaining city-assisted units will meet HOME program requirements.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of West Palm Beach, through its HCD Department, funds and operates a Community Services Division, which includes a neighborhood outreach center called the Eva W. Mack Community Hub. The Eva W. Mack Community Hub provides outreach, assessment, and services to individuals and families who are homeless or are in danger of being homeless. In addition, the City is a member of the HHA of Palm Beach County (CoC) and works closely with the Homeless Coalition, the Lewis Center, the Palm Beach County Department of Human Services, and various nonprofit and faith-based organizations that provide services to the homeless. The West Palm Beach Police Department and the Parks and Recreation Department actively engage and conduct outreach to the homeless population, making them aware of available community services. The City works together with these agencies to provide street-level outreach and assessment services at targeted locations where the homeless tend to congregate.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Outreach to homeless persons, particularly those who are unsheltered, in West Palm Beach involves dedicated teams of outreach workers and case managers who engage individuals where they live—on the streets, in encampments, vehicles, or other places not meant for habitation. These efforts build trust, meet immediate basic needs, and encourage use of shelters and services.

The City funds and provides various programs for the homeless, including permanent housing, supportive housing, RRH, food assistance, relocation assistance, assessment and referral services, and job placement assistance. Staff are trained in utilizing the Service Prioritization Decision Assistance Tool to prioritize resources for the most at-risk, and they have access to Client Track (HMIS), used to prevent duplication of services and ensure coordinated assessments.

The City's collaborative HOPWA data integration project with the Palm Beach County Ryan White program allows shared data and a common intake process for clients accessing both services. Homeless Outreach Specialists focus on engaging individuals with serious mental illness or co-occurring substance use disorders to connect them with resources. The Social Services Supervisor oversees assessments, prioritizing mental and physical health as well as financial and case management for homeless individuals.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Addressing the emergency shelter and transitional housing needs of homeless persons in West Palm Beach involves a combination of immediate access to safe, temporary shelter and supportive programs that facilitate the transition to permanent housing. Emergency shelters provide essential overnight accommodations, meals, and basic services, offering a critical safety net for individuals and families who lack stable housing. These shelters often prioritize vulnerable populations, including families with children, veterans, and individuals with disabilities.

Transitional housing programs serve as an important bridge between emergency shelter and permanent housing. These programs typically offer longer-term stays, ranging from several months to a couple of years, along with supportive services such as case management, life skills training, mental health counseling, and employment assistance. The goal is to help residents achieve stability, build self-sufficiency, and successfully move into permanent housing.

The Senator Philip D. Lewis Center (Housing and Resource Center 1) is a 60-bed emergency facility which serves as the main point of access for homeless services in Palm Beach County, including access to emergency shelter and transitional housing. Homeless individuals and families are referred to the Lewis Center from the City's outreach staff and the West Palm Beach Police Department. Eva W. Mack staff also assists the Lewis Center with conducting initial screenings over the telephone. The City will continue to support efforts to provide additional shelter and transitional housing beds as funding permits.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of West Palm Beach aims to reduce the duration of homelessness by streamlining documentation, enhancing case management, and providing staff training for accurate referrals. Outreach efforts prioritize populations such as chronically homeless individuals, veterans, families with children, and unaccompanied youth. Support staff assist clients in becoming "document ready" for housing placement.

Through partnerships with the CoC and housing providers, the City works to expand affordable housing access and build landlord relationships for quicker housing transitions. RRH initiatives focus on swiftly connecting individuals to stable housing with short- to medium-term rental assistance and support services, including case management, employment assistance, and

counseling. Permanent supportive housing combines affordable units with ongoing services for chronically homeless individuals.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

West Palm Beach employs a comprehensive approach to help low-income individuals and families, especially those with extremely low incomes, avoid homelessness. Short-term rental and utility assistance programs play a crucial role in preventing eviction and utility shutoffs for households facing sudden financial crises. Tenants benefit from housing counseling and legal aid services that inform them of their rights and provide support to avoid wrongful evictions. Access to public benefits such as SNAP, Medicaid, Temporary Assistance for Needy Families, and SSI further stabilizes household finances, reducing the risk of housing loss.

Attention is given to individuals being discharged from publicly funded institutions, including hospitals, mental health facilities, foster care agencies, and correctional institutions. West Palm Beach has established coordinated discharge planning protocols designed to identify those at risk of homelessness well before discharge. Individualized plans are developed to ensure that stable housing arrangements are in place, along with connections to community-based services that support long-term stability. Partnerships between housing providers and systems of care facilitate access to transitional or permanent housing options, while specialized support programs target youth aging out of foster care and formerly incarcerated individuals, providing life skills training, employment assistance, and housing placement to reduce their vulnerability to homelessness.

