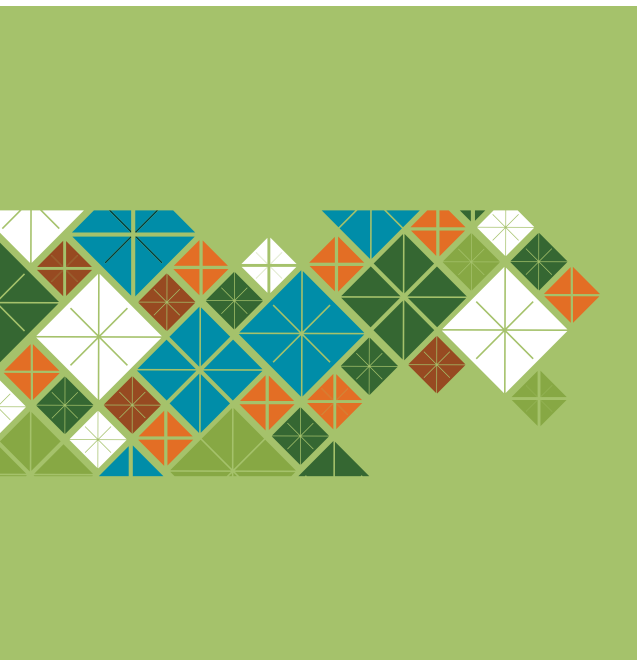


**Village of Wellington, Florida**  
**CDBG Program**  
**2017/2018-2021/2022 Five-Year Consolidated Plan**  
**2017/2018 Annual Action Plan**  
**Citizen Participation Plan**

*For Submission to the U.S. Department of Housing & Urban Development*

**JULY 19, 2017**



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# Executive Summary



## *ES-05 Executive Summary*

### **INTRODUCTION**

The Village of Wellington, Florida, has completed the planning process for the 2017/2018-2021/2022 Five-Year Consolidated Plan (Consolidated Plan) as required by the U.S. Department of Housing and Urban Development (HUD). The purpose of the Consolidated Plan is to identify goals, objectives and strategies for addressing housing and community development needs, including those of low- and moderate-income and special needs populations. The Consolidated Plan guides the use of Village resources to address these needs over a five-year period. Over the past five-year period, the Village received an average annual allocation of approximately \$247,000 in Community Development Block Grant (CDBG) funds. This amount totaled approximately \$1.23 million over the previous five-years.

The Consolidated Plan is developed in a manner specified by HUD, and the Village of Wellington has followed the prescribed format in completing the plan. The Consolidated Plan was developed using HUD and U.S. Census data for demographics and housing, surveys and interviews, input from public meetings, Village Council meetings, and past program performance. The purpose of this process was to receive citizen input on the current housing and community development needs of the Village. During the planning process, the Village held a public meeting, surveyed and interviewed stakeholders, and consulted with non-profit groups.

There are three major areas of focus in this Consolidated Plan: Housing, Public Services, and Economic Development. The Consolidated Plan process requires the Village of Wellington to identify priority needs for each area and prepare an Annual Action Plan to address the priorities. For every priority, there are goals, objectives and strategies established to measure progress. The citizen and stakeholder input was critical in developing the goals, objectives and strategies of this Consolidated Plan.

This Consolidated Plan not only presents goals to address the priority needs of the Village of Wellington, but also to address the statutory goals established by Federal law:

***Decent Housing:***

- Assist homeless persons to obtain affordable housing
- Assist persons at risk of becoming homeless
- Retain affordable housing stock
- Increase the availability of affordable housing in standard condition to low- and moderate-income families, particularly to economically disadvantaged persons (and without discrimination on the basis of race, creed, religion, color, age, sex, marital status, familial status, national origin, disability, gender identity or sexual orientation)
- Increase the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence
- Provide affordable housing that is accessible to job opportunities

***A Suitable Living Environment:***

- Improve the safety and livability of neighborhoods Increase access to quality public and private facilities and services

***Expanded Economic Opportunities:***

- Job creation and retention for low-income persons
- Availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing



## **SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN NEEDS ASSESSMENT OVERVIEW**

The Five-Year Consolidated Plan identifies three goals, along with corresponding objectives and strategies, to address Village's housing and community development needs. These goals are summarized as follows:

### **Goal: Housing**

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**Improve the availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households the Village of Wellington.**

#### ***Housing Needs***

The housing topic is focused on the physical state and tenure of housing in the Village of Wellington and ways that federal and local resources can be used to address housing issues. Based on input and data received through the citizen participation process, the highest priorities identified by the public are:

- Home repair and housing rehabilitation
- Accessible housing and accessibility improvements

### **Goal: Public Services**

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**Coordinate and expand access to youth and senior services for low- and moderate-income, homeless, and special needs persons in the Village of Wellington.**

#### ***Public Service Needs***

Public Service is a broad category that applies to any population that is presumed to be low- and moderate-income and in need of public services. The category covers a large population, including seniors, youth, the mentally ill, developmentally disabled, elderly, and other special needs groups. These specific services are often provided by non-profit agencies or by Village of Wellington municipal departments.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Senior services

- Transportation options and services
- Youth services

## Goal: Economic Development

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**Support programs that create economic opportunities and provide workforce training for low- and moderate-income persons in the Village of Wellington.**

### ***Economic Development Needs***

Economic development is a category that applies to assisting low- and moderate- income populations and areas with economic opportunity. The category covers topics such as job training/education, and programs that assist low- and moderate- income persons with seeking and retaining employment. These specific services are often provided by non-profit agencies or for-profit business, but also could be provided through Village of Wellington municipal programs.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Employment training
- Youth employment opportunities/internships

### **EVALUATION OF PAST PERFORMANCE**

The previous five years have shown significant progress in the Village of Wellington's efforts to implement HUD entitlement programs. The Village is in compliance with HUD regulations and continues to deliver housing and community development services in an efficient manner.

The Village of Wellington Community Services Department works to improve the quality of life for Village residents and to revitalize neighborhoods by providing decent and safe affordable housing. The Community Services Department is responsible for administering the CDBG program.

The Village of Wellington’s Community Services Department, along with non-profit service providers, have previously offered a variety of housing programs and public services that promote homeownership and/or sustainable neighborhoods:

- Housing rehabilitation program
- Senior transportation services
- Youth mentoring
- Youth summer employment
- Youth workforce training

The Village has been successful in implementing these programs in the past and anticipates the continuation of such programs in the future. The Village will use CDBG funds to make these programs successful and to meet the goals identified in the Consolidated Plan.

## **SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS**

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives and strategies. The Consolidated Plan is a collaborative process that involves surveys and interviews with stakeholders, as well as meetings with the public to determine priority needs. Priority needs were identified based on available housing data, public input, stakeholder consultation, public meetings, and past program performance. In addition, the Village consulted with the Palm Beach County Community Services Department and Division of Human and Veteran Services (as the Continuum of Care), Village municipal departments, and the Village Council to identify priority needs and develop corresponding strategies to address those needs.

## **SUMMARY OF PUBLIC COMMENTS**

Based on input and data received through the citizen participation process, the following summarizes the public comments:

### ***Comments Regarding Community Needs***

Although there are many community needs that the public felt are important, there are a several needs that were identified during the public process as being “high” priority:

- Housing rehabilitation, particularly for housing units that are 30 years or older
- Services for seniors and the elderly
- Youth services, such as mentoring and internships

- Employment training and opportunities
- Transportation options

### **SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM**

All comments received by the Village of Wellington were considered and are, generally or specifically, addressed by the Strategic Plan and/or Annual Action Plan. Documentation of all comments received is included as an attachment (PDF format) to the Five-Year Consolidated Plan submittal.

### **SUMMARY**

The Five-Year Consolidated Plan for years 2017/2018-2021/2022 identifies goals, objectives and strategies to address the Village of Wellington's housing and public service needs. These needs were identified through the citizen participation process that involved residents, service providers, and other community partners. The Consolidated Plan guides the Village's use of CDBG resources through four goals. These goals are summarized as: Housing, Public Services, Economic Development, and Administration. Over the next five years, the Village of Wellington will continue to deliver housing and community development services through housing rehabilitation programs and public service activities, as well as through partnerships with an array of public service providers.



## *PR-05 Lead & Responsible Agencies*

### **AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN**

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

**TABLE 1: RESPONSIBLE AGENCIES**

Agency Role	Name	Department/Agency
Lead Agency	Village of Wellington, Florida	Community Services Department

**Table 1 – Responsible Agencies**

### **NARRATIVE**

Village of Wellington, Florida, is the lead agency responsible for overseeing the development of the Consolidated Plan and Annual Action Plan. The Community Services Department is the internal department that is responsible for the day-to-day administration of CDBG funding. However, the Community Services Department does work with other department, the Village Council, and the Senior Advisory Committee in addition to residents and sub-recipients to develop a meaningful document.

The development of the Consolidated Plan and Annual Action Plan was based on the previous Consolidated Plan and other studies, plans and reports that have been prepared in recent years. Some of the primary documents included the Village's most recent Strategic Plan, the Palm Beach County Division of Human and Veteran Services' Annual Point-in-Time (PIT) Homeless Count, and the Housing Leadership Council of Palm Beach County's Home Matters Report, among others.

To maximize citizen participation, staff along with a consultant (Wade Trim, Inc.) conducted outreach through a series of public notices, questionnaires, interviews, meetings, and hearings. As part of these

efforts, low- and moderate-income residents, as well as service providers, were encouraged to provide input on the Consolidated Plan and Annual Action Plan.

### **CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION**

Inquiries, comments or complaints concerning the Plan, any amendments, or performance reports, can be conveyed by contacting Village staff at:

Village of Wellington  
Community Services Department  
12300 Forest Hill Blvd.  
Wellington FL 33414  
Telephone: (561) 753-2435  
jfactrell@wellingtonfl.gov  
Business hours: 7:00 a.m. to 6:00 p.m., Monday through Thursday

Written complaints may also be made to the Miami Field Office of the U.S. Department of Housing and Urban Development (HUD) at the following address:

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Brickell Plaza Federal Building  
909 SE First Avenue, Room 500  
Miami, FL 33131-3028  
Phone: (305) 536-5678  
Fax: (305) 536-5765  
TTD: (305) 536-4743  
Business hours: 8:00 a.m. to 4:30 p.m., Monday through Friday

## *PR-10 Consultation*

### **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**

The Consolidated Plan establishes a common vision for housing and community development through institutional coordination. Due to its small size, the Village of Wellington regularly collaborates with various housing providers and regional agencies to develop strategies to address the community's immediate needs. This collaborative process allows for citizen participation and planning to occur in a comprehensive context that reduces duplication of effort at the local level.

The Village of Wellington will implement this Consolidated Plan in coordination with public, private, and nonprofit agencies. Nonprofit agencies may include, but are not limited to, social service providers and community housing development organizations. Private sector partners may include, but are not limited to, local businesses, local financial institutions, and housing developers.

**Table 2** outlines the types of agencies, groups and organizations consulted throughout the program year and during the development of the Village of Wellington 2017/2018-2021/2022 Consolidated Plan and 2017/2018 Annual Action Plan. Organizations consulted included various service providers, the Palm Beach County Housing Authority (PBCHA), Palm Beach County Division of Human and Veteran Services, Village municipal departments, the Wellington Senior Advisory Board, and the Village Council, among others.

### **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 coordinated with the Palm Beach County Division of Human and Veteran Services and its partners through the most recent Point-in-Time (PIT) homeless count, and with residents through questionnaires and community meetings. This consultation was pivotal in preparing the Needs Assessment and Strategic Plan components of the Consolidated Plan. In addition, through consultation and review of the most recent Public Housing Authority Plan and other HUD reports, the Palm Beach County Housing Authority (PBCHA) also provided pivotal input in preparing the Consolidated Plan.

**DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.**

The Village of Wellington does not directly receive Emergency Solutions Grant (ESG) or related funding.

The Palm Beach County Division of Human and Veteran Services is the lead agency for the regional Continuum of Care (CoC), whose partner agencies work together to identify concerns and make policies and recommendations on homeless issues. The Palm Beach County Division of Human and Veteran Services, as the lead agency for the area's CoC, utilizes the Homeless Management Information System (HMIS) data, Annual Point-in-Time (PIT) Count Report, and other state and federal documents to inform the allocation of funds, develop policies and procedures, and evaluate outcomes annually. Consultation with the CoC for the Consolidated Plan included research of the Palm Beach County Division of Human and Veteran Services HMIS and PIT reports, and the Homeless Advisory Board's Ten-Year Plan to End Homelessness in Palm Beach County, Florida.



**TABLE 2: AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND CONSULTATIONS**

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Low- and Moderate- Income Residents of Wellington	Other (Citizens)	All Sections Other (Non-Housing Community Development Strategy)	Community Outreach, Public Hearings, Public Comment Period, Identification of Need
Village Council of Wellington	Civic Leaders	All Sections Other (Non-Housing Community Development Strategy)	Focus Group Meeting, Public Hearings, Public Comment Period, Confirmation of Strategies
Municipal Departments and Staff of Wellington	Other (Community Services Department, Neighborhood Services Division, Senior Services Division, and Planning Department)/ Grantee Department	Housing Needs Assessment Non-Homeless Special Needs Market Analysis Economic Development Lead-Based Paint Strategy Anti-Poverty Strategy Other (Non-Housing Community Development Strategy)	Department Coordination, Identification of Needs, Development of Goals, Objectives and Strategies
Palm Beach County Community Services Department, Division of Housing and Veteran Services (Lead Agency for the CoC)	Services – Homeless	Homeless Needs (All) Homeless Strategy	Focus Group Meeting (TBD), Noticed for Community Outreach, Research of Annual PIT Counts and Reports, Identification of Need and Strategies, Referrals
Palm Beach County Housing Authority (PBCHA)	PHA	Housing Needs Assessment Public Housing Needs Market Analysis	Focus Group Meeting (TBD), Research of Annual Reports and Plans, Identification of Need and Strategies, Referrals
Housing Leadership Council of Palm Beach County	Housing	Housing Needs Assessment Market Analysis	Focus Group Meeting, Research of Published Reports, Identification of Need and Strategies
Scribner Neighborhood	Neighborhood Organization	Housing Needs Assessment Market Analysis Other (Non-Housing Community Development Strategy)	Survey/Questionnaires, Identification of Need
Hawthorne Neighborhood	Neighborhood Organization	Housing Needs Assessment Market Analysis Other (Non-Housing Community Development Strategy)	Survey/Questionnaires, Identification of Need

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

## IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

The Village of Wellington consulted with the lead agency for the CoC, the Palm Beach County Housing Authority (PBCHA), affordable housing providers, various social service providers, Village municipal departments, and civic leaders. Additionally, the general public, including but not limited to low- and moderate-income residents and other entities impacted by housing and community development activities, were noticed of community meetings and public hearings by Village website postings and newspaper advertisements. Other agencies and organizations not directly consulted were consulted indirectly by research of published plans and reports.

## DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(L))

Many of the programs and activities that will be carried out by the Village of Wellington during the program years will involve coordination with a number of agencies, groups and organizations. The Village actively works with Palm Beach County to support the Village's primary CDBG goals of housing, public services, and economic development. Implicit in these goals is the Village's commitment to providing coordinated housing and supportive services, as well as economic opportunities, to its lower income residents. These services are provided through partnerships with Palm Beach County government, state-sponsored workforce initiatives, and public housing agencies, as well as respective planning efforts shown in Table 3. The Village will continue to encourage collaboration between these public entities and advocates for low-income persons and special needs populations.

**TABLE 3: OTHER CONSULTATIONS & COORDINATION**

Name of Plan	Lead Organization	How do the goals of this Strategic Plan overlap with the goals of each plan?
Village of Wellington Strategic Plan	Village Council of Wellington	Economic Development
Home Matters Report for Palm Beach County	Housing Leadership Council of Palm Beach County	Housing
Ten-Year Plan to End Homelessness in Palm Beach County, Florida	Palm Beach County Homeless Advisory Board and Board of County Commissioners	Public Services

**Table 3 – Other Consultations & Coordination**

## PR-15 Citizen Participation

### SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

HUD requires local jurisdictions to provide for citizen participation, which encourages the development of the Consolidated Plan in cooperation with residents from every walk of life. In particular, HUD believes it is important to obtain the views of residents who live in CDBG Eligible Areas (i.e., low- and moderate-income neighborhoods), as well as service providers who advocate for low-income and special needs residents.

During the year 2017, the Village of Wellington reached out to citizens and service providers, as well as other partner agencies and organizations, to identify the community's priority needs. The following section describes the citizen participation process that was completed for Village of Wellington in preparation of the 2017/2018-2021/2022 Consolidated Plan. A summary of the citizen participation process is shown in **Table 4**.

**TABLE 4: 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	Focus Group Meeting #1	Other (Housing Providers)	January 30, 2017; Housing Leadership Council of Palm Beach County	The importance of preserving the existing stock of housing affordable to low- and moderate-income households	All comments noted; see Appendix	N/A
2	Community Outreach Meeting #1	Non-Targeted/ Community	March 29, 2017; Wellington Community Center; (10) Attendees	The continued need for the Village's CDBG Housing Rehabilitation Program to support low- and moderate-income households	All comments noted; see Appendix	N/A
3	Focus Group Meeting #2	Other (Low/Mod Neigh.)	March 31, 2017; Village Council Tour of (5) Low/Mod Neigh.	Issues of code enforcement (bulk trash, graffiti, and property appearance, proliferation of sober homes, and lack of youth recreational opportunities in low- and moderate-income neighborhoods	All comments noted; see Appendix	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 if applicable
4	Community Outreach Meeting #2	Non-Targeted/ Community	April 6, 2017; Wellington Community Center; (10) Attendees	The continued need for the Village's CDBG Housing Rehabilitation Program to support low- and moderate-income households	All comments noted; see Appendix	N/A
5	Focus Group Meeting #3	Other (Housing Providers)	May 31, 2017; Palm Beach County Housing Summit, including economists, planners, developers, lenders, and housing providers	The growing shortage of housing affordable to working families and the rapidly growing gap between household income and housing costs (i.e., median rent and median home price).	All comments noted; see Appendix	N/A
6	Newspaper Ad	Non-Targeted/ Community	June 8, 2017; Palm Beach Post Publication	Notice of public hearing on June 22, 2017	N/A	<a href="http://floridapublicnotices.com/search/archive/">http://floridapublicnotices.com/search/archive/</a>
7	Public Hearing #1	Non-Targeted/ Community	June 22, 2017; Wellington Community Center	Community needs assessment public meeting; no comments received	N/A	<a href="http://www.wellingtonfl.gov/government/departments/community-services">http://www.wellingtonfl.gov/government/departments/community-services</a>
8	Other (Survey)	Non-Targeted/ Community	June 28, 2017; Scribner Neighborhood Watch Meeting	Housing repair assistance consistently ranks among the high priority needs of residents completing the questionnaire	All comments noted; see Appendix	N/A
9	Other (Survey)	Non-Targeted/ Community	July 11, 2017; Hawthorne Neighborhood Walk and Talk	Housing repair assistance consistently ranks among the high priority needs of residents completing the questionnaire	All comments noted; see Appendix	N/A
10	Other (Survey)	Non-Targeted/ Community	July 20, 2017; Senior Services Division/Senior Symposium	TBD	TBD	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 if applicable
11	Focus Group Meeting #4	Other (Public Housing Authority)	TBD; Palm Beach County Housing Authority	TBD	TBD	N/A
12	Focus Group Meeting #5	Other (CoC)	TBD; Palm Beach County Community Services Department	TBD	TBD	N/A
13	Newspaper Ad	Non-Targeted/ Community	July 22, 2017	Notice of 14-day public comment period and August 8, 2017 public hearing with Village Council	N/A	<a href="http://floridapublicnotices.com/search/archive/">http://floridapublicnotices.com/search/archive/</a>
14	Other (Public Comment Period)	Non-Targeted/ Community	July 22 thru August 5, 2017; 14-Day Public Comment Period	TBD	All comments noted; see Appendix	<a href="http://www.wellingtonfl.gov/government/departments/community-services">http://www.wellingtonfl.gov/government/departments/community-services</a>
15	Public Hearing #2	Non-Targeted/ Community	August 8, 2017; Village Council Meeting	TBD	All comments recorded; see Appendix for meeting minutes	TBD

**Table 4 – Citizen Participation Outreach**

## **SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING**

Comments and concerns raised during the citizen participation process were taken into consideration when developing the Consolidated Plan's goals, objectives, and strategies. The Consolidated Plan is a collaborative process that involves interviews with stakeholders and meetings with the public to determine areas of need. As part of this process, the Village sought to identify priority needs and the strategies to address those needs. Priority needs were identified based on available housing and demographic data, public meetings and outreach, community questionnaires, and past program performance. In addition, the Community Services Department staff consulted with various Village municipal departments to identify priority needs and develop corresponding strategies. Complete summaries of the citizen participation activities are included in the Appendix to this document.

### ***Housing Strategy***

Housing strategies were determined by using housing data provided by HUD and the U.S. Census Bureau. Customized HUD data is available to help communities evaluate housing and homeless needs. Complete summaries of this data are available in the Needs Assessment and Market Analysis section, as the Appendix to this document.

In addition, the Village has a successful history of administering the housing rehabilitation program and meeting housing needs. Housing rehabilitation activities have been underway for many years and provide good value to the community. In general, housing rehabilitation receives emphasis in Village of Wellington due to the ongoing need for housing services, particularly related to assistance for persons with special needs (e.g. elderly) or disabilities and the repair of older housing units as affordable housing.

### ***Homeless Strategy***

Homeless strategies were developed in several ways. First, the Village consulted the Palm Beach County Division of Human and Veteran Services' annual PIT and homeless reports to obtain the latest counts of the homeless population. The Division of Human and Veteran Services is the lead agency for the Continuum of Care (CoC) and represents agencies that provide homeless services to the Wellington area. The Village also utilized data from HUD that details homelessness and homeless service providers, including the West Palm Beach/Palm Beach County CoC (FL-605) HUD housing inventories.

### ***Community Development Strategy***

Community Development strategies were determined through stakeholder interviews, public outreach, community questionnaires, consultation with Village municipal department staff, and review of current planning activities. The Village is working to leverage other planning efforts with funding opportunities where possible.

### ***Non-Housing Special Needs***

Non-Housing Special Needs were determined through stakeholder interviews, public outreach, community questionnaires, and consultation with service providers. As with the homeless and housing topics, HUD and the U.S. Census supply data on Special Needs populations. In addition, service providers knowledgeable about Special Needs populations provided valuable information through the citizen participation process.

# Needs Assessment



## *NA-05 Overview*

### **NEEDS ASSESSMENT OVERVIEW**

The Needs Assessment section of the Five-Year Consolidated Plan identifies the Village of Wellington's communitywide housing and community development needs. Data from the Comprehensive Housing Affordability Strategy (CHAS) database and the U.S. Census Bureau's American Community Survey (ACS) database are referenced in this section. Additionally, this section is supported with data from the local Public Housing Authority and other documentation from the Village of Wellington and its partners.

The Needs Assessment section evaluates the demand for housing and community development assistance by the following income groups based on Area Median Income (AMI):

- Extremely Low Income (0-60% of the Section 8 Very Low Income Limits)
- Very Low Income (30%-50% AMI)
- Low Income (50%-80% AMI)

AMI is based on the 2017 HUD Income Limits Documentation System, which is outlined in **Table 5(A)**.



**TABLE 5(A): 2017 HUD INCOME LIMITS**

Income Limit Area	FY 2017 Median Income	Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Palm Beach County	\$67,900	Extremely Low (30%*)	15,100	17,250	20,420	24,600	28,780	32,960	37,140	41,320
		Very Low (50%)	25,200	28,800	32,400	35,950	38,850	41,750	44,600	47,500
		Low (80%)	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900

*Source: HUD Income Limits Documentation System (2017); \*Calculated as 30/50ths (60%) of the Section 8 Very Low-Income Limits*

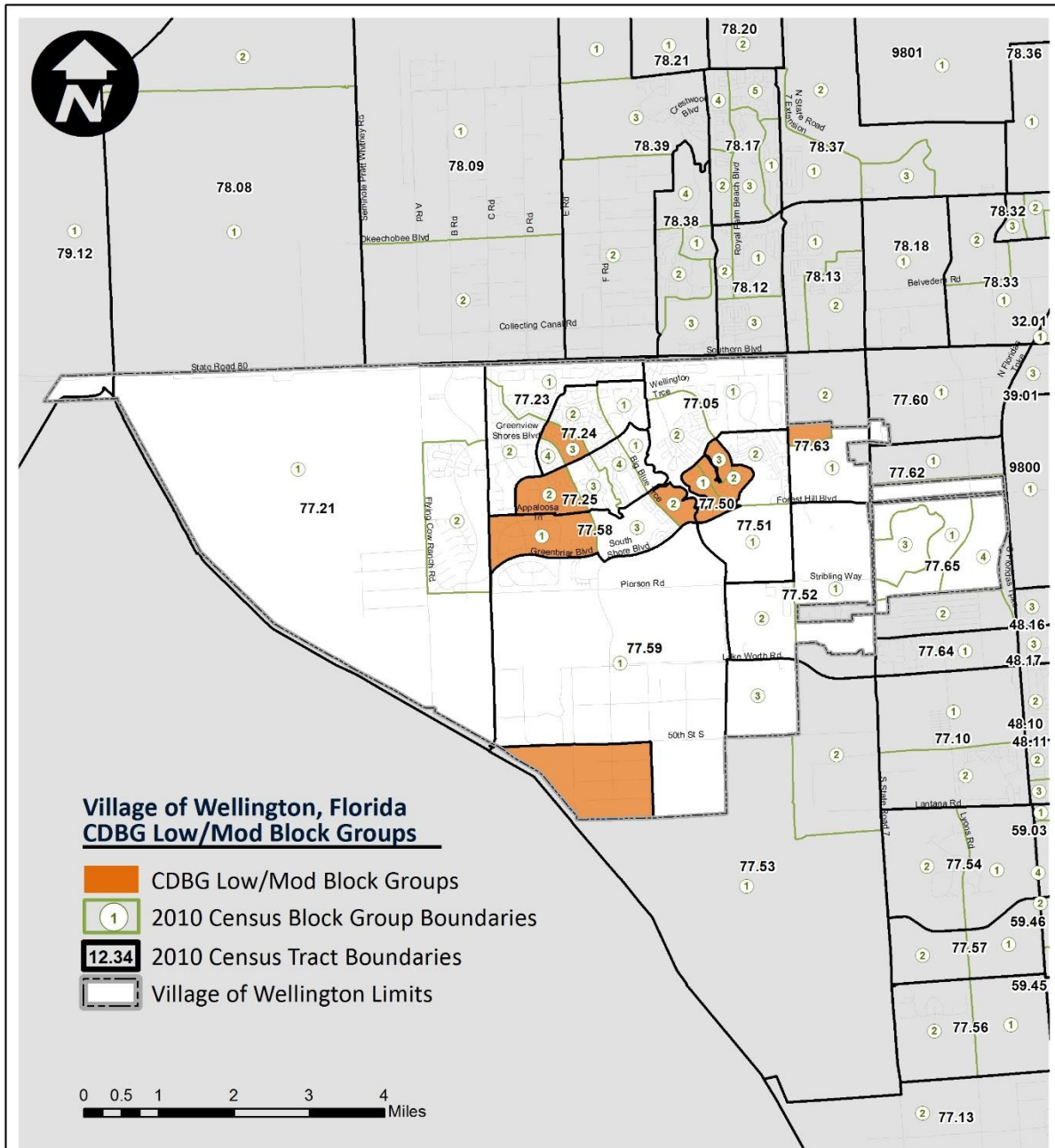
**Table 5(A) – 2017 HUD Income Limits**

**Map 1** shows the Census Block Groups where 38.79% or more of the population is within the low- or moderate-income limit categories based on 2006-2010 American Community Survey (ACS) data. These block groups include the following:

- 7724.3
- 7750.1, .2, .3
- 7758.1, .2
- 7725.2
- 7753.1
- 7763.2

According to HUD FY2016 Low/Mod data, there are approximately 20,885 persons of low- or moderate income within the jurisdiction as whole, which represents 31% of the Village of Wellington’s estimated population from that data source.

