

2026/2027 Community Development Block Grant (CDBG) Annual Action Plan



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Executive Summary

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

1. Introduction

The Village of Wellington strives to provide a suitable living environment, especially for low- to moderate-income (LMI) households and special needs communities. The Village is designated as an entitlement community by the U.S. Department of Housing and Urban Development (HUD) enabling it to be eligible for federal Community Development Block Grant (CDBG) funds allocated through HUD's Community Planning Development program. The Village's CDBG program manages CDBG grant funds and ensures compliance with the regulations and guidelines set by HUD. These funds support the Village's community development goals as outlined by HUD. These goals include, but are not limited to, maintaining affordable housing, improving public infrastructure and facilities, and offering public services for low- to moderate-income households and the special needs community.

The Program Year (PY) 2026 Annual Action Plan (AAP) describes the eligible activities that will work towards accomplishing the goals established in the strategic plan. By addressing the identified priority needs, the Village of Wellington will improve the quality of life of its residents.

2. Summarize the objectives and outcomes identified in the Plan

The Annual Action Plan outlines the eligible activities aimed at achieving the goals set forth in the strategic plan. CDBG funds will be used to administer the grant, fund eligible housing rehabilitation projects, support public services for senior citizens, low- to moderate-income (LMI) individuals, and other special needs populations, as well as to enhance ADA accessibility in public spaces. By addressing these identified priority needs, Wellington will improve the quality of life for its residents. The following priorities and associated goals are identified in this plan:

Housing Rehabilitation: Improve the availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households in Wellington.

Youth Services, Employment Training: Support programs that create economic opportunities and provide workforce training for low-income persons in Wellington.

Program Administration: Administer Wellington's CDBG program.

3. Evaluation of past performance

Wellington, along with public, private, and nonprofit housing and community development partners, continues to support safe, decent, and affordable housing, public services, and community development activities for low- to moderate-income (LMI) residents. While progress has been made, ongoing needs

remain, including housing rehabilitation, preservation of affordable housing, public services for youth and special needs populations, and activities that improve quality of life for LMI households. These needs are documented in the current Consolidated Plan and the most recent PY 2024 CAPER.

The PY 2024 CAPER reflects Wellington's progress during the third year of the 2022-2026 Consolidated Plan. During PY 2024, the Village expended \$397,692 in CDBG entitlement funds, including \$330,229.68 for housing rehabilitation, \$32,680.19 for public services, and \$34,782.13 for CDBG administration. The following is a summary of accomplishments by priority:

Housing: The Village's Housing Rehabilitation program assisted seven LMI homeowner households with emergency repairs and rehabilitation activities, including minor structural repairs, lead-based paint assessment and abatement, and other urgent health and safety repairs. The Village achieved 87.5% of its annual housing rehabilitation goal and has assisted 32 households toward its five-year goal of 55 homeowner housing units, or 58.18% of the Consolidated Plan goal.

Public Services: The Village assisted 27 LMI youth through the Summer Youth Employment Program, which provided income-eligible junior and senior students with summer internship opportunities and mentorship seminars. While the Village reached 36% of its PY 2024 public services goal, it has exceeded its five-year public services goal, assisting 705 persons toward a goal of 500 persons.

CDBG-CV Activities: The Village also expended \$61,875.50 in CDBG-CV funds for youth-related activities, including the Boys & Girls Club Covered Gathering Area. The canopy installation provided additional safe outdoor space for youth to study, participate in activities, and gather outside the facility, benefiting 435 LMI youth.

Wellington remains committed to preserving affordable housing, supporting public services, and maintaining effective CDBG program administration. The PY 2024 CAPER demonstrates continued progress toward the Village's housing and public service priorities, while also identifying areas where additional progress is needed in future program years.

4. Summary of Citizen Participation Process and consultation process

The Village of Wellington has established a Citizen Participation Plan (CPP) to promote public support for the development of the PY 2026 Annual Action Plan. The Village actively encourages open communication and collaboration among citizens, public agencies, non-profit organizations, and other stakeholders to engage them in a constructive manner and identify priority needs. Below is a summary of the efforts made.