With the aid of the CoC, the City of West Palm Beach has also been able to secure emergency housing vouchers for clients along with supportive services. Moreover, the City of West Palm Beach partners with a host of community agencies that provide legal services related to tenant and landlord matters, housing search services, and placement along with housing counseling/credit repair to prevent homelessness. Partner agencies include Legal Aid Society, Vita Nova, The Lord's Place, Community Partnership Group, Local Hospitals, Local Housing authorities, Southeast Behavioral Health Network, and St Ann Place.

The City will continue to fund the HSP, which provides one-time financial assistance to families and individuals who are homeless or at risk of becoming homeless to gain safe, decent, and affordable rental housing or maintain housing stability. Additionally, the City offers individuals who have been chronically homeless in the City of West Palm Beach the opportunity to reunite

with their families through the Homeward Bound Program. The Homeward Bound Program works in partnership with community referral agencies to focus on providing travel assistance to chronically homeless people. Funding is used to move homeless individuals out of a crisis state back to their home community or another community where they will no longer be homeless.

DRAFT

**AP-70 HOPWA Goals– 91.220 (I)(3)**

Goal	Goal Outcome Indicator
STRMU assistance to prevent homelessness of the individual or family	0
TBRA	205
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
<b>Total</b>	<b>205</b>

**Table 11—One-Year Goals for the Number of Households to Be Provided Housing Through the Use of HOPWA**

DRAFT

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The declining supply of affordable housing, primarily for LMI households, continues to affect communities nationwide. The City of West Palm Beach is not exempt from this housing epidemic. Due to current market conditions, many city residents are forced to pay a significant percentage of their income for housing. This leads to crowded or shared apartments, sub-standard housing units, or affordable housing located in distant suburbs that require long commutes. To support the production of affordable housing, the City is committed to strengthening partnerships and initiatives amongst all levels of government and the private sector.

The availability of quality affordable housing is critical in creating strong communities. Affordable, safe, quality housing can provide the anchor for nearby jobs, education, transportation, and health care. This should matter to cities and counties because healthier and more educated residents benefit the local economy by forming a more robust and productive workforce.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In response to housing needs in the community, the City established the Affordable Housing Advisory Committee (AHAC) to address and overcome barriers to affordable housing. The committee is tasked with reviewing policies, procedures, ordinances, land development regulations, and the local comprehensive plan and recommending specific actions or initiatives to encourage or facilitate affordable housing. The AHAC plays a crucial role in providing recommendations on local housing assistance plans and programs, ensuring that the community's housing needs are met efficiently and effectively. By doing so, AHAC helps cities such as West Palm Beach devise strategies and implement measures that support the development and availability of affordable housing units. The 2024 AHAC Incentives Report identified the following four priority recommendations:

- Fee Waivers for Development and Construction
- Affordable Accessory Residential Units
- Flexible Lot Configurations
- One Stop Affordable Workforce Housing Resource

As a result of the approved recommendations, the City will amend its Housing Assistance Incentives Program, the Local Housing Assistance Plan, applicable elements of the

Comprehensive Plan, and ordinances or resolutions, and policies where necessary, to continue providing or to enhance incentives that include:

- Fee reductions and waivers of development fees.
- Allowing flexible densities, lot configurations, and reduction of parking requirements for eligible projects.
- Establishing a process by which a local government considers, before adoption, policies, procedures, ordinances, regulations, or plan provisions that increase the cost of housing.
- Making available the use of City-owned vacant lots.
- Providing loans and grants to leverage private and other public investment.
- Making available programs that support homeownership, rental, rehabilitation, sustainability, and special needs housing opportunities.
- Promoting the use of existing City infrastructure and services.

To promote the policies and incentives, the HCD Department has developed a process that educates new developers by attending regular developer workshops and by participating in pre-application meetings for all known affordable or workforce housing projects.

**Discussion:**

In July 2024, via Ordinance 5103-24, City amended the City's Land Development Regulations to expand the production of affordable and workforce housing in the City consistent with the newly adopted provisions of Section 166.0451 (7)(a) Florida Statutes, more commonly known as the Live Local Act, while creating a new Affordable and Workforce Housing Overlay. The Affordable and Workforce Housing Overlay allows residential use in non-residential areas without a land use amendment or rezoning and provides for increases in density and intensity without a land use amendment or rezoning, up to the doubling of density under certain zoning districts. The City's program provides an expedited review process, including tiered administrative review for rental housing projects in permitted zoning districts where 100 percent of the project units are affordable/workforce housing units or 50 percent of the bonus units are affordable/workforce at 80 percent AMI, 100 percent AMI, and 120 percent AMI.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In addition to the planned activities and projects described in this Action Plan, the City's HCD Department will also address the needs of the community by fostering and maintaining affordable housing, reducing lead-based paint hazards, continuing to focus on reducing poverty, maintaining a strong institutional structure, and enhancing coordination between public and private social services agencies. The following are proposed actions to be carried out during PY 2026-2027 to achieve success in addressing the HCD needs of LMI residents.