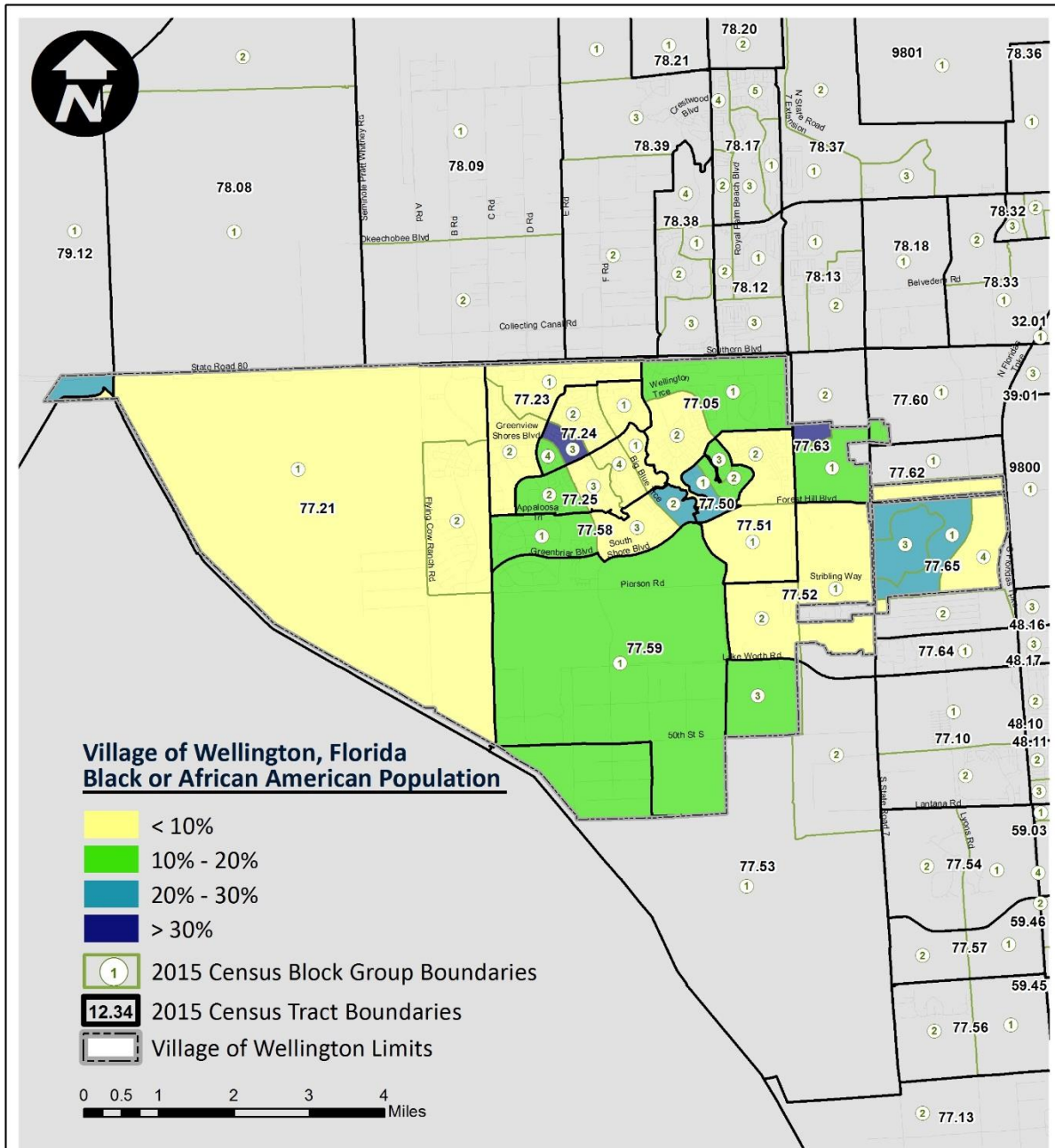
## MAP 1 – LOW/MODERATE INCOME AREAS



Base Source: Palm Beach County, Countywide GIS  
Data Source: HUD FY2016 Low and Moderate Income Summary Data (LMISD);  
2006-2010 American Community Survey (ACS) 5-Year Estimates

Updated June 2017

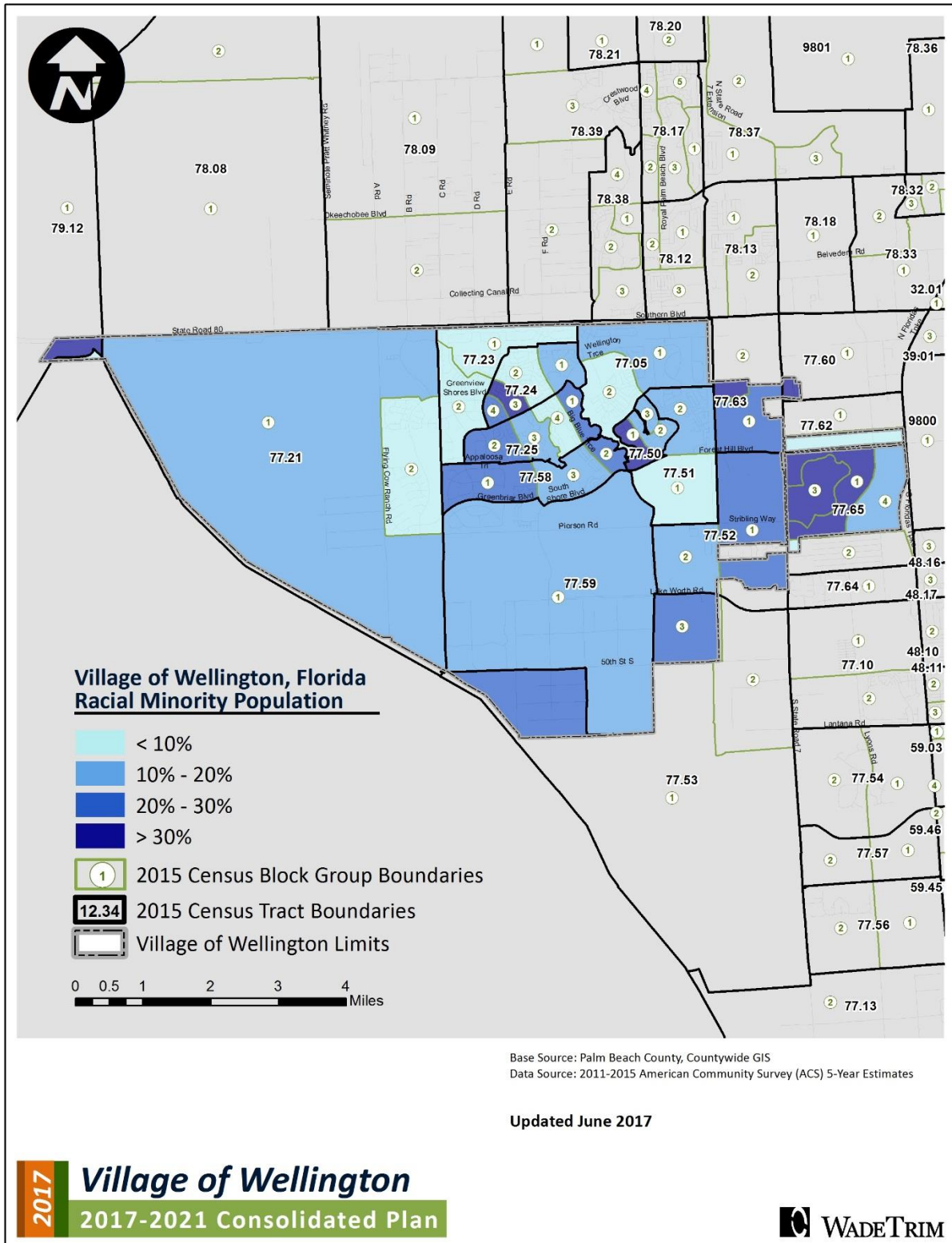
## MAP 2 – RACIAL MINORITY POPULATION (BLACK OR AFRICAN AMERICAN)



Base Source: Palm Beach County, Countywide GIS  
Data Source: 2011-2015 American Community Survey (ACS) 5-Year Estimates

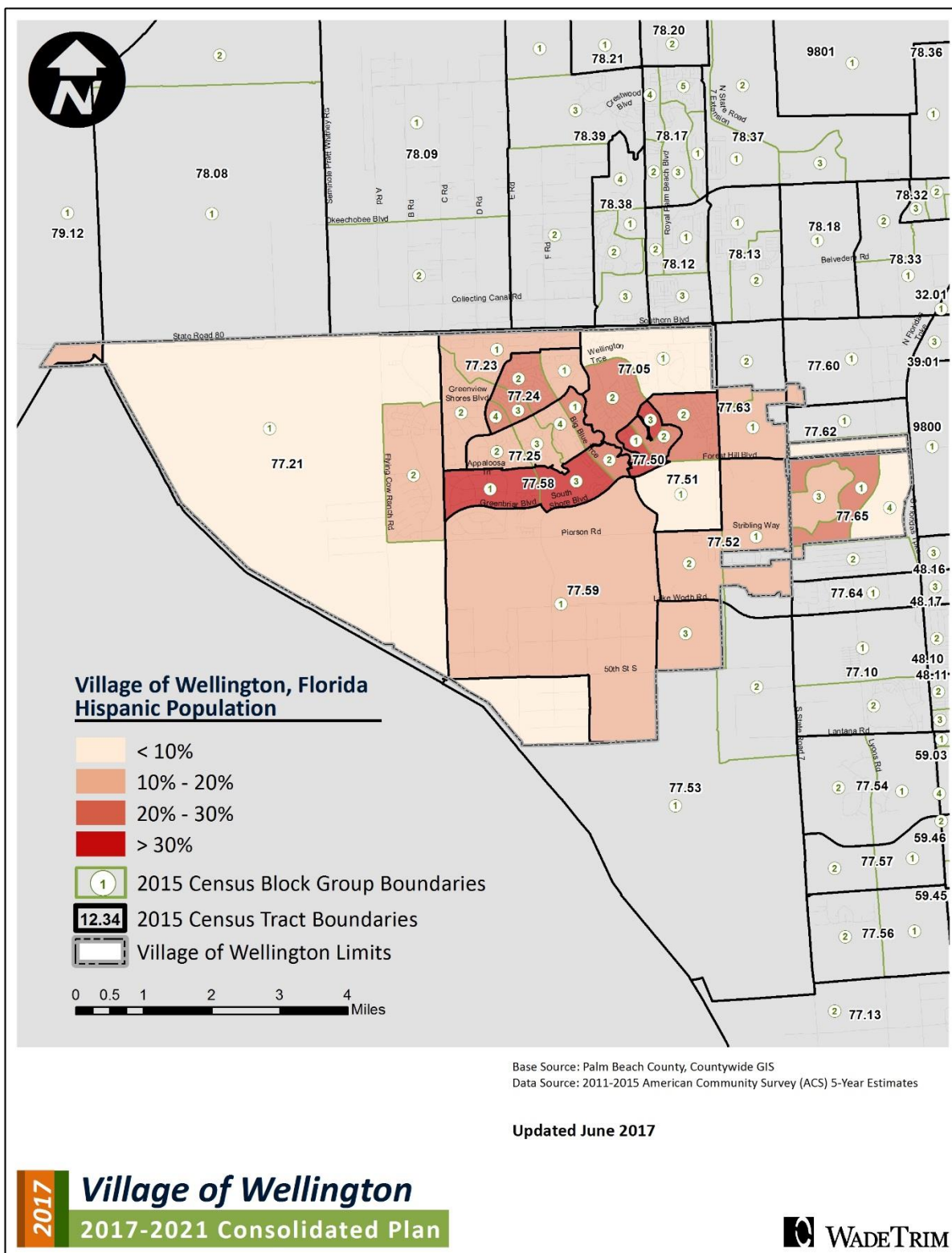
Updated June 2017

### MAP 3 – RACIAL MINORITY POPULATION (ALL MINORITY RACES)





## MAP 4 – ETHNIC MINORITY POPULATION (HISPANIC)



## *NA-10 Housing Needs Assessment*

### **SUMMARY OF HOUSING NEEDS**

The data in the Housing Needs Assessment subsection provides the estimated number and type of households in need of housing assistance by income level, tenure type (owner or renter), household type, and housing problem (cost burdened, severely cost burdened, substandard housing, overcrowding, or geographic concentration of racial/ethnic groups). This section also integrates the needs identified during consultation and public outreach.

The Housing Needs Assessment includes the following sections:

1. Summary of Housing Needs
2. Demographics
3. Number of Households
4. Housing Problems 1
5. Housing Problems 2
6. Cost Burden > 30%
7. Cost Burden > 50%
8. Crowding Table (More than One Person Per Room)
9. Additional Housing Needs Narrative

This subsection also describes the characteristics of the Village of Wellington's households and housing stock.

### ***Demographics***

**Table 5(B)** displays the population, number of households, and median income for the base year, the most recent year, and the percentage of change over time. This data shows an overall population increase from 38,216 in the year 2000 to 60,155 at the time of the 2011-2015 ACS, an estimated 57% increase in population.

Moreover, the number of households increased by 7,082 households from 12,877 households in the year 2000 to an estimated 19,959 households in 2015. This represents an estimated 55% increase in the number of households over that time period.

Table 5(B) also identifies an estimated 15% increase in the median income, from \$70,271 to \$81,047.

**TABLE 5(B): HOUSING NEEDS ASSESSMENT DEMOGRAPHICS**

	Base Year	Most Recent Year	Percent Change (2000-2015)
	2000 Census	2011-2015 ACS	
Population	38,216	60,155	57%
Households	12,877	19,959	55%
Median Income	\$70,271	\$81,047	15%

**Table 5(B) – Housing Needs Assessment Demographics**

## NUMBER OF HOUSEHOLDS AND TYPES

**Table 6** shows the number and type of households by HUD Adjusted Median Family Income (HAMFI). The default data source is the 2009-2013 CHAS database, developed by HUD.

The highest number of households is in the greater than 100% HAMFI group with 12,275 households. The second highest is the >50-80% HAMFI group (2,380). Nearly 1,300 households (1,245) or approximately 6% of all households in the Village of Wellington earn below 30% of HAMFI.

Small family households are households that have a family with two to four members. The highest number of small family households is within the >100% HAMFI group (7,185). The second-highest number of small family households is within the >50-80% HAMFI group (975). Nearly 700 households (660) or approximately 7% of small family households in the Village of Wellington earn below 30% of HAMFI.

Large family households are households that have a family of five or more members. Again, the highest number of large family households is within the >100% HAMFI group (1,145). The second-highest number of large family households is within the >50-80% HAMFI group (425). Only 30 households or approximately 1.5% of large family households in the Village of Wellington earn below 30% of HAMFI.