PUBLIC COMMENT PERIOD: The CPP required that the Village of Wellington make the Plan available to citizens, agencies, and other interested parties for their review and comment for a period of 30 days. In compliance with the requirements of 24 CFR 91.105, the Village of Wellington made available the Plan for public review and comment from **May 21, 2026, to June 21, 2026**. Persons requesting a draft of the

proposed PY 2026 Annual Action Plan could submit their request to Grants@wellingtonfl.gov and a copy of the requested document would be emailed to the requestor. All comments regarding the PY 2026 Annual Action Plan needed to be emailed to Grants@wellingtonfl.gov by 5:00 PM on June 21, 2026.

PUBLIC HEARING: An additional opportunity to comment on the Action Plan was provided at a public hearing held at **4:00 PM on May 20, 2026**, in the Council Chambers at Village Hall at 12300 Forest Hill Boulevard, Wellington, FL 33414. Alternatively, those unable to attend the public meeting could email written comments to Grants@wellingtonfl.gov prior to the meeting.

The AP-12 Citizen Participation process summarizes citizen participation outreach efforts. Citizen participation outreach documents are attached in the AD-26.

5. Summary of public comments

PUBLIC COMMENT PERIOD:

A summary of comments will be provided after the public comment period.

PUBLIC HEARING:

A summary of comments will be provided after the public hearing.

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

All comments were welcome. The AP-12 Citizen Participation process summarizes citizen participation outreach efforts.

7. Summary

The PY 2026 AAP is the fifth and final year of the 2022-2026 Consolidated Plan and was developed with input from citizens and community stakeholders. The plan identifies the activities Wellington will undertake during the program year to address priority needs related to housing rehabilitation, public services, youth employment training, and effective administration of the CDBG program.

The Village will continue to use CDBG funds to benefit LMI households and special needs populations, preserve existing affordable housing through rehabilitation, and support services that improve quality of life for eligible residents. At the end of the program year, Wellington will evaluate progress toward these goals through the CAPER.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WELLINGTON	Planning, Zoning and Building Department

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Village of Wellington

Planning, Zoning and Building Department Director

12300 Forest Hill Blvd.

Wellington, FL 33414

Phone: (561) 753-2435

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

1. Introduction

The Village of Wellington consulted with several organizations, individuals, community groups, stakeholders, and other departments when preparing the Consolidated Plan. This helped to identify the needs and goals that formed the activities in the PY 2026 AAP. This section lists the organizations that were consulted in the development of the plan.

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 Village Planning, Zoning and Building Department consulted with various departments, community stakeholders, local non-profit service providers, and entitlement program beneficiaries to inform and develop the priorities and strategies contained within the PY 2026 AAP.

In addition to the direct citizen participation outlined in the citizen participation process, the Planning, Zoning and Building Department consulted with local housing service providers and community development agencies. This collaboration aimed to assess community needs, establish priorities, and identify goals and programs to address those needs.

Wellington does not own or operate any public housing; however, other housing providers in the community continuously seek to rehabilitate the supply of housing affordable to low- and moderate-income persons. The Palm Beach County Housing Authority (PBCHA) administers public housing and vouchers in Palm Beach County and covers the Wellington area.

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 Village of Wellington will continue to collaborate with the Continuum of Care to provide information and referrals to services for homeless persons in the Village. Many programs are operated by the Continuum of Care lead, Homeless and Housing Alliance of Palm Beach County (Palm Beach County Division of Human and Veteran Services,) and partnering agencies.

Wellington will assess the needs of homeless persons in the community on an individual basis, provide information, and make appropriate referrals accordingly. The Village provides referrals to programs and resources within Palm Beach County or the State, and these resources are identified on the Community Assistance webpage (www.wellingtonfl.gov/communityassistance) and at Wellington municipal department offices.

Additionally, homeless outreach is regularly conducted by the Division of Human and Veterans Services under the Palm Beach County Community Services Department. The Homeless and Housing Alliance (HHA) of Palm Beach County maintains Homeless Outreach Teams (HOT). The Homeless Coalition of Palm Beach County also sponsors events to reach out to homeless persons and identify individual needs.

In addition, the Palm Beach County Division of Human and Veteran Services conducts an annual Point in Time (PIT) survey counting homeless people in the county. The results indicate the need for affordable housing as well as information on the demographics and circumstances of homeless individuals and families in our communities.