### **Actions planned to address obstacles to meeting underserved needs**

As highlighted by the data and consultation in the Needs Assessment and Market Analysis sections of the Consolidated Plan, the City faces numerous obstacles to meeting underserved needs. A major obstacle is high housing prices for both rental and homeownership units and the ability to identify landlords willing to rent decent housing units at an affordable price. This is one of the primary challenges for the HOPWA-funded TBRA program, due to rent standards that are significantly lower than market-rate rent. In addition, housing cost burden and severe housing cost burden were the most common housing problems for renters and owners. Over 41 percent of total households experienced either form of cost burden in 2021. Additionally, 27 percent of total renter households experienced a housing cost burden, while 25 percent experienced severe housing cost burden, and 13 percent of owner households experienced housing cost burden, while 16 percent experienced severe housing cost burden. To address this obstacle, the PBCHA, the project sponsor implementing the TBRA program, and the City of West Palm Beach plan to seek HUD approval for a community-wide exception rent.

The City will also continue to make efficient use of existing resources, including city-owned properties and leveraging of non-HCD, City-funded initiatives. Both the City and the CRA maintain a list of publicly owned surplus properties that may be suitable for affordable housing. The list is posted on the City's website and the City Commission has approved the disposition of the properties using two methods: (a) the Housing Assistance Incentive Program which may include the sale of the properties with proceeds going to the HTF; transfer of properties, at no cost, to a non-profit for the development of affordable housing; sale to non-profits or private parties with a provision that the property must be used for an affordable or workforce housing projects; or the City may retain the properties to build or preserve affordable or workforce housing; and (b) disposition by invitation to negotiate.

The City's HCD Department continues to place emphasis on leveraging internal and external resources and expanding social services through its Community Services Division. Other actions

planned to address obstacles to meeting underserved needs include collaborating with the CoC, Homeless Coalition, other social service entities and providing additional direct services, including RRH, as well as greater coordination and data integration of HOPWA with Ryan White and CoC service providers.

### **Actions planned to foster and maintain affordable housing**

The City of West Palm Beach recognizes the critical importance of maintaining its supply of affordable housing. As subsidized units reach their term of affordability, units are at risk of being lost from the city's affordable housing supply due to market rate conversion. According to the Shimberg Center for Housing Studies, by 2026, approximately 55 units of subsidized housing are expected to reach their affordability expiration, with a deficit of 37,699 units affordable for households from 0–80 percent of AMI in the West Palm Beach-Boca Raton, FL HMFA.

During PY 2026-2027, the City will continue to allocate federal, state, and local funding through the CDBG, HOME, SHIP, and HTF, in combination with housing assistance incentives programs, to increase the supply of affordable housing throughout the City. This includes the "1,400-in-8" Initiative, the Downtown Master Plan Housing Incentive Program, and the Workforce and Affordable Housing Overlay. The City of West Palm Beach recognizes the critical importance of maintaining the supply of existing affordable housing and maintains regular communication with developers/property owners to encourage them to keep their units affordable even when their affordability period expires.

### **Actions planned to reduce lead-based paint hazards**

The City of West Palm Beach has implemented the following measures to reduce lead-based paint hazards:

- Abating or removing the lead-based paint hazards found in existing housing built before 1978.
- Education of the public regarding the hazards of lead-based paint and precautions that can be taken by parents to protect their children.
- Developing new affordable housing to provide healthy alternatives for families.

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current federal lead-based paint requirements. The lead-based paint regulation implements sections 1012 and 1013 of the Act. The regulation appears within Title 24 of the Code of Federal Regulations as Part 35 (24 CFR 35.105). HUD has issued regulations to protect young children from the poisoning hazards of lead-based paint in housing that is financially assisted with federal government resources. Participant

property owners are notified of the hazard of lead-based paint and of the symptoms associated with lead-based contamination. The City further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

Policies and procedures for the abatement of lead hazards have been established for use in the City of West Palm Beach. The City shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

Through the City's Community Services Division, the City will provide programs and supportive services that, when combined, may shorten the duration of homelessness, help persons transition to more stable housing, or provide access to affordable housing. These programs include the SHIP-funded Housing Stabilization Program. Supportive services include educational/pre-employment activities, case management, behavioral and mental health services, community referral services, and access to public benefits. They may be eligible to increase their ability to obtain economic self-sufficiency.