**Table 6** also provides data on households that contain at least one person considered to be elderly. The data suggest that among income groups, the largest number of households with a person 62-74 years of age is within the >100% HAMFI income group (2,535). The largest number of households with a person

75 years or older is also within the >100% HAMFI income group (665). Just over 300 (354) households contain at least one person 62 years or older and earn below 30% of HAMFI.

Finally, data provided **Table 6** shows the number of households with one or more children 6 years old or younger. Among the household income groups identified, the highest number of households with children 6 years or younger is within the >100% HAMFI income category (1,350). The second highest number of households with children 6 years old or younger is within the >80-100% HAMFI group (530). Nearly 10% (265) of households with young children earn below 30% HAMFI in the Village of Wellington.

**TABLE 6: TOTAL HOUSEHOLDS TABLE**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,245	1,360	2,380	2,005	12,275
Small Family Households *	660	435	975	910	7,185
Large Family Households *	30	170	425	240	1,145
Household contains at least one person 62-74 years of age	235	210	350	360	2,535
Household contains at least one person age 75 or older	119	350	325	195	665
Households with one or more children 6 years old or younger *	265	265	490	530	1,350

*\* the highest income category for these family types is >80% HAMFI*

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

**Table 6 – Total Households Table**



## HOUSING NEEDS SUMMARY TABLES FOR SEVERAL TYPES OF HOUSING PROBLEMS

### *Housing Problems 1*

**Table 7** displays the number of households with housing problems by tenure and HUD Adjusted Median Family Income (HAMFI) according to the default 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

As shown in **Table 7**, among the “housing problem” categories, households within the Village of Wellington are most commonly impacted by severe housing cost burden (greater than 50% of income) and housing cost burden (greater than 30% of income).

The first housing problem, substandard housing, is defined as a household without hot and cold piped water, a flush toilet and a bathtub or shower, and kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. **Table 7** identifies 40 renter households and 10 owner households that live in substandard housing.

The second housing problem identified is households living in overcrowded conditions. There are two forms of overcrowding defined by HUD and identified in Table 7:

1. Severely overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
2. Overcrowded is defined as a household having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms

As shown in **Table 7**, 174 renter households are experiencing some form of overcrowding while 25 owner occupied households are experiencing some form of overcrowding.

The final housing problem identified is cost burden. Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities.

For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Cost burden is broken into two categories based on severity:

- Severe housing cost burden greater than 50% of income
- Housing cost burden greater than 30% of income

As shown in **Table 7**, 525 renters have a cost burden greater than 30% of income and 1,060 renters have a cost burden greater than 50% of income. Approximately 1,225 owners have a cost burden greater than 30% of income and 2,020 owners have a cost burden greater than 50% of income.

Overall, 1,750 households in the Village of Wellington are experiencing a cost burden greater than 30% of income and 3,080 households are experiencing a cost burden greater than 50% of income. Owners appear to be greatly affected by the cost of housing within the Village of Wellington. Of the 4,830 households experiencing a cost burden of some kind, 3,245 (67%) are owners.

**TABLE 7: HOUSING PROBLEMS TABLE (HOUSEHOLDS WITH ONE OF THE LISTED NEEDS)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	15	25	<b>40</b>	0	0	10	0	<b>10</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	4	40	0	<b>44</b>	0	15	0	10	<b>25</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	20	60	40	<b>130</b>	0	0	0	0	<b>0</b>
Housing cost burden greater than 50% of income (and none of the above problems)	525	320	215	0	<b>1,060</b>	440	480	715	385	<b>2,020</b>
Housing cost burden greater than 30% of income (and none of the above problems)	0	50	265	210	<b>525</b>	0	200	490	535	<b>1,225</b>
Zero/negative Income (and none of the above problems)	90	0	0	0	<b>90</b>	130	0	0	0	<b>130</b>

Source: HUD IDIS Output, June 2017: 2009-2013 CHAS

**Table 7 – Housing Problems Table**

## ***Housing Problems 2***

**Table 8** displays the number of households with no housing problems, one or more housing problems, and negative income by tenure and HUD Area Median Income (AMI). The Default Data

Source is the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data reveals in **Table 8**, renters in the 0-30% AMI group and owners in the >50-80% AMI group experience the highest occurrence of one or more of the four housing problems when compared to other income groups. A total of 980 households below 30% AMI experience some form of housing problem. More renter households than owner households (540 and 440, respectively) in the 0-30% AMI group have one or more of the four housing problems. Overall, owner households experience the highest occurrence of one or more of the four housing problems (2,050 versus 1,290 for renters).

Additionally, 90 renter households and 130 owner households within the 0-30% AMI group have negative income but none of the other four identified housing problems.

**TABLE 8: HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	540	350	335	65	<b>1,290</b>	440	490	725	395	<b>2,050</b>
Having none of four housing problems	25	150	310	560	<b>1,045</b>	20	370	1,010	980	<b>2,380</b>
Household has negative income, but none of the other housing problems	90	0	0	0	<b>90</b>	130	0	0	0	<b>130</b>

*Source: HUD IDIS Output, June 17: 2009-2013 CHAS*

**Table 8 – Housing Problems 2**

### ***Cost Burden > 30% and > 50%***

**Tables 9 and 10** display the number of households with housing cost burdens greater than 30% of income and greater than 50% of income, respectively, by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

Households are broken into four categories:

1. Small related – Family households with two to four related members
2. Large related – Family households with five or more related members
3. Elderly – A household whose head, spouse, or sole member is a person who is at least 62 years of age
4. Other – All other households

As shown in **Table 9**, “Small Related” households of any tenure are experiencing the highest degree of housing cost burden greater than 30% of income.

Approximately 1,835 “Small Related” households have a cost burden greater than 30% of income, of which approximately 40% are renters and 60% are owners.

“Elderly” households also have a high degree of housing cost burden, with 810 elderly households having a cost burden greater than 30% of income. Of these, the majority (76%) are elderly owner households.

Additionally, 710 “Other” households have a cost burden greater than 30% of income. Comparatively, “Large Related” households have the lowest degree of cost burden.

For renter households, the >50% - 80% AMI Income group has the most households (535) with a cost burden greater than 30% of income. Similarly, among owner households, the >50 - 80% AMI group has the most households (1,205) with a cost burden greater than 30% of income.

**TABLE 9: COST BURDEN > 30%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	280	215	220	<b>715</b>	265	185	670	<b>1,120</b>
Large Related	30	39	105	<b>174</b>	0	110	160	<b>270</b>
Elderly	125	60	10	<b>195</b>	150	265	200	<b>615</b>
Other	95	80	200	<b>375</b>	25	135	175	<b>335</b>
Total need by income	530	394	535	<b>1,459</b>	440	695	1,205	<b>2,340</b>

*Source: HUD IDIS Output, June 2017: 2009-2013 CHAS*

**Table 9 – Cost Burden > 30%**

As shown in **Table 10**, when compared to other types of households, more “Small Related” households are experiencing severe cost burden greater than 50% of income. Approximately 1,335 “Small Related” households experience a cost burden greater than 50% of income. Most of these are owners (805).

Additionally, 500 “Other” households and 570 “Elderly” households have a cost burden greater than 50% of income. Comparatively, “Large Related” households have the lowest degree of cost burden.

For renter households, the 0% - 30% AMI income group has the most households (530) with a cost burden greater than 50% of income. Among owner households, the >50- 80% AMI group has the most households (715) with a cost burden greater than 50% of income.

**TABLE 10: COST BURDEN > 50%**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	280	165	85	<b>530</b>	265	175	365	<b>805</b>
Large Related	30	35	55	<b>120</b>	0	75	125	<b>200</b>
Elderly	125	60	10	<b>195</b>	150	140	85	<b>375</b>
Other	95	80	60	<b>235</b>	25	100	140	<b>265</b>
<b>Total need by income</b>	<b>530</b>	<b>340</b>	<b>210</b>	<b>1,080</b>	<b>440</b>	<b>490</b>	<b>715</b>	<b>1,645</b>

Source: HUD IDIS Output, June 2017: 2009-2013 CHAS

**Table 10 – Cost Burden > 50%**

### ***Crowding***

**Table 11** displays the number of households that are overcrowded, defined as households with more than one person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. The data is displayed by household type, tenure, and household income (expressed as a percentage of Area Median Income (AMI)). The Default Data Source is 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As shown in **Table 11**, overcrowding is most prevalent in single family renter households. Approximately 139 single family renter households experience overcrowding. Among owner-occupied households, those with multiple unrelated family households experience the most crowding.

When accounting for income, renter households in the >50-80% AMI group experience the highest number of crowded households, with 100 households. Among owner-occupied households, the highest

number of households with crowding issues is in the >30-50% AMI group, when compared to other income groups.

**TABLE 11: CROWDING INFORMATION (MORE THAN ONE PERSON PER ROOM)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	10	24	80	25	139	0	0	0	10	10
Multiple, unrelated family households	0	0	20	15	35	0	15	0	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
<b>Total need by income</b>	10	24	100	40	174	0	15	0	10	25

Source: HUD IDIS Output, June 2017: 2009-2013 CHAS

**Table 11 – Crowding Information**

## DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

A significant housing cost burden is associated with an increased risk of homelessness.

Non-homeless small-related households have a significant cost burden when compared to other household types, with 1,835 small-related households having a cost burden greater than 30% of income and 1,335 small-related households having a cost burden greater than 50% of income. Additionally, elderly households in the Village of Wellington may be comprised of single persons. According to the 2009-2013 CHAS, 810 elderly households have a cost burden greater than 30% of income and 570 elderly households have a cost burden greater than 50% of income.

According to the most recent homeless census, or annual point-in-time (PIT) survey conducted on January 26, 2017 thru January 27, 2017, there are 1,271 homeless persons in Palm Beach County that are in households without children and need housing assistance.



## **ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.**

According to the 2011-2015 ACS 5-Year Estimates, approximately 5,796 or 10% of people in the Village of Wellington reported having a disability. While a large number of disabled persons (1,983) people) are between 35 and 64 years of age, nearly one-third (31%) of persons 65 years and over are disabled. Elderly persons with disabilities are also likely to live on reduced income and experience housing cost burden.

According to the 2016 Florida Department of Law Enforcement Uniform Crime Reports (UCR), there were 117 reported domestic violence offenses and 97 domestic violence arrests in the Village of Wellington in 2016. Based on the UCR data, there was a 37% decrease in the amount of reported domestic violence offenses in the Village of Wellington between 2010 and 2016, and a 23% decrease in the number of domestic violence arrests during the same time.

## **WHAT ARE THE MOST COMMON HOUSING PROBLEMS?**

By far, the most common housing problem in the Village of Wellington is cost burden, for both renter and owner households. In the Village of Wellington, substandard housing (lacking complete plumbing or kitchen facilities) is more of a problem for renter households. Overcrowded housing (1.01-1.5 people per room) and severely overcrowded housing (more than 1.5 people per room) is also more of a problem for renter households. Housing cost burdens >50% and >30% are more problematic for owner households.

## **ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?**

When cost burden is more than 30% of income, renter households earning >50-80% AMI and owner households earning >50-80% are most affected. When cost burden is more than 50% of income, renter households earning 0-30% AMI and owner households earning >50-80% AMI are most affected.

Comparisons of cost burden by type of household show that while large related renter and owner households are less affected by cost burden, small related, elderly and other household types are more affected. Substandard and overcrowded housing is most common among renters earning less than 80% AMI. Single family renter households are more affected by crowding than multiple, unrelated family or

other non-family renter households. Multiple, unrelated family owner households are more affected by crowding than single family or other non-family owner households.

**DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED 91.205(C)/91.305(C)). ALSO DISCUSS THE NEEDS OF FORMERLY HOMELESS FAMILIES AND INDIVIDUALS WHO ARE RECEIVING RAPID RE-HOUSING ASSISTANCE AND ARE NEARING THE TERMINATION OF THAT ASSISTANCE**

Those at imminent risk of homelessness or nearing termination of assistance are in need of additional resources similar to those of already homeless individuals, including other housing assistance and references from the Palm Beach County Division of Human and Veteran Services and Palm Beach County Housing Authority, self-sufficiency training and case management, access to healthcare and mental health counseling, job training, and legal guidance.

**IF A JURISDICTION PROVIDES ESTIMATES OF THE AT-RISK POPULATION(S), IT SHOULD ALSO INCLUDE A DESCRIPTION OF THE OPERATIONAL DEFINITION OF THE AT-RISK GROUP AND THE METHODOLOGY USED TO GENERATE THE ESTIMATES.**

Not applicable.

**SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS.**

The most recent homeless census for Palm Beach County, or annual point-in-time (PIT) survey, was conducted from January 26, 2017 thru January 27, 2017. The total number of homeless people counted during the annual PIT survey was 1,607. Of the 1,607 homeless persons counted, 326 were persons in households with adults and children and 1,271 were persons in households with only adults. There were 252 chronically homeless individuals reported. There were also 10 persons in households with only children reported. Additionally, 65 homeless veterans and 34 persons with HIV need assistance.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Approximately 16% of those surveyed were chronically homeless, having been homeless at least four times in the past 3 years. Another 17% were victims of domestic violence, and 9% were mentally ill or struggled with substance abuse.

## **DISCUSSION**

The population and number of households living in the Village of Wellington has increased over the last decade, as has the median income. Nearly a quarter (4,985 or 26%) of the Village's households earns less than 80% HAMFI and approximately 6% of the Village's households earn less than 30% HAMFI. Low- and moderate- income populations continue to experience higher rates of housing problems, such as housing cost burden and overcrowding. As a result, these populations have an increased risk of homelessness.

## *NA-15 Disproportionately Greater Need: Housing Problems*

### **INTRODUCTION**

A disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of these tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Again, as defined by HUD, housing problems include:

- Substandard housing lacking complete plumbing facilities
- Substandard housing lacking complete kitchen facilities
- Overcrowded households with 1.01 to 1.5 people per room, excluding bathrooms, porches, foyers, halls, or half-rooms
- Households with housing cost burden greater than 30% of income

The Disproportionately Greater Needs: Housing Problems section covers the following:

1. Introduction
2. Disproportionately Greater Need—Housing Problems 0-30% Area Median Income (AMI)
3. Disproportionately Greater Need—Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100%

AMI). The default data source is the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

## 0% - 30% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 0-30% AMI category have the second-highest percentage of households with one or more of four housing problems. Approximately 79% of households in this income category have housing problems.