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.

N/A. Wellington is not a recipient of ESG funds, and does not anticipate receiving grant funds under the McKinney-Vento Homeless Assistance Program, Supportive Housing Shelter Plus Care Program, or Section 8 Program; and will not utilize any CDBG funds to address homeless needs specifically.

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.

Refer to Table 2 – Agencies, groups, organizations who participated

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	WELLINGTON
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village Planning, Zoning and Building Department is the agency responsible for the development of the plan.
2	Agency/Group/Organization	Homeless and Housing Alliance of Palm Beach County
	Agency/Group/Organization Type	Services-homeless Regional organization Planning organization Continuum of Care Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Homeless and Housing Alliance of Palm Beach County is the lead for the CoC in the region. The CoC was consulted on the homeless needs in Wellington.
3	Agency/Group/Organization	Palm Beach County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Palm Beach County Housing Authority is the local public housing authority in Wellington and is engaged with the Planning, Zoning and Building Department on the affordable housing needs of LMI residents in Wellington.
4	Agency/Group/Organization	PALM BEACH COUNTY
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Emergency Preparedness
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Village remains engaged with the County in the planning of its housing and community development programs. The County maintains an all-hazards approach to emergency management, which includes tropical storm, a hazardous materials accident, or domestic security incidents.

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

There will be no agency types intentionally not consulted and all comments are welcome.

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?
Continuum of Care	Homeless and Housing Alliance of Palm Beach County	The Continuum of Care works to alleviate homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic goal to provide client-appropriate housing and supportive service solutions for homeless individuals and families.

Table 3 – Other local / regional / federal planning efforts

Narrative

Wellington collaborates with various public entities, including neighboring government units and other departments, to develop and implement the PY 2026 AAP.

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 Village of Wellington has established a Citizen Participation Plan (CPP) to promote public support for the development of the PY 2026 Annual Action Plan. The Village actively encourages open communication and collaboration among citizens, public agencies, non-profit organizations, and other stake holders to engage them in a constructive manner and identify priority needs. Below is a summary of the efforts made.

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
1	Public Hearing	Non-targeted/broad community	The Village of Wellington held a public hearing on May 20, 2026, at 4:00 PM in the Council Chambers at Village Hall at 12300 Forest Hill Boulevard, Wellington, FL 33414. Alternatively, those unable to attend the public meeting could email written comments to Grants@wellingtonfl.gov prior to the meeting.	A summary of comments will be provided after the hearing.	All comments are accepted.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Comment Period	Non-targeted/broad community	The CPP required that the Village of Wellington make the Plan available to citizens, agencies, and other interested parties for their review and comment for a period of 30 days. In compliance with the requirements of 24 CFR 91.105, the Village of Wellington will make available the Plan for public review and comment from May 21, 2026, to June 21, 2026 . Persons requesting a draft of the proposed PY 2026 Annual Action Plan could submit their request to Grants@wellingtonfl.gov and a copy of the requested document could be emailed to the requestor. All comments regarding the PY 2026 Annual Action Plan need to be emailed to Grants@wellingtonfl.gov by 5:00 PM on June 21, 2026.	A summary of comments will be provided after the comment period.	All comments are accepted.	N/A

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Five-Year Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD), identifies federal, state, local, and private resources anticipated to be available to the Village of Wellington for addressing priority needs and specific objectives outlined in the Strategic Plan. The Consolidated Plan fulfills statutory requirements established by the federal government in 24 CFR 91.200-91.230. The Annual Action Plan serves as the mechanism through which programs and projects are authorized and funded. This Action Plan pertains to the fifth and final year of the Consolidated Plan period, spanning October 1, 2025, through September 30, 2026.

The Village of Wellington anticipates an annual allocation of \$286,335 in CDBG funding for the 2026/2027 program year. There is no anticipated program income anticipated. CDBG funds will be used for housing and community development activities such as housing rehabilitation, youth services, and administration of the Village's CDBG program.

Other resources, such as private and non-Federal public sources may become available to Wellington during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, other Wellington municipal departments or the Village's general fund, or non-profit agencies or organizations or community foundations. Wellington will look to leverage funds, if available and when applicable.