The City will also use HOME-ARP funding for the development of affordable rental housing for qualifying populations, to include individuals and families who are homeless or at risk of homelessness; individuals fleeing, or attempting to flee, DV, dating violence, sexual assault, stalking, or human trafficking; and those experiencing housing instability.

### **Actions planned to develop institutional structure**

To address the needs of low-income residents in the City, efforts to improve housing, living conditions, and community development must be coordinated across all sectors. The City will continue to expand its current coordination efforts with non-profit partners, other city departments, including the CRA, Palm Beach County, and the private sector, and continue to provide technical assistance, as needed. The City will continue to tie funding to collaborative efforts when available. This includes supporting non-profit and for-profit developers of affordable housing, working closely with Palm Beach County and other governmental agencies to manage resources that aid persons experiencing homelessness and those at risk of homelessness, and connecting residents through referrals to a variety of resources to improve housing stability and access to other mainstream services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City has taken great strides to establish a strong working relationship with the two primary housing authorities that serve the jurisdiction, the WPBHA and the PBCHA. The City has provided and will continue to provide support to those two entities to support their affordable housing efforts. As the primary provider of TBRA for the HOPWA program, the PBCHA will continue to work with the City to expand its role in providing housing assistance to at-risk populations and work more closely with the Ryan White and CoC service providers. Through its Community Services Division, the City has established strong relationships with a long list of nonprofit entities and faith-based organizations that provide social services.

The City has ongoing collaboration with Palm Beach County's Departments of Human Services and Housing and Economic Sustainability, both for program implementation and funding. Examples include coordinated efforts to combine City-owned infill lots with County funding sources to build affordable housing and joint funding efforts for housing projects.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

**Introduction:**

**Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next PY, and that has not yet been reprogrammed.	0
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's Strategic Plan.	0
3. The amount of surplus funds from urban renewal settlements.	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities.	0
<b>Total Program Income</b>	<b>0</b>

1. The amount of urgent need activities.	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit—A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of LMI. Specify the years covered that include this Annual Action Plan.	100%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds will not be used for any activity not described in 24 CFR 92.205. During PY 2026, the City will use HOME funds to provide assistance to low-income homebuyers and renters in accordance with the HOME program requirements, including the requirement to use the HOME affordable homeownership limits provided by HUD.

The City accepts proposals for affordable housing grant funds that may be eligible for HOME funding from developers on an open basis. All developers must apply for funding through submission to HCD of an application for funding. Entities must be qualified and meet eligibility requirements as a CHDO, for profit, non-profit organization, or PHA in good standing and must demonstrate capacity for the projects they are undertaking. Project eligibility will be determined by the HCD Department for final approval by the City Commission when required by City governance.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

HCD has updated the resale and recapture provisions in accordance with the HOME Final Rule effective April 20, 2026. A copy is attached to the submission of this action plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

HCD has updated the resale and recapture provisions in accordance with the HOME Final Rule effective April 20, 2026. A copy is attached to the submission of this action plan.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not plan to use HOME funds to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons

with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City does not fund TBRA activities with HOME.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The city does not fund TBRA activities with HOME.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The City intends to give preference to two qualifying populations under the HOME-ARP program: homeless individuals and families and persons at risk of homelessness. Establishing this preference means that priority will be given in the selection and admission of applicants to HOME-ARP projects before another eligible qualifying population applicant who does not qualify for preference.

### **Housing Opportunities for Persons with AIDS Program (HOPWA)**

- 1. Identify the method for selecting project sponsors (including providing full access to grassroots faith-based and other community organizations) and describe the one-year goals for HOPWA-funded projects:**

- STRMU assistance to prevent individual and family homelessness.
- Tenant-based rental assistance.
- Units provided in housing facilities that are developed, leased, or operated.

The City has an open submission process for HOPWA projects, and all developers/project sponsors must apply for funding through a formal application. Eligible sponsors may include for-profit, non-profit, and PHA entities in good standing, eligible to conduct business with the City of West Palm Beach. Entities must demonstrate the capacity for the projects undertaken. Project eligibility will be determined by the HCD Department for final approval by the City Commission when required by City governance.

The PY 2026-2027 goal for the HOPWA program is to provide 205 households with TBRA and supportive services.