As shown in **Table 12**, when considering race, 82% of White households in the 0-30% AMI income group have one or more of four housing problems and 58% of Black/African American households in the 0-30% AMI income group have one or more of four housing problems. Seventy-nine (79%) of Hispanic households earning 0-30% AMI had one or more of four housing problems. Asian households earning 0-30% AMI have a disproportionate need for assistance, with 93% of those households having one or more of four housing problems.

**TABLE 12: DISPROPORTIONALLY GREATER NEED 0 - 30% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,005	79%	55	4%	210	17%	1,270
White	715	82%	40	5%	120	14%	875
Black / African American	90	58%	0	0%	65	42%	155
Asian	50	93%	0	0%	4	7%	54
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	135	79%	15	9%	20	12%	170

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 12 – Disproportionally Greater Need 0 - 30% AMI**

### 30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 30-50% AMI category have the highest percentage of households with one or more of four housing problems. Approximately 80% of households in this income category have housing problems.

As shown in **Table 13**, when considering race, 75% of White households in the 30-50% AMI income group have one or more of four housing problems and 79% of Hispanic households in the 30-50% AMI income group have one or more of four housing problems. The data show that Black/African American and Asian households earning 30-50% AMI have a disproportionate need for assistance, with 100% of those households having one or more of four housing problems.

**TABLE 13: DISPROPORTIONALLY GREATER NEED 30 - 50% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,155	80%	285	20%	0	0%	1,440
White	595	75%	195	25%	0	0%	790
Black / African American	205	100%	0	0%	0	0%	205
Asian	24	100%	0	0%	0	0%	24
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	330	79%	90	21%	0	0%	420

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 13 – Disproportionally Greater Need 30 - 50% AMI**

## 50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 50%-80% AMI category have the third-highest percentage of households with one or more of four housing problems.

Approximately 76% of households in this income category have housing problems.

As shown in **Table 14**, when considering race, 70% of White households and 31% of Asian households in the 50-80% AMI income group have one or more of four housing problems. The data show that Black/African American households and American Indian/Alaska Native households earning 50-80% AMI have a disproportionate need for assistance, with 93% and 100% (respectively) of those households having one or more of four housing problems. When considering ethnicity and this income category, Hispanic households also have a disproportionate need for assistance with 87% of households having one or more of four housing problems.

**TABLE 14: DISPROPORTIONALLY GREATER NEED 50 - 80% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,915	76%	590	24%	0	0%	2,505
White	1,060	70%	465	30%	0	0%	1,525
Black / African American	250	93%	20	7%	0	0%	270
Asian	15	31%	34	69%	0	0%	49
American Indian, Alaska Native	75	100%	0	0%	0	0%	75
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	515	87%	75	13%	0	0%	590

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 14 – Disproportionally Greater Need 50 - 80% AMI**

## 80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 80%-100% AMI category have the lowest percentage of households with one or more of four housing problems. Approximately 60% of households in this income category have housing problems.

As shown in **Table 15**, when considering race, 63% of White households in the 80-100% AMI income group have one or more of four housing problems and 33% of Black/African American households in the 80-100% AMI income group have one or more of four housing problems. When considering ethnicity and this income category, 48% of Hispanic households have one or more of four housing problems. The data show that Asian households earning 80-100% AMI have a disproportionate need for assistance.

**TABLE 15: DISPROPORTIONALLY GREATER NEED 80 - 100% AMI**

Housing Problems	Has one or more of four housing problems*		Has none of the four housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,055	60%	705	40%	0	0%	1,760
White	825	63%	480	37%	0	0%	1,305
Black / African American	30	33%	60	77%	0	0%	90
Asian	65	94%	4	6%	0	0%	69
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	135	48%	145	52%	0	0	280

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**Table 15 – Disproportionally Greater Need 80 - 100% AMI**

## DISCUSSION

Of all households in the 0-30% AMI group, 79% have one or more of four housing problems. In terms of disproportionate need, the data show that Asian households in the 0-30% AMI group have a disproportionate need for assistance (93%).



Of all households in the 30-50% AMI group, 80% have one or more of four housing problems. The data show that Black/African American and Asian households earning 30-50% AMI have a disproportionate need for assistance, with 100% of those households having one or more of four housing problems.

Of all households in the 50-80% AMI group, 76% have one or more of four housing problems. In terms of disproportionate need, the data show that Black/African American households and American Indian/Alaska Native households earning 50-80% AMI have a disproportionate need for assistance, with 93% and 100% (respectively) of those households having one or more of four housing problems. When considering ethnicity and this income category, Hispanic households also have a disproportionate need for assistance with 87% of households having one or more of four housing problems.

Of all households in the 80-100% AMI group, 60% have one or more of four housing problems. In terms of disproportionate need, the data show that Asian households earning 80-100% AMI have a disproportionate need for assistance.

## *NA-20 Disproportionately Greater Need: Severe Housing Problems*

### **INTRODUCTION**

As noted in the previous section, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

Severe housing problems include:

- Severely overcrowded households with more than 1.5 persons per room, not including bathrooms, porches, foyers, halls, or half-rooms
- Households with severe cost burden of more than 50 percent of income

This section includes:

1. Introduction
2. Disproportionately Greater Need—Severe Housing Problems 0-30% AMI
3. Disproportionately Greater Need—Severe Housing Problems 30-50% AMI
4. Disproportionately Greater Need—Severe Housing Problems 50-80% AMI
5. Disproportionately Greater Need—Severe Housing Problems 80-100% AMI
6. Discussion

This section has four tables that capture the number of severe housing problems by income, race, and ethnicity. Each table provides data for a different income level (0–30%, 30–50%, 50–80%, and 80–100% AMI). The Default Data Source is the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

### **0% - 30% OF AREA MEDIAN INCOME**

Of all the income levels within the Village of Wellington, households within the 0-30% AMI category have the highest percentage of households with severe housing problems. Approximately 78% of households in this income category have severe housing problems.

As shown in Table 16, when considering race, 80% of White households in the 0-30% AMI income group have severe housing problems and 58% of Black/African American households in the 0-30% AMI income group have severe housing problems. When considering ethnicity and this income category, 79% of Hispanic households have severe housing problems. Asian households earning 0-30% AMI have a disproportionate need for assistance, with 93% of those households having severe housing problems.

**TABLE 16: SEVERE HOUSING PROBLEMS 0 - 30% AMI**

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	990	78%	70	6%	210	17%	1,270
White	700	80%	55	6%	120	14%	875
Black / African American	90	58%	0	0%	65	42%	155
Asian	50	93%	0	0%	4	7%	54
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	135	79%	15	9%	20	12%	170

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 16 – Severe Housing Problems 0 - 30% AMI**

### 30% - 50% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 30-50% AMI category have the second-highest percentage of households with severe housing problems. Approximately 57% of households in this income category have severe housing problems.

As shown in **Table 17**, when considering race, 54% of White households in the 30-50% AMI income group have severe housing problems. When considering ethnicity and this income category, 43% of Hispanic households have severe housing problems. The data show that Black/African American and Asian households earning 30-50% AMI have a disproportionate need for assistance, with 95% and 100% of those households (respectively) having severe housing problems.

**TABLE 17: SEVERE HOUSING PROBLEMS 30 - 50% AMI**

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	820	57%	615	43%	0	0%	1,435
White	425	54%	365	46%	0	0%	790
Black / African American	190	95%	10	5%	0	0%	200
Asian	24	100%	0	0%	0	0%	24
American Indian, Alaska Native	0	0%	0	0%	0	0%	0
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	180	43%	240	57%	0	0%	420

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 17 – Severe Housing Problems 30 - 50% AMI**

## 50% - 80% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 50%-80% AMI category have the third-highest percentage of households with severe housing problems. Approximately 44% of households in this income category have severe housing problems.

As shown in **Table 18**, when considering race, 38% of White households in the 50-80% AMI income group have severe housing problems and 20% of Asian households in the 50-80% AMI income group have severe housing problems. The data show that Black/African American households earning 50-80% AMI have a disproportionate need for assistance, with 76% of those households having severe housing problems. While Hispanic households fall just short of meeting the threshold for having a disproportionate need for assistance (53%), a disproportionate need may in fact exist.

**TABLE 18: SEVERE HOUSING PROBLEMS 50 - 80% AMI**

Housing Problems	Has one or more of four severe housing problems		Has none of the four severe housing problems		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	1,110	44%	1,395	66%	0	0%	2,505
White	585	38%	940	62%	0	0%	1,525
Black / African American	205	76%	65	24%	0	0%	270
Asian	10	20%	39	80%	0	0%	49
American Indian, Alaska Native	0	0%	75	100%	0	0%	75
Pacific Islander	0	0%	0	0%	0	0%	0
Hispanic	310	53%	275	47%	0	0%	585

**Source:** HUD IDIS Output, June 2017, 2008-2011 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**Table 18 – Severe Housing Problems 50 - 80% AMI**

## 80% - 100% OF AREA MEDIAN INCOME

Of all the income levels within the Village of Wellington, households within the 80%-100% AMI category have the lowest percentage of households with severe housing problems. Approximately 17% of households in this income category have severe housing problems.

As shown in **Table 19**, when considering race, 15% of White households in the 80-100% AMI income group have severe housing problems. When considering ethnicity and this income category, 14% of Hispanic households have severe housing problems. The data show that Black/African American and Asian households earning 80-100% AMI have a disproportionate need for assistance with 33% and 43%, respectively, of those households having severe housing problems.

**TABLE 19: SEVERE HOUSING PROBLEMS 80 - 100% AMI**

Housing Problems	Has one or more of four severe housing problems*		Has none of the four severe housing problems*		Household has no/negative income, but none of the other housing problems		Total Households
	Total	%	Total	%	Total	%	
Jurisdiction as a whole	295	17%	1,470	83%	0	0	1,765
White	195	15%	1,110	85%	0	0	1,305
Black / African American	30	33%	60	67%	0	0	90
Asian	30	43%	39	57%	0	0	69
American Indian, Alaska Native	0	0%	0	0%	0	0	0
Pacific Islander	0	0%	0	0%	0	0	0
Hispanic	40	14%	240	86%	0	0	280

**Source:** HUD IDIS Output, June 2017: 2009-2013 CHAS

\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**Table 19 – Severe Housing Problems 80 - 100% AMI**

## **DISCUSSION**

Of all households in the 0-30% AMI group, 78% have severe housing problems. In terms of disproportionate need, the data show that Asian households in the 0-30% AMI group have a disproportionate need for assistance (93%).

Of all households in the 30-50% AMI group, 57% have severe housing problems. In terms of disproportionate need, the data show that Black/African American and Asian households earning 30-50% AMI have a disproportionate need for assistance, with 95% and 100%, respectively, of those households having severe housing problems.

Of all households in the 50-80% AMI group, 44% have severe housing problems. In terms of disproportionate need, the data show that Black/African American and Hispanic households earning 50-80% AMI have a disproportionate need for assistance, with 76% and 53%, respectively, of those households having severe housing problems.

Of all households in the 80-100% AMI group, 17% have severe housing problems. In terms of disproportionate need, the data show that Black/African American and Asian households earning 80-100% AMI have a disproportionate need for assistance with 33% and 43%, respectively, of those households having severe housing problems.

## *NA-25 Disproportionately Greater Need: Housing Cost Burdens*

Again, a disproportionately greater need exists when the members of a racial or ethnic group at a certain income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified.

This section includes:

1. Introduction
2. Disproportionately Greater Need—Housing Cost Burden
3. Discussion

**Table 20** displays cost burden information for the Village of Wellington and each racial and ethnic group, including no cost burden (less than 30%), cost burden (30-50%), severe cost burden (more than 50%), and no/negative income. The default data source for this data is the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data developed by HUD.

As the data in **Table 20** suggests, a large number of households are cost burdened within their current housing situation. Asian and American Indian, Alaska Native households experience a cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole. Black/African American households experience severe cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole. Asians, at 28%, fall just short of meeting the threshold for experiencing a severe cost burden (10 percentage points higher or more than the jurisdiction) and may experience a severe cost burden.



**TABLE 20: GREATER NEED: HOUSING COST BURDENS AMI**

Housing Cost Burden	No Cost Burden (<=30%)		Cost Burden (30-50%)		Severe Cost Burden (>50%)		No / Negative Income		Total Households
	Total	%	Total	%	Total	%	Total	%	
Jurisdiction as a whole	10,495	57%	4,350	23%	3,480	19%	210	1%	18,535
White	8,070	61%	2,935	22%	2,175	16%	120	1%	13,300
Black / African American	755	44%	390	23%	515	30%	65	4%	1,725
Asian	175	38%	150	33%	130	28%	4	1%	459
American Indian, Alaska Native	0	0%	75	100%	0	0%	0	0%	75
Pacific Islander	10	100%	0	0%	0	0%	0	0%	10
Hispanic	1,355	49%	755	27%	640	23%	20	1%	2,770

*Source: HUD IDIS Output, June 2017: 2008-2017 CHAS*

**Table 20 – Greater Need: Housing Cost Burdens AMI**

## DISCUSSION

Within the Village of Wellington, 57% of households do not presently experience cost burden, while 23% experience cost burden, 19% experience severe cost burden and 1% have no/negative income.

Overall, 42% of households are either cost burdened or severely cost burdened (>30%). Black/African American, Asian, American Indian, Alaska Native, and Hispanic households experience a cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole. Black/African American (53%) households, Asian (61%) households, and American Indian, Alaska Native (100%) households experience cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole. When taking ethnicity into account, Hispanic (50%) households may experience cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole.

Of all households within the Village of Wellington, 23% are cost burdened (30-50%). Asian (33%) and American Indian, Alaska Native (100%) households experience cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole.

Of all households within the Village of Wellington, 19% experience severe cost burden (>50%). Black/African American (30%) households experience severe cost burden at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole. While Asian households just fall short of meeting the threshold (10 percentage points higher or more) at 28%, they may disproportionately experience severe cost burden.

Of all households within the Village of Wellington, 1% has no/negative income. No race or ethnicity experiences no/negative income at a greater rate (10 percentage points higher or more) than the jurisdiction as a whole.

## *NA-30 Disproportionately Greater Need: Discussion*

### **INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED**

As indicated in the previous sections, several racial or ethnic groups were identified as having a disproportionately greater housing need in comparison to income group as a whole. As detailed below, these include the Black/African American, Asian, American Indian/Alaska Native, Pacific Islander, and Hispanic racial or ethnic groups.