Anticipated resources are summarized in **Table 1**. Wellington has identified priorities and specific goals to address over the five-year planning period. Goal outcomes are described in quantitative terms. Wellington has selected goal outcome indicators and quantities based on previous program performance and current anticipated resource availability.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	286,335	0	0	286,335	0	PY 2026 is the fifth and final year of the ConPlan. There are no more funds expected in this ConPlan period. The upcoming year will start a new five-year planning cycle.

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.

Wellington will seek to leverage available funds from state and federal grants, municipal departments, non-profit housing and public service providers, third-party developers, public housing authorities, and other relevant agencies and programs to supplement CDBG dollars. The Village will ensure compliance with non-federal share requirements as referenced in 24 CFR 570.201 (3) (g) for any project using CDBG funding as the non-federal match. Moving forward, Wellington will continue to actively pursue funding from private, public, state, and federal sources to address economic and community development needs.

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

Village-owned land is currently allocated for public facilities and parks. These amenities provide services and activities for residents, including youth, seniors, and individuals with special needs. Such lands will remain accessible to the public and will continue to address community needs. Any underutilized property will be disposed by the Village Council in accordance with local, state, and federal laws, and income generated from these properties will be returned to the appropriate funding source.

Discussion

Wellington's anticipated CDBG funding will support the Consolidated Plan's five-year goals in housing, public services, and program administration. The Village benefits from strong partnerships with municipal departments, Palm Beach County, regional agencies, service providers, and engaged residents, enabling effective financial leveraging, coordination, and collaboration. Additionally, Wellington receives Florida State Housing Initiative Partnership (SHIP) funds to support owner-occupied housing rehabilitation, emergency repairs, and disaster relief. SHIP funds are not used to leverage specific CDBG activities.

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	Housing	2022	2026	Affordable Housing	Communitywide	Housing Rehabilitation	CDBG: \$189,069	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Public Services	2022	2026	Homeless Non-Homeless Special Needs	Communitywide	Youth Services Employment Training	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
3	Administration/ Planning	2022	2026	Program Administration	Communitywide	Program Administration	CDBG: \$57,266	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Housing
	Goal Description	Improve the availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households in Wellington. CDBG: \$189,069
2	Goal Name	Public Services
	Goal Description	Support programs that create economic opportunities and provide workforce training for low--income persons in Wellington. CDBG: \$40,000
3	Goal Name	Administration/Planning
	Goal Description	Administer Wellington's CDBG program. CDBG: \$57,266

Projects

AP-35 Projects – 91.220(d)

Introduction

The 2026/2027 Annual Action Plan for Wellington was developed to support housing and economic development initiatives targeting low-income populations and individuals with special needs. All planned activities align with the national objectives established by the U.S. Department of Housing and Urban Development (HUD).

The Village will maintain its Community Development Block Grant (CDBG) program through the Planning, Zoning, and Building Department, allocating funds for housing rehabilitation, youth services, and program administration. These initiatives aim to enhance both housing quality and overall quality of life for low-income residents of Wellington. Consistent with previous years, the Village will collaborate with public and social service providers to prevent homelessness and facilitate access to public services for special needs populations, who are generally considered low- and moderate-income.

Projects

#	Project Name
1	Housing Rehabilitation
2	Public Services
3	Administration/Planning

Table 7 - Project Information

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

The allocation priorities are focused on three goals of the Strategic Plan: housing, public services, and program administration. Wellington will not fund economic development in PY 2025. It is important to note that total funding for public services is capped at 15% of the total CDBG allocation. Total funding for activities related to administration is capped at 20% for CDBG.

Strategic Plan Goal / CDBG (% of Total Expected)*

Housing: \$189,069 (66%)

Public Service: \$40,000 (14%)

Administration/Planning: \$57,266 (20%)

*No program income or prior-year resources are anticipated. Percentages may not equal 100% due to

rounding.

Wellington's main challenge in addressing underserved needs is insufficient funding. Reduced revenues at all government levels, combined with the ongoing impacts of the COVID-19 pandemic, inflation, and supply chain issues, have limited Wellington's ability to support lower income residents. Since becoming an entitlement community in 2012, Wellington has received a relatively small CDBG allocation. High housing costs in Palm Beach County further complicate efforts, as the cost of living exceeds the state average. In Wellington, housing prices for both rentals and ownership have risen much faster than household incomes, reducing affordability for lower income families. The limited CDBG funds are used for housing rehabilitation and repair to preserve affordable housing, as well as for public services and economic development initiatives.