The Black/African American group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 30-50% AMI group (100% versus 80% as a whole)
- Housing problems in the 50-80% AMI group (93% versus 76% as a whole)
- Severe housing problems in the 30-50% AMI group (95% versus 57% as a whole)
- Severe housing problems in the 50-80% AMI group (76% versus 44% as a whole)
- Severe housing problems in the 80-100% AMI group (33% versus 17% as a whole)
- Severe cost burden >50% of household income (30% versus 19% as a whole)

The Asian group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 0-30% AMI group (93% versus 79% as a whole)
- Housing problems in the 30-50% AMI group (100% versus 80% as a whole)
- Housing problems in the 80-100% AMI group (94% versus 60% as a whole)
- Severe housing problems in the 0-30% AMI group (93% versus 78% as a whole)
- Severe housing problems in the 80-100% AMI group (43% versus 17% as a whole)
- Cost burden >30-50% of household income (33% versus 23% as a whole)

The American Indian/Alaska Native group experiences a disproportionally greater need in terms of the following:

- Housing problems in the 50-80% AMI group (100% versus 76% as a whole)
- Cost burden >30-50% of household income (100% versus 23% as a whole)

The Hispanic group experiences a disproportionately greater need in terms of the following:

- Housing problems in the 50-80% AMI group (87% versus 76% as a whole)

## **NEEDS NOT PREVIOUSLY IDENTIFIED**

Based on data herein and input received through the citizen participation process, the greatest housing needs are:

- Affordable housing availability for low- and moderate-income households, including but not limited to households of minority racial and ethnic groups disproportionately affected by housing problems (e.g. Black-African American, Asian, American Indian/Alaska Native, and Hispanic households).
- Housing rehabilitation of aging units for income-eligible homeowners, which may include accessibility retrofits for the elderly or persons with disabilities.

## **ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?**

Nine (9) of the Village of Wellington's 37 Block Groups have a low and moderate-income percentage of 38.79% or greater, signifying that approximately 24% of the Village's neighborhoods are CDBG-eligible. These block groups are primarily located in two general areas: north of Greenbriar Boulevard/South Shore Boulevard, at the Village's center, and south of 50th Street.

As a whole, the Village of Wellington has a racial minority Black/African American population of approximately 12%. A disproportionally greater (10 percentage points more or higher) concentration of racial minority population exists within the following three (3) Census Tract/Block Groups, which are in the northeastern and central areas of the Village:

- Tract 7750.3 – 27% Black/African American
- Tract 7758.1 – 26% Black/African American
- Tract 7763.2 – 25% Black/African American

Source: 2010 Census Summary File 1

As a whole, the Village of Wellington has an ethnic minority Hispanic or Latino population of approximately 20%. A disproportionally greater (10 percentage points more or higher) concentration of ethnic minority population exists within the following five (5) Census Tract/Block Groups, which are in the southern and central areas of the Village:

- Tract 7724.3 – 31% Hispanic or Latino
- Tract 7750.1 – 30% Hispanic or Latino

- Tract 7750.3 – 35% Hispanic or Latino
- Tract 7753.1 – 52% Hispanic or Latino
- Tract 7758.2 – 30% Hispanic or Latino

Source: 2010 Census Summary File 1

Some of the areas identified as having high concentrations of Hispanic or Latino and/or Black/African American population also have a high percentage of low and moderate-income households (e.g. Tracts 7724 and 7750). The data seem to indicate a possible correlation between concentrations of low income and minority race or ethnicity. As indicated in the previous sections, a person's race, income, and disability status are strong indicators for needing housing assistance through various public housing program types.

## *NA-35 Public Housing*

### **INTRODUCTION**

The Consolidated Plan must provide a concise summary of the needs of public housing residents. Information is collected through consultations with the public housing agency or agencies serving the jurisdiction. The Public Housing portion of this report contains the following sections:

- Introduction
- Totals in Use
- Characteristics of Residents
- Race of Residents
- Ethnicity of Residents
- Additional Narrative

The Village of Wellington does not have a Public Housing Authority (PHA) within its limits and does not own or operate any public housing complexes. Moreover, the Village of Wellington does not administer any project-based, tenant-based, or special purpose vouchers. As a result, the needs of public housing are not addressed by the Village. In the absence of a locally administered program, the Village works cooperatively with the Palm Beach County Housing Authority (PBCHA) and private entities in the provision of public and subsidized housing within the Village of Wellington.

The Palm Beach County Housing Authority (PBCHA) was established to provide affordable housing to low income families through a variety of rental assistance programs, such as Section 8 Program, Affordable Housing Apartment Units, and Public Housing throughout Palm Beach County. The mission of the PBCHA is to provide safe and affordable housing for low and moderate-income families, elderly, and disabled individuals who strive for self-sufficiency and/or independent living. The PBCHA is committed to increasing the quality housing opportunities to residents through effective and responsive management and responsible stewardship of public and private funds.

The following data provided in this chapter covers several program types and types of vouchers in use. These vouchers are defined below:

- Certificate: The total number of Section 8 certificates administered by the Public Housing Authority (PHA).

- Mod-Rehab: The total number of units in developments that were funded under the moderate rehabilitation program administered locally by PHAs.
- Public Housing: The total number of units in developments operated by the PHAs within the jurisdiction.
- Total: The total number of Section 8 vouchers administered by the PHA (project based plus tenant based)
- Project Based: The total number of project-based Section 8 vouchers administered by the PHA
- Tenant Based: The total number of tenant-based Section 8 vouchers administered by the PHA.
- Special Purpose Veterans Affairs Supportive Housing: The HUD–Veterans Affairs Supportive Housing program combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the U.S. Department of Veterans Affairs (VA).
- Special Purpose Family Unification Program: Family Unification Program funding is allocated through a competitive process; therefore, not all PHAs administer the program.
- Special Purpose Disabled: In this context, disabled includes non-elderly disabled, mainstream 1-year, mainstream 5-year, and nursing home transition.

## TOTALS IN USE

**Table 21** displays the number of vouchers and units by public housing program type. According to the PIH Information Center (PIC), there are 1,866 vouchers in use in Palm Beach County. Additionally, there are 468 public housing units. Tenant-based vouchers are by far the most used program, with 1,572 vouchers currently in use. Additionally, there are 92 project-based vouchers in use. According to PIC, there are 202 Family Unification Program vouchers.

**TABLE 21: PUBLIC HOUSING BY PROGRAM TYPE**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	0	0	468	1,866	92	1,572	0	202	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Source:** HUD IDIS Output, June 2017: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

**Table 21 – Public Housing by Program Type**

## CHARACTERISTICS OF RESIDENTS

**Table 22** displays the characteristics of public housing residents by public housing program type. When analyzing the data there are several characteristics that correlate with a corresponding program type. The average income for all programs is very low, with an average of \$15,969 for public housing and \$14,287 for tenant-based. The average household size is also low (two persons per household for public housing and three persons for tenant-based programs and the Family Unification Program).

Elderly program participants comprise 19% of assisted residents and a quarter of assisted families are disabled (14%). All families assisted are requesting accessibility features, as the number of families requesting accessibility features is equivalent to the total number of public housing units and vouchers in use. These data show that most families in need of housing assistance/vouchers are also disabled or in need of housing accessibility features. No HIV/AIDS participants or victims of domestic violence were counted.



**TABLE 22: CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Average Annual Income	0	0	15,969	13,936	10,164	14,287	0	12,919	0
Average length of stay	0	0	5	8	0	9	0	6	0
Average Household size	0	0	2	3	1	3	0	3	0
# Homeless at admission	0	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	135	305	75	221	0	9	0
# of Disabled Families	0	0	68	249	14	211	0	24	0
# of Families requesting accessibility features	0	0	468	1,866	92	1,572	0	202	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Source:** HUD IDIS Output, June 2017; Public Information Center (PIC) Office of Public and Indian Housing (PIH)

**Table 22 – Characteristics of Public Housing Residents by Program Type**

## RACE OF RESIDENTS

**Table 23** displays the racial composition of residents for each public housing program. The majority of public housing residents are Black/African American. The data in **Table 23** show that a high number of tenant-based vouchers are utilized by Black/African American (1,254 or 80%) residents, whereas White residents utilize only 13% of tenant-based vouchers. Less than 7% of the available assistance is utilized by Asian, American Indian/Alaska Native, Pacific Islander, or another race of resident. The majority of Asian, American Indian/Alaska Native, and Pacific Islander residents assisted by these programs are using tenant-based vouchers.

**TABLE 23: RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	0	102	291	19	209	0	63	0
Black/African American	0	0	365	1,448	73	1,254	0	121	0
Asian	0	0	1	2	0	1	0	1	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	124	0	107	0	17	0
Other	0	0	0	0	0	0	0	0	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Source:** HUD IDIS Output, June 2017: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

**Table 23 – Race of Public Housing Residents by Program Type**

## ETHNICITY OF RESIDENTS

**Table 24** displays the ethnic composition of residents for each assisted housing program. The ethnic groups defined as “Not Hispanic” utilize the majority (87%) of units or vouchers available. Residents reporting as “Hispanic” utilize 13% of the units or vouchers available.

**TABLE 24: ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	71	241	9	188	0	44	0
Not Hispanic	0	0	397	1,625	83	1,384	0	158	0

*\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

**Source:** HUD IDIS Output, June 2017: Public Information Center (PIC) Office of Public and Indian Housing (PIH)

**Table 24 – Ethnicity of Public Housing Residents by Program Type**

## Section 504 Needs Assessment

### NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS

A significant number of families on the Section 8 Rental Assistance waiting lists are disabled. Moreover, elderly households are also in need of accessible units. Wellington is a suburban area that is characterized by single-family, detached homes. Because the Village has a limited supply of rental properties, the Village coordinates with the surrounding community to provide housing assistance. The Village’s CDBG program works to identify housing options and make appropriate referrals.

### MOST IMMEDIATE NEEDS OF RESIDENTS OF PUBLIC HOUSING AND HOUSING CHOICE VOUCHER HOLDERS

Families identified as “Families with Disabilities” have an immediate need for public housing and tenant-based housing with improved accessibility. The number of disabled families assisted totals 317. In addition, 2,334 families (all of those assisted) are requesting accessibility features. These data show that

most families in need of housing assistance are also disabled or in need of accessibility features. Additionally, 440 program participants are elderly (>62 years) and thus likely to need accessible units.

## **HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE**

For the Village of Wellington, a resident's race, income and disability status are strong indicators for needing housing assistance through these various public housing programs. The average income for all public housing programs is very low (less than \$16,000). Tenants and voucher holders, as well as applicants on waiting lists, are typically cost burdened and many are elderly and/or disabled. Due to their limited income, their housing needs include affordability, availability of assistance, accessibility improvements for the elderly and/or disabled, and Fair Housing options.

## **DISCUSSION**

In the absence of a locally administered program, the Village of Wellington works cooperatively with Palm Beach County and private entities in the provision of public and subsidized housing. The Palm Beach County Housing Authority (PBCHA) administers the Housing Choice Voucher Program (Section 8) and the Public Housing program in Palm Beach County, which covers the Wellington area. In addition to these subsidized housing programs, the PBCHA offers affordable housing options for low-income households through income restricted apartments such as the Banyan Club Apartments. The PBCHA also administered the Neighborhood Stabilization Program (NSP), established to assist communities that suffered from foreclosures and abandonment through the purchase and redevelopment of foreclosed and abandoned properties. Through this program, in 2010, the PBCHA purchased six (6) single-family homes located throughout Palm Beach County, which provided affordable rental opportunities to households at or below 120% AMI.

The data provided show that Black/African American residents have a high demand for the identified program types. Among all racial and ethnic groups, tenant-based housing is the most common type of assistance. Families identified as "Families with Disabilities" and elderly program participants (>62 years) have a high need for tenant-based housing, while at the same time needing improved accessibility within existing housing.

## *NA-40 Homeless Needs Assessment*

### **INTRODUCTION**

Meeting homelessness challenges in the Village of Wellington is a collaborative effort comprising numerous individuals, agencies and organizations. The Village of Wellington is within the FL-605 West Palm Beach/Palm Beach County CoC. The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is the Palm Beach County Community Services Department's Division of Human and Veteran Services. The Division of Human and Veteran Services supports the communities of Palm Beach County, including the Village of Wellington, and is the lead agency for the Continuum of Care (CoC). Most of the data utilized in this section of the Plan was gathered from the County's Division of Human and Veteran Services.

As a part of the Consolidated Plan process, the Village of Wellington coordinated with the County's Division of Human and Veteran Services ("the Division") to obtain data related to the homeless population in the area. The Division regularly conducts a homeless census where volunteers reach out to identify the homeless and have them complete a short survey to gather information about the number of homeless as well as the characteristics of this population. It should be noted that any homeless census is an undercount, because it is impossible to count locate every homeless person within geography as broad as Palm Beach County.

There are four federally defined categories under which individuals and families may qualify as homeless:

1. Literally homeless;
2. Imminent risk of homelessness;
3. Homeless under other Federal statutes; and
4. Fleeing/attempting to flee domestic violence.

### **HOMELESS NEEDS ASSESSMENT**

The most recent homeless census, or annual point-in-time (PIT) survey, was conducted January 26, 2017 thru January 27, 2017. The results of this survey are summarized in **Table 25(A)**. The methodology used by the Division and its partners included actual counts of homeless persons living on the streets and in

shelters in Palm Beach County, Florida. The total number of homeless people counted during the survey was 1,607. Of these, only four (4) homeless persons were counted in the Village of Wellington.

Of the 1,607 homeless persons counted in Palm Beach County, 326 were persons in households with adults and children and 1,271 were persons in households with only adults. There were also eight (8) unaccompanied children reported.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Approximately 16% of those surveyed were chronically homeless, having been homeless at least four times in the past 3 years. Another 17% were victims of domestic violence, and 9% were mentally ill or struggled with substance abuse.

**TABLE 25(A): HOMELESS NEEDS ASSESSMENT**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	300	26	N/A	N/A	N/A	N/A
Persons in Households with Only Children	8	2	N/A	N/A	N/A	N/A
Persons in Households with Only Adults	218	1,053	N/A	N/A	N/A	N/A
Chronically Homeless Individuals	18	234	N/A	N/A	N/A	N/A
Chronically Homeless Families	0	0	N/A	N/A	N/A	N/A
Veterans	39	26	N/A	N/A	N/A	N/A
Unaccompanied Child	6	2	N/A	N/A	N/A	N/A
Persons with HIV	7	27	N/A	N/A	N/A	N/A

*Source:* 2017 Palm Beach County Point-in-Time Count, January 26, 2017 thru January 27, 2017; N/A – No data available.

**Table 25(A) – Homeless Needs Assessment**

## **HOMELESS POPULATION TYPES INCLUDING CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)**

### ***Chronically homeless***

HUD defines a person as chronically homeless if they have been homeless for one year or longer, or have had four or more episodes of homelessness within the past three years and have a disabling condition. National studies have found that when all costs are factored in, chronically homeless persons account for approximately 50% of the total expenditures for homeless services. This percent of expenditure is based on a national average of just fewer than 16% of all homeless persons being considered as chronically homeless. In Palm Beach County, the percentage of chronically homeless

persons is similar. Of the sheltered persons counted during the 2017 PIT, 16% of those surveyed, or 252 individuals, met the HUD definition of chronically homeless. Approximately 7% of these were veterans.

### ***Families***

Persons in families comprised a large segment of the overall homeless population counted by the Division and its partners. Of the homeless counted, 326 persons were in families with children and 1,271 persons were in families with only adults. In total, there were 110 households with children.

### ***Veterans***

The extent of the homeless veteran population is unknown; however, many veterans in Palm Beach County are struggling with disabilities that put them at-risk of homelessness, including drug or alcohol addiction. Of the homeless counted, 65 persons were veterans. Of those, 98% were male and 2% was female.

### ***Unaccompanied Youth***

Unaccompanied youth (children and young adults) accounted for approximately 6% or 99 of the 1,607 homeless persons that agreed to be surveyed.

## **FAMILIES IN NEED OF HOUSING ASSISTANCE**

Persons in families comprised a large segment of the overall homeless population counted by the Division and its partners. Of the homeless counted, 326 persons were in families with children and 1,271 persons were in families with only adults. In total, there were 110 households with children.

## **NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP**

Homelessness is not unique to a particular gender, race or ethnicity. **Table 25(B)** provides demographic data regarding the homeless population in Palm Beach County. Approximately 34% of those interviewed were women. The majority of those interviewed were adult males.

According to the 2017 PIT data collected by the Division and its partners, the most commonly reported races were Black/African American, at 50% of the homeless interviewed, and White, at 47% of the homeless interviewed. Less than 3% reported as another race or more than one race. In terms of ethnicity, 86% of the homeless interviewed were not Hispanic, while 14% were Hispanic.



**TABLE 25(B): HOMELESSNESS BY RACIAL AND ETHNIC GROUP**

Race	Sheltered	Unsheltered
White	189	561
Black or African American	328	474
Asian	0	3
American Indian or Alaska Native	2	11
Pacific Islander	0	3
Multi-Racial	7	29
Ethnicity	Sheltered	Unsheltered
Hispanic	61	159
Not Hispanic	465	922

*Source: 2017 Palm Beach County Point-in-Time Count, January 26, 2017 thru January 27, 2017; N/A – No data available.*

**Table 25(B) – Homelessness by Racial and Ethnic Group**

**Table 26 – RESERVED**

**Table 27 – RESERVED**

## **NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS**

The total number of homeless people counted in Palm Beach County during the annual PIT survey was 1,607. Of the 1,607 homeless persons counted, 326 were persons in households with adults and children and 1,271 were persons in households with only adults. There were 252 chronically homeless individuals reported. There were also eight (8) unaccompanied children reported.

Because of the transient nature of homelessness, it is often difficult to locate homeless persons or to follow-up with much needed services and support. Approximately 16% of those surveyed were chronically homeless, having been homeless at least four times in the past 3 years. Another 17% were victims of domestic violence, and 9% were mentally ill or struggled with substance abuse.

## **DISCUSSION**

Based on the January 26, 2017 thru January 27, 2017 PIT survey conducted by the County's Division of Human and Veteran Services and its partners, the estimated homeless population of Palm Beach County is 1,607 individuals. Of these, only four (4) homeless individuals were counted in the Village of Wellington.

In conjunction with the County's Division of Human and Veteran Services, the lead agency for the CoC, several organizations serving Wellington area provide temporary, transitional and permanent supportive housing for families in need of assistance. These include but are not limited to The Senator Philip D. Lewis Center and Homeless Outreach Team (HOT), Salvation Army Center of Hope, the United Way, and Community Action Partnership, among others.

## *NA-45 Non-Homeless Special Needs Assessment*

### **INTRODUCTION**

A broad category that applies to any population that is presumed to be low to moderate income and in need of public services, non-homeless special needs include those of the mentally ill, developmentally disabled, at-risk youth, elderly, and other groups such as persons with HIV/AIDS. These special needs are often addressed by non-profit agencies, usually in coordination with the Village of Wellington or Palm Beach County.

### **CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS**

Understanding the characteristics of its special needs populations will help the Village of Wellington to better evaluate public facilities and services directed toward such needs.

#### ***Elderly & Frail Elderly***

According to HUD's Comprehensive Housing Affordability Strategy (CHAS), HUD defines "elderly" as individuals over the age of 62 and "frail elderly" as individuals over the age of 75. Due to age, the frail elderly may be unable to care for themselves adequately and may have one or more disabilities or need assistance to perform the routine activities of daily life. According to the 2011-2015 ACS 5-Year Estimates, 2,521 or 31% of the 8,241 individuals over the age of 65 living in the Village of Wellington have a disability. According to the 2011-2015 ACS 5-Year Estimates, there are approximately 3,565 individuals over the age of 75 living in the Village of Wellington, of which 46% have disability.

#### ***Youth and Young Adults***

According to the 2011-2015 ACS 5-Year Estimates, 26% of the Village of Wellington's population is less than 18 years of age, meaning that approximately 15,495 children live in the Village of Wellington. Of the population less than 18 years of age, approximately 12% or 1,822 children are living in poverty. Approximately 52% of family households have related children under 18 years of age. According to the 2011-2015 ACS 5-Year Estimates, female-headed family households with children comprise 9% of the family households living within the Village, and 27% of female-headed family households with children are below poverty level.

### ***Physically & Developmentally Disabled***

According to the 2011-2015 ACS 5-Year Estimates, disabilities are categorized into six types: hearing difficulty, vision difficulty, cognitive ability, ambulatory difficulty, self-care difficulty, and independent living difficulty. According to the 2011-2015 ACS 5-Year Estimates, approximately 5,796 or 10% of people in the Village of Wellington reported having a disability. Ambulatory and independent living difficulty are the most common types of disability in the Village of Wellington. While a large number of disabled persons (1,983 people) are between 35 and 64 years of age, a high percentage (46%) of persons 75 years and over are disabled.

### ***Mental Illness & Substance Abuse***

The Department of Housing and Urban Development, in the Comprehensive Housing Affordability Strategy (CHAS) manual, defines severe mental illness as a persistent mental or emotional impairment that significantly limits a person's ability to live independently. According to the national statistics, approximately one percent of the adult population meets the definition of severely mentally ill.

According to the American Community Survey, the Village of Wellington has an estimated adult population (over 18 years of age) of approximately 44,660 persons, or 74% of the total population. One percent of this population is 446 persons. According to the Substance Abuse and Mental Health Services Administration (SAMHSA) 2011 National Survey of Substance Abuse Treatment Services, 200 persons per 100,000 population of adult age are in treatment for either an alcohol or drug abuse problem. Since the Village of Wellington is estimated to have an adult population (age 18 or older) of 44,660 persons, an estimated 89 individuals in the Village of Wellington may have a substance abuse problem.

### ***Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking***

According to the 2016 Florida Department of Law Enforcement Uniform Crime Reports (UCR), there were 117 reported domestic violence offenses and 97 domestic violence arrests in the Village of Wellington in 2016. Based on the UCR data, there was a 37% decrease in the amount of reported domestic violence offenses in the Village of Wellington between 2010 and 2016, and a 23% decrease in the number of domestic violence arrests during the same time.

## **HOUSING AND SUPPORTIVE SERVICE NEEDS AND DETERMINATION**

### ***Elderly & Frail Elderly***

The elderly and frail elderly typically need assistance with housing rehabilitation and home maintenance. Additionally, the elderly may need facilities and programming, such as those provided at senior centers.

The elderly are also susceptible to financial difficulties as well as to health problems, including those caused by poor nutrition. The Village of Wellington provides senior services such as the Senior Transportation and Rides Program (STAR); One-on-One Assistance to connect seniors and caregivers with the resources and services they need; monthly Senior Symposiums; Home Inspections; Home Rehabilitation loans; and a variety of senior classes and programming. Other local organizations also provide critical senior services such as The Palm Beach County Division of Senior Services (DOSS), The Salvation Army, and the Area Agency on Aging Palm Beach/Treasure Coast, Inc. These types of organizations are critical in determining and meeting elderly and frail elderly service needs.

### ***Youth and Young Adults***

Youth and young adult services (e.g. educational/after-school programming and job skill training) were identified as priority needs by Village of Wellington based on citizen feedback and discussion of community needs. The Village of Wellington, in partnership with non-profit agencies, offers youth programming such as the Professional Opportunities Program for Students (POPS) to provide personal and professional development for teenagers who face social, economic or environmental barriers that may impact the quality of their lives; free weekly Tutoring sessions; Gang Resistance and Education Training for Students and Parents (GREAT); and a partnership with the Palm Beach County Library Wellington Branch to provide referrals for its career transition services. Currently, there are also several agencies within Palm Beach County that provide programming for low- and moderate-income children and workforce development. Supportive service needs for youth and young adults are determined by such providers.

### ***Physically and Developmentally Disabled***

Accessibility improvements and other supportive services, such as employment assistance, are typical needs of this population. Currently, there are several agencies within Palm Beach County, such as the

Palm Beach Habilitation Center, that provide services for people with disabilities. Supportive service needs for the disabled are determined by such providers.

### ***Mental Illness & Substance Abuse***

Healthcare and mental health counseling are typical needs of this population. Currently there are several agencies in Palm Beach County that offer services to the mentally ill and substance abusers. Supportive service needs for the mentally ill and substance abusers are determined by such providers.

### ***Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking***

Family safety and advocacy for both adults and children are typical needs of this population. Currently there are several organizations in Palm Beach County that offer services to victims of domestic violence, dating violence, sexual assault and stalking. Supportive service needs for victims of domestic violence are determined by such providers.

## **PUBLIC SIZE AND CHARACTERISTICS OF POPULATION WITH HIV / AIDS**

The U.S. Center for Disease Control and Prevention (CDC) estimates that over one million adults and adolescents are living with HIV in the U.S., including those not yet diagnosed and those who have already progressed to AIDS. According to a report that was presented and prepared by the Florida Health Department, Palm Beach County had approximately 8,191 persons living with HIV/AIDS as of January 2016, which represents a rate of 567 persons per 100,000 residents; therefore, there may be an estimated 360 persons living with HIV/AIDS in the Village of Wellington.

Persons who are HIV positive do not, simply by virtue of having the HIV antibody, require special housing. The Housing Opportunities for Persons with AIDS (HOPWA) Program is the only Federal program dedicated to the housing needs of people living with HIV/AIDS. The Florida Department of Health (DOH) is the HOPWA grantee for the State of Florida and awards funding to Eligible Metropolitan Statistical Areas (EMSAs) throughout Florida. The City of West Palm Beach, as the EMSA for Palm Beach County, has awarded grants to the Palm Beach County Housing Authority and the Jerome Golden Center for Behavioral Health, Inc., to provide housing throughout Palm Beach County, including the Village of Wellington.

## **DISCUSSION**

Non-Homeless Special Needs is a broad category that applies to any population that is presumed to be low to moderate income and in need of public services. The category covers a large population, including the mentally ill, developmentally disabled, elderly, and other groups.

Services to address these needs are often provided by non-profit agencies, usually in coordination with the Village of Wellington or Palm Beach County; however, many of these agencies are overburdened and continue to need funding assistance for service delivery.

## *NA-50 Non-Housing Community Development Needs*

### **PUBLIC FACILITIES NEEDS**

Public facilities needs were identified and addressed during the previous five-year Consolidated Plan term. Such completed projects included increasing accessibility at public facilities for persons with disabilities, improving neighborhood-level recreation opportunities in low- and moderate-income areas, and expanding programs and services for the Village's elderly population. No further public improvement needs were identified for the subject term.

### **PUBLIC FACILITIES NEED DETERMINATION**

These needs were determined by Village of Wellington based on citizen feedback received through surveys, focus groups, and public hearings.

### **PUBLIC IMPROVEMENTS NEEDS**

Public improvements needs were identified and addressed during the previous five-year Consolidated Plan term. Such completed projects included sidewalk accessibility improvements for persons with disabilities and street repair in low- and moderate-income neighborhoods. No further public improvement needs were identified for the subject term.

### **PUBLIC IMPROVEMENTS NEED DETERMINATION**

These needs were determined by Village of Wellington based on citizen feedback received through surveys, focus groups, and public hearings.

### **PUBLIC SERVICES NEEDS**

During the current Consolidated Plan citizen participation process, the Village of Wellington identified the following public service needs for the subject term: transportation assistance for elderly residents (age 62 and over) and special needs populations; and youth mentoring, employment, and workforce training activities. Providing public services for the elderly and low- and moderate-income youth is a high priority of the Village moving forward.

### **PUBLIC SERVICES NEED DETERMINATION**

These needs were determined by Village of Wellington based on citizen feedback received through surveys, focus groups, and public hearings.



# Housing Market Analysis



## MA-05 Overview

### HOUSING MARKET ANALYSIS OVERVIEW

The purpose of the Market Analysis is to provide a clear picture of the environment in which Village of Wellington must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with a default data set based on the most recent data available. Additional data has been obtained from various sources, including more current American Community Survey (ACS) estimates and local data from Village of Wellington and Palm Beach County. This section covers the following broad topics:

- General Characteristics of the Housing Market: The general characteristics of the Village's housing market, including supply, demand, and condition and cost of housing, are described in the following sections: Number of Housing Units (MA-10); Cost of Housing (MA-15); and, Condition of Housing (MA-20).
- Lead-based Paint Hazards: The Condition of Housing (MA-10) section provides an estimate of the number of housing units within Village of Wellington that are occupied by low income families or moderate-income families and that may contain lead-based paint hazards.
- Public and Assisted Housing: A description and identification of the public housing developments and public housing units in Palm Beach County near the Village of Wellington is provided in the Public and Assisted Housing (MA-25) section. This narrative details the physical condition of such units, the restoration and revitalization needs, Section 504 needs, and the public housing agency's strategy for improving the management and operation of public housing and the living conditions of low- and moderate-income families in public housing.
- Assisted Housing: The information collected in the Number of Housing Units (MA-10) section describes the number and targeting (income level and type of family served) of units currently assisted by local, state, or Federally funded programs and an assessment of

whether any such units are expected to be lost from the assisted housing inventory for any reason, such as expiration of Section 8 contracts.