AP-38 Project Summary

Project Summary Information

1	Project Name	Housing Rehabilitation
	Target Area	Communitywide
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$189,069
	Description	Five-year forgivable housing rehabilitation loans and technical assistance will be provided to income-eligible homeowners throughout Wellington.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 7 Household/Housing Units
	Location Description	Communitywide
	Planned Activities	Planned activities include: 14A Rehab: Single-Unit Residential
2	Project Name	Public Services
	Target Area	Communitywide
	Goals Supported	Public Services
	Needs Addressed	Youth Services Employment Training
	Funding	CDBG: \$40,000
	Description	Public services will include paid summer internships will be provided to youth (ages 16-18) from low- and moderate-income (LMI) families throughout Wellington. Program may be delivered by one or more area non-profit organizations.
	Target Date	9/26/2027
	Estimate the number and type of families that will benefit from the proposed activities	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
	Location Description	Communitywide

	Planned Activities	Planned activities include: Summer Youth Employment Program (05D Youth Services; 05H Employment Training)
3	Project Name	Administration/Planning
	Target Area	Communitywide
	Goals Supported	Administration/Planning
	Needs Addressed	Program Administration
	Funding	CDBG: \$57,266
	Description	Preparation of required plans and reports, subrecipient and contractor monitoring, and day-to-day management/oversight of the CDBG program.
	Target Date	9/26/2027
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1 Other
	Location Description	Communitywide
	Planned Activities	Planned activities include: 21A General Program Administration

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

Wellington will allocate CDBG funds throughout the jurisdiction to benefit low- and moderate-income individuals and families. Individuals or families qualify as low- and moderate-income if their income is at or below 30 percent, 50 percent, or 80 percent of the area’s median household income. The Village will prioritize CDBG funding for geographic areas with the highest concentrations of low- and moderate-income residents. These funds will be directed toward improving both housing quality and overall quality of life for low- and moderate-income populations across the community.

Wellington has identified three projects to implement with associated goals of the Strategic Plan during the fifth year of the Five-Year 2022-2026 Consolidated Plan. These projects benefit low- and moderate-income persons communitywide and within the Village’s low- and moderate-income areas. Projects with communitywide benefit include housing rehabilitation, public services involving economic development activities for the youth, and the Village’s administration of the CDBG program.

Wellington is designated as an exception grantee by HUD. For a Census Block Group to qualify as a low- and moderate-income area, a Block Group in the Village must contain 37.90% or more low- and moderate-income population (Source: HUD FY 2024 LMISD).

Geographic Distribution

Target Area	Percentage of Funds
Communitywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Wellington’s rationale for allocating investments geographically is dependent upon the location of low- and moderate-income populations, which may reside anywhere in the Village. As an “Exception Grantee,” Wellington reviews HUD-published data on an annual basis for all Village neighborhoods where at least 37.9% of the population is determined to be low- and moderate-income (i.e., earning 80% or less of the Area Median Income). Currently there are nine U.S. Census Block Groups that meet or exceed these criteria in the Village. Eight of these Block Groups are fully located within the Village of Wellington limits. These identified areas are situated predominately in the central and eastern portions of the Village (see the 2022-2026 Consolidated Plan’s Strategic Plan, Map 5).

Discussion

Low-Income Households Concentration

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for Wellington. According to the 2020-2024 ACS 5-Year Estimates, the MHI in Wellington is \$115,632. A tract is considered to have a low-income concentration if the MHI is \$92,505 or less. There is one tract with a concentration: 77.50 in the northeast part of Wellington.

Race/Ethnic Minority Concentration

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s village-wide percentage. Data was taken from the 2020-2024 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of Wellington’s population were analyzed.

Black or African American, non-Hispanic: This minority group makes up 12.1% of the village’s population, and a census tract is considered a concentration if 22.1% of the population is part of this racial group. There is one tract with a concentration: 77.50 in the northeast part of Wellington.