- Facilities, Housing, and Services for Homeless Persons: A brief inventory of facilities, housing, and services that meet the needs of homeless persons in the Village of Wellington is provided in the Homeless Facilities and Services (MA-30) section. Emphasis is given to chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory includes services directly targeted to homeless persons, as well as mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.
- Special Need Facilities and Services: The Special Needs Facilities and Services (MA-35) section describes the housing stock available to serve persons with disabilities and other low income persons with special needs, including persons with HIV/AIDS and their families. The section further describes the facilities and services that assist persons who are not homeless, but who require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
- Barriers to Affordable Housing: This section (MA-40) provides an assessment of the regulatory barriers to affordable housing that exist within Village of Wellington. These regulatory barriers may include tax policies affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

## MA-10 Number of Housing Units – 91.210(a) & (b) (2)

### INTRODUCTION

The total number of housing units in Village of Wellington increased significantly during the past decade. The Village had a total of 14,761 housing units at the time of the 2000 U.S Census and 22,685 housing units at the time of the 2010 U.S. Census. Between 2000 and 2010, the total number of housing units in the Village grew by 54%. According to data provided in the 2011-2015 ACS, there are currently an estimated total of 24,227 housing units located within Village of Wellington, a 7% increase since 2010.

**TABLE 28: ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS**

Property Type	Number	%
1-unit detached structure	17,693	73%
1-unit, attached structure	1,990	8%
2-4 units	2,002	8%
5-19 units	1,586	7%
20 or more units	729	3%
Mobile Home, boat, RV, van, etc.	227	1%
Total	24,227	100%

*Data Source: 2011-2015 ACS*

**Table 28 – Residential Properties by Unit Number**

As shown in **Table 28**, data from the 2011-2015 ACS show that 19,683 or 81% of all residential properties within Village of Wellington are single units. Single-unit properties are either detached structures (17,693 or 73%) or attached structures (1,990 or 8%). Residential properties are further categorized into properties within 2-4 unit structures (2,002 or 8%), properties within 5-19 unit structures (1,586 or 7%), and properties within 20 or more unit structures (729 or 3%). These categories comprise 99% of the Village's housing stock. The remaining 1% of residential properties in the Village are classified as mobile home, boat, RV, van, etc. (227).

**TABLE 29: UNIT SIZE BY TENURE**

	Owners		Renters	
	Number	%	Number	%
No bedroom	47	0%	17	0%
1 bedroom	87	1%	434	10%
2 or 3 bedrooms	7,257	46%	3,050	72%
4 or more bedrooms	8,327	53%	740	17%
<b>Total</b>	<b>15,718</b>	<b>100%</b>	<b>4,241</b>	<b>100%</b>

*Data Source: 2011-2015 ACS*

**Table 29 – Unit Size by Tenure**

As shown in **Table 29**, there are an estimated 19,959 total occupied housing units within the Village of Wellington. Of this total, 15,718 or 79% are owner-occupied and 4,241 or 21% are renter-occupied. Of all owner-occupied units, most contain 2 or more bedrooms (15,584 or 99%). Only a small number of owner-occupied units have 1 bedroom (87 or 1%) or have no bedrooms (47 or less than 1%). Of all renter-occupied units, most contain 2 or more bedrooms (3,790 or 89%). Compared to owner-occupied units, more renter-occupied units have 1 bedroom (434 or 10%); however, few renter-occupied units have no bedrooms (17 or less than 1%).

#### **DESCRIBE THE NUMBER AND TARGETING (INCOME LEVEL/TYPE OF FAMILY SERVED) OF UNITS ASSISTED WITH FEDERAL, STATE, AND LOCAL PROGRAMS.**

As was noted earlier in Section NA-35, the Palm Beach County Housing Authority (PBCHA) has been charged with the responsibility of the administration of housing programs for low income persons. The operations of the PBCHA are funded through annual appropriations provided by the U.S. Department of Housing and Urban Development (HUD).

According to the Office of Public and Indian Housing (PIH) Public Information Center (PIC), the following number and type of voucher units are available within Palm Beach County (see also **Table 38**):

- 495 total public housing units available
- 2,595 total Housing Choice Vouchers (HCVs) available

#### **PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.**

Some units assisted with Federal, state or local programs may be lost from the inventory during the planning period; however, because Village of Wellington does not directly administer public housing or

HCV vouchers, the Village is unaware of any expiring contracts. The PBCHA monitors contract expirations and/or unit losses.

### **DOES THE AVAILABILITY OF HOUSING UNITS MEET THE NEEDS OF THE POPULATION?**

A shortage of affordable housing exists for very low and low income households in Village of Wellington. While affordability is a concern for any tenure, more renter-occupied units are considered affordable to very low and low income households than owner-occupied units. In contrast, more owner-occupied units are considered affordable to moderate income households. These trends may be due, in part, to the lack of housing-type diversity within Village of Wellington. This affordable housing deficiency is more fully documented in the next section (MA-15).

### **DESCRIBE THE NEED FOR SPECIFIC TYPES OF HOUSING:**

Generally, the Village of Wellington is lacking a diverse distribution of housing types. Most housing units in the Village are within detached single-unit structures (73%). This indicates a predominance of single-family homes. Only 16% of all housing units are within attached single-unit structures or 2-4 unit structures, indicating a lack of townhome, duplex, and triplex types. Ten percent (10%) of all housing units are within structures with 5 or more units, indicating a lack of multi-unit apartment buildings that are generally more affordable housing types for low- and moderate-income residents who may not be able to afford a single-family home. One percent (1%) of housing units in the Village consist of mobile homes, boats, RVs, vans, etc. This distribution does not provide a diverse selection of housing for low- and moderate-income residents who may not be able to afford a single-family home but require multiple bedrooms.

In terms of housing unit size, the predominant unit size for both owners and renters is 2 or more bedrooms (97% of all occupied units), with few smaller units available (see **Table 28** and **Table 29**). It is important to note that in the Village of Wellington, according to the 2011-2015 ACS, more larger units (4 or more bedrooms) are occupied by owners while more smaller units (one bedrooms) are occupied by renters. These trends may indicate a lack of larger units available for rental, or point to affordability concerns as unit size increases.

## **DISCUSSION**

The number of housing units in the Village has increased dramatically over the long-term. However, a shortage of affordable housing may exist for very low and low income households in Village of Wellington. Given the Village's housing stock profile, there is a lack of diversity of housing types within the Village. Most housing units within the Village are single-unit detached structures. Few units are within other attached housing types (e.g. townhome, duplex, etc.) and only 3% of occupied units have fewer than 2 bedrooms. The PBCHA, among other housing providers, administers public housing and HCV programs in the Wellington area and monitors contract expirations and/or unit losses.

## MA-15 Housing Market Analysis: Cost of Housing – 91.210(a)

### INTRODUCTION

This section provides an overall picture of housing costs within Village of Wellington. Specifically, the section describes housing cost trends, rent trends, fair market rents, and affordability.

**TABLE 30: COST OF HOUSING**

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	\$164,80	\$308,200	87%
Median Contract Rent	\$867	\$1,276	47%

*Data Source: 2000 U.S. Census (Base Year: 2000), 2011-2015 ACS (Most Recent Year: 2015)*

**Table 30 – Cost of Housing**

The costs of housing trends for Village of Wellington are displayed in **Table 30**. According to the 2011-2015 ACS, the current median home value for Village of Wellington is estimated to be \$308,200. This figure represents an 87% increase from the 2000 U.S. Census median home value of \$164,800. Between the 2000 U.S. Census and the 2011-2015 ACS, the estimated median contract rent within the Village increased by 47%, from \$867 to \$1,276.

**TABLE 31: RENT PAID**

Rent Paid	Number	%
Less than \$500	0	0%
\$500-999	444	10%
\$1,000-1,499	1,711	40%
\$1,500-1,999	965	23%
\$2,000 or more	807	19%
No rent paid	314	7%
Total	4,241	100%

*Data Source: 2011-2015 ACS*

**Table 31 – Rent Paid**

The distribution of estimated rents paid within Village of Wellington is detailed in **Table 31**, according to 2011-2015 ACS data. Of all 4,241 rental units within the Village, only 10% have a rent payment less than \$1,000. Almost half (1,711 or 40%) of the rental units have a rent payment between \$1,000 and \$1,499. Approximately 23% of rental units have a rent payment between \$1,500 and 1,999. An estimated 19% of the Village's rental units have a rent payment that exceeds \$2,000.

**TABLE 32: HOUSING AFFORDABILITY**

% Units affordable to Households	Renter	Owner
30% HAMFI	135	No Data
50% HAMFI	325	125
80% HAMFI	1,080	1,125
100% HAMFI	No Data	2,650
<b>Total</b>	<b>1,540</b>	<b>3,900</b>

*Data Source: 2009-2013 CHAS*

**Table 32 – Housing Affordability**

The overall housing affordability within Village of Wellington is detailed in **Table 32**. According to HUD, a unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. The table, based on 2009-2013 CHAS data, first divides households into four income ranges: less than or equal to 30% HUD Adjusted Median Family Income (HAMFI), less than or equal to 50% HAMFI, less than or equal to 80% HAMFI, and less than or equal to 100% HAMFI. The table also separates housing units into either rental units or owner units.

For households with incomes less than or equal to 30% HAMFI, a total of 135 available rental units are considered to be affordable, while no data is available for owner units. For households with incomes less than or equal to 50% HAMFI, a total of 325 affordable rental units are available, while 125 affordable owner units are available. For households with incomes less than or equal to 80% HAMFI, a total of 1,080 affordable rental units are available, while 1,125 affordable owner units are available. Finally, for households with incomes less than or equal to 100% HAMFI, a total of 2,650 affordable owner units are available, while no data is provided for affordable rental units.

As noted previously in **Table 29**, an estimated 4,241 renter-occupied housing units are located within Village of Wellington (2011-2015 ACS). Of this total, only 3% of renter-occupied housing units are affordable to the lowest income households (less or equal to 30% HAMFI) and 8% are affordable to households earning less than or equal to 50% HAMFI. A much larger percentage (25%) of renter-occupied housing units are affordable to households earning less than or equal to 80% HAMFI. In general, only 36% of renter-occupied units are affordable.



An estimated 15,718 owner-occupied housing units are located within Village of Wellington (see **Table 29**). Of this total, 1% are affordable to households earning less than or equal to 50% HAMFI, 7% are affordable to households earning less than or equal to 80% HAMFI, and 17% are affordable to households earning less than or equal to 100% HAMFI. In general, 25% of owner-occupied housing units are affordable.

**TABLE 33: MONTHLY RENT**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$869	\$1,093	\$1,370	\$1,878	\$2,228
High HOME Rent	\$864	\$927	\$1,114	\$1,278	\$1,406
Low HOME Rent	\$633	\$678	\$813	\$940	\$1,048

*Data Source: FY2017 Fair Market Rent (FMR) and HOME Rent Limits for the West Palm Beach-Boca Raton, FL HUD HMFA*

**Table 33 – Monthly Rent**

**Table 33** shows HUD Fair Market Rents and HUD HOME Rent Limits within Village of Wellington. Fair Market Rents (FMRs) are gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40% of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g. public housing). High HOME Rents are equal to the FMR or 30% of the adjusted income of a family whose income equals 65% AMI, whichever is lower. Low HOME Rents are equal to 30% of the adjusted income of a family whose income equals 50% AMI.

## IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

A comparison of the total number of households at the various income levels (see **Table 6**) and the total number of affordable housing units available for the various income levels (see **Table 32**) can reveal surpluses or shortages of affordable housing.

There are 1,245 very low income households earning 0-30% HAMFI in Village of Wellington. Because only 135 affordable rental units are identified in the CHAS database, and an undetermined number of owner units are available, a significant shortage of affordable units likely exists within the Village for very low income households. Similarly, there appears to be a shortage of affordable housing for low income households. A total of 1,360 households in the Village earn 30-50% HAMFI. According to the CHAS database, 325 rental-units and 125 owner-units (a total of 450 units) are available and affordable to low income households. A shortage of affordable housing also exists for moderate income

households. A total of 2,380 households in the Village earn 50-80% HAMFI. There are approximately 1,080 affordable rental units and 1,125 affordable owner-units (a total of 2,205 units) available and affordable to moderate income households, according to the CHAS database.

Based on this information, sufficient housing is neither available nor affordable to very low and low income households in the Village of Wellington, and housing options are limited for moderate income households.

### **HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?**

The estimated median home value within Village of Wellington increased from \$164,800 in 2000 to \$308,200 according to the 2011-2015 ACS, an 87% positive change. Over this same period, the Village's median contract rent increased by 47% from \$867 to \$1,276.

The Village's median household income increased by 15% between the 2000 Census and the 2011-2015 ACS, from \$70,271 to \$81,047; while median home values and contract rent increased more dramatically (87% and 47% change, respectively) over that same period. The modest growth in incomes combined with the dramatic increase in home values and contract rent means that the cost of housing is likely unaffordable for most. This, combined with the Village's lack of diverse housing types, could undermine affordability.

### **HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?**

The Village's current median contract rent is estimated to be \$867 (according to the 2011-2015 ACS). This median contract rent is nearly the same as the Fair Market Rent for an efficiency unit (\$869), but is lower than the Fair Market Rent for all other unit sizes. In terms of High HOME Rent, the trend is similar in that the median contract rent is nearly the same as the High HOME Rent for an efficiency unit (\$864), but is lower than the High HOME Rent for all other unit sizes. The Village's current median contract rent is higher than the Low HOME Rent for efficiency, 1 bedroom, and 2 bedroom units, but is lower than the Low HOME Rent for larger unit sizes. Based on this data, smaller rental units may be unaffordable to families with incomes less than or equal to 50% AMI. Moreover, based on the default 2009-2013 CHAS data shown in **Table 32**, very few rental units (11%) and even fewer owner units (1%) are affordable to households earning less than or equal to 50% AMI. This indicates a lack of affordable housing units in

the Village of Wellington, as 97% of all occupied units are unaffordable to very low and low income households.

## **DISCUSSION