Asian, non-Hispanic: Approximately 4.4% of Wellington’s population identifies as Asian. A census tract is considered a concentration if 14.4% of the population is part of this racial group. There are no tracts with a concentration of this minority group in Wellington.

Hispanic: Hispanics comprise 28.5% of the village's population, and a census tract is considered a concentration if 38.5% of the population is part of this ethnic group. There are two tracts with a concentration in the north central part of the village: 77.25 and 77.51.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Wellington has adopted a housing goal that places a high priority on improving the availability, accessibility, and condition of affordable housing for low- and moderate-income residents of the Village. While the Village emphasizes housing rehabilitation, this goal will also be addressed by local non-profit and for-profit organizations and developers that construct new, modestly priced, affordable houses, or that repair existing houses for resale to lower-income, first-time homebuyers. In addition, the Village will seek other creative ways to provide affordable housing opportunities.

The Annual Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be supported within the program year. These numbers are shown are inclusive of the affordable housing activities shown in the two affordable housing goal tables below, and indicates the number of households to be supported through specific activities, such as rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purposes of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	7

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

Discussion

Wellington will rely on various partners throughout its jurisdiction and Palm Beach County to assist its residents in obtaining affordable housing. The primary strategy to address affordable housing within the Village will be owner-occupied rehabilitation loans; however, other creative ways to provide affordable housing will be pursued in conjunction with community partners.

AP-60 Public Housing – 91.220(h)

Introduction

This section of the Annual Action Plan describes what actions Wellington will take in the 2026/2027 program year to carry out the public housing portion of the Strategic Plan. Below, the Village has identified how the Annual Action Plan will address the needs of public housing during the program year.

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

Wellington does not own or operate public housing. However, local housing providers work to maintain affordable housing for low- and moderate-income residents. The Palm Beach County Housing Authority (PBCHA) manages public housing and vouchers in Palm Beach County, including Wellington. PBCHA also administers the Section 8 Rental Assistance Program, which offers financial assistance to eligible individuals and families based on income. Rent and utilities typically do not exceed 30% of household income. To qualify, family income must meet HUD guidelines for household size, and housing units must pass HUD's Housing Quality Standards Inspection. This program usually has a waiting list.

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

While Wellington does not have an established public housing authority, over the next year the Village will continue to collaborate with the PBCHA to provide housing assistance for low and moderate-income residents in the Village and encourage public housing residents to become more involved in homeownership opportunities in the Wellington area.

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

The Palm Beach County Housing Authority (PBCHA) (FL080) has been designated as a “troubled Public Housing Agency (PHA).” A PHA with this designation must engage with HUD and initiate a performance improvement plan or recovery plan. The PBCHA has a Section 8 Management Assessment Program (SEMAP) Corrective Action Plan and a PBCHA Audit Corrective Action Plan (CAP) in place and will work directly with HUD to reconcile the status.

Discussion

Wellington does not own any public housing; however, it resides within the PBCHA, which manages and administers public housing for residents of Wellington.

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

Introduction

This section of the Annual Action Plan describes Wellington's one-year goal, and the specific actions steps it will undertake in the program year to carry out the homeless strategy identified in the Strategic Plan. Additionally, this section addresses any activities related to the supportive housing needs of non-homeless populations. The Village of Wellington's strategies that subsidize, preserve, or create affordable housing in Wellington for low- and moderate-income persons are deemed to be preventing homelessness.

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

Wellington does not anticipate receiving grant funds from the McKinney-Vento Homeless Assistance Program, Supportive Housing Shelter Plus Care Program, or Section 8 Program in the upcoming year, nor will it allocate any Community Development Block Grant (CDBG) funds specifically to address homeless needs. The most recent Point-in-Time (PIT) count, conducted by the Palm Beach County Division of Human and Veteran Services and its partners in January 2021, identified 458 homeless individuals in 303 homeless households within Palm Beach County. The number of homeless persons residing specifically in Wellington remains unknown. Nevertheless, the Village will continue to collaborate with the Continuum of Care to provide information and referrals to services for homeless individuals in Wellington during the next year.

Wellington will assess the needs of homeless persons in the community on an individual basis, provide information, and make appropriate referrals accordingly. The Village provides referrals to programs and resources within Palm Beach County or the State, and these resources are identified on the Community Assistance webpage (www.wellingtonfl.gov/communityassistance) and at Wellington municipal department offices. Community assistance resources to prevent homelessness include:

- Emergency Rental and Utility Assistance from Palm Beach County
- Florida Hometown Heroes Housing Program

Additionally, homeless outreach is regularly conducted by the Division of Human and Veterans Services under the Palm Beach County Community Services Department. The Homeless and Housing Alliance (HHA) of Palm Beach County maintains Homeless Outreach Teams (HOT). The Homeless Coalition of Palm Beach County also sponsors events to reach out to homeless persons and identify individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are no emergency shelters or transitional housing facilities within Wellington. The Village will provide referrals to those in need of these services to the local Continuum of Care. Palm Beach County

has opened a one-stop homeless resource center, which will provide temporary shelter, job training, and medical services to the homeless. Local municipalities will have the ability to transport homeless persons in their community to the homeless resource center to allow homeless persons in the Wellington area to gain access to mainstream resources throughout Palm Beach County.

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

Wellington aims to prevent and reduce homelessness by supporting programs that help individuals transition to permanent housing. Many of these programs are managed by the Continuum of Care lead, the Homeless and Housing Alliance of Palm Beach County (Palm Beach County Division of Human and Veteran Services), and partner agencies. Local non-profit organizations serving the homeless in Wellington will follow the County's discharge coordination policy.

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.

The 2026/2027 Annual Action Plan focuses on providing a number of programs that benefit low-income individuals and families. Programs include housing rehabilitation, youth mentoring, youth employment and workforce training. Wellington will continue to encourage and assist locally funded nonprofits to access homeless funding.

Discussion

Wellington does not plan to allocate 2026/2027 CDBG funds toward specific activities to reduce homelessness. The Village will continue to offer information, referrals, and coordination with agencies that provide shelter, medical assistance, case management, job skills training, and other homeless services.

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

Introduction

This section summarizes actions Wellington will undertake during the program year to reduce barriers to affordable housing and influence whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction.

According to the Housing Leadership Council of Palm Beach County and the “Housing for All: Palm Beach County Housing Action Plan,” published in 2021, the current housing crisis has resulted from limited housing inventory coupled with growing income gaps, rising rents, and untenable cost burdens. The Housing Leadership Council cites the limited availability and high cost of land and construction materials, which is exacerbated by regulations on density that underutilize land, and other barriers such as processing of development approvals and permits. These policy barriers may be ameliorated by creative funding and financing, planning and regulatory reform, targeted neighborhood revitalization, community development, and promotion of racial equity in housing policy.

Wellington’s housing market presents the most significant barrier to developing an adequate supply of affordable housing for low- to moderate-income people. The recent coronavirus (COVID-19) pandemic, coupled with inflation and supply issues, has resulted in the exorbitant cost of housing and construction materials. Moreover, residents’ and landlords’ limited knowledge of fair housing standards is another barrier to affordable housing.

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

Palm Beach County implements several initiatives to mitigate the adverse impacts of public policies that hinder affordable housing. These initiatives include workforce housing programs, community land trusts, community redevelopment areas, and collaboration with developers and municipalities, such as Wellington, to identify and address barriers to affordable housing. The Housing Leadership Council, a regional partner, also contributes to identifying and addressing these barriers. Wellington will continue to collaborate with non-profit housing developers and providers to expand affordable housing options.

During the next year, Wellington will implement the following strategies:

- Identify non-profit organizations and developers serving low- and moderate-income residents
- Conduct a communitywide Fair Housing forum for lending practices
- Promote public and private partnerships to increase affordable housing options

Wellington has adopted a Housing goal that places a high priority on improving the availability,

accessibility, and condition of affordable housing for low- and moderate-income residents. Wellington's primary strategies will be housing repair and rehabilitation to improve the existing inventory of affordable housing for low- and moderate-income residents, and public transit assistance for transportation disadvantaged households.

Discussion:

Wellington will continue to avoid all barriers to affordable housing as it has in the past. See also SP-55, "Barriers to Affordable Housing" in the Five-Year Consolidated Plan for more detailed explanations of strategies.

AP-85 Other Actions – 91.220(k)

Introduction:

This section of the Annual Action Plan describes Wellington’s planned actions to carry out the following strategies outlined in the Strategic Plan:

- Foster and maintain affordable housing;
- Evaluate and reduce lead-based paint hazards;
- Reduce the number of poverty-level families;
- Develop institutional structure; and
- Enhance coordination.

In addition, the Village has identified obstacles to meeting underserved needs and proposed actions to overcome those obstacles.

Actions planned to address obstacles to meeting underserved needs

Wellington faces challenges in meeting the needs of low- and moderate-income residents due to limited resources. The Village plans to address these challenges by offering transportation, senior and youth services, and employment opportunities.

As the Village population grows, limited affordable housing will become a significant barrier. Rising housing costs have increased demand for affordable options. The Village offers a home rehabilitation program to improve housing quality for qualifying low- and moderate-income households.

Actions planned to foster and maintain affordable housing

The Strategic Plan establishes a five-year housing goal to enhance the availability, accessibility, and quality of affordable housing for low- and moderate-income and special needs households in Wellington. This objective is partially achieved through the implementation of a housing rehabilitation program for income-eligible households. Furthermore, the Village will maintain coordination with affordable housing developers to identify innovative strategies for providing affordable housing and will offer referrals, as appropriate, to relevant Palm Beach County agencies, including the Public Housing Agency (PHA), that deliver housing services to low- and moderate-income individuals.

Actions planned to reduce lead-based paint hazards

The lead-based paint analysis for Wellington has revealed relatively new housing stock built after 1978, which significantly decreases the likelihood of lead poisoning. During the 2026/2027 Annual Action Plan period, the Village does not anticipate allocating any CDBG funds for the evaluation or reduction of lead-based paint hazards; however, as a precautionary measure, the Village will continue to annually monitor the age of the housing stock and evaluate lead-based paint hazards on a project-by-project basis.

Actions planned to reduce the number of poverty-level families

According to the 2020-2024 American Community Survey (ACS) estimates, 7.8% of all people living in Wellington are at poverty level or below. The Village does not possess the capacity or manpower to directly improve the poverty status of its citizens. However, the Village supports non-profit groups, County and State efforts to move low-income persons to economic self-sufficiency or to a maximum level of economic independence. In addition, the Village offers programs such as housing rehabilitation, youth and senior services, transportation assistance, and employment training to income-eligible persons. The Village maintains a close working relationship with the Legal Aid of Palm Beach County, Inc., an agency that provides fair housing education and outreach services, landlord/tenant counseling, fair housing enforcement and foreclosure representation. The Village issues a proclamation annually promoting April as Fair Housing Month.

Actions planned to develop institutional structure

Over the next year, the Planning, Zoning and Building Department will lead the planning and coordination of CDBG-assisted activities. The U.S. Department of Housing and Urban Development (HUD) requires entitlement communities to consult with public and private agencies serving low- and moderate-income families during the preparation of the Consolidated Plan and Annual Action Plan. Wellington fully complies with this requirement. As part of the CDBG Program planning process, Wellington will continue to work with non-profit agencies to address the housing and non-housing needs of its residents.

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

As previously mentioned, over the next year Wellington will continue to collaborate with various non-profit agencies involved in the implementation of programs and services for low- and moderate-income persons to discuss the housing and non-housing community development needs of the residents of Wellington.

Discussion:

Wellington plans to address obstacles to meeting underserved needs by implementing activities that support seniors, youth, and other low- and moderate-income households. The Village will also foster and maintain affordable housing through ongoing funding of the housing rehabilitation program and enhanced coordination with local agencies and developers that promote access to affordable housing.

Lead-based paint hazards will be continuously evaluated. Institutional structures will be further developed through ongoing coordination with Palm Beach County and other state and local agencies. Wellington will also strengthen inter-agency collaboration with public service agencies in Palm Beach County and the Wellington area.

Program Specific Requirements

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

Introduction:

This section outlines the program-specific requirements for the CDBG program. The Village of Wellington allocates CDBG funds to low- and moderate-income households and areas, in accordance with HUD's national objectives. No program income will be generated from these activities.

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 program year 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
Total Program Income:	0

Other CDBG Requirements

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% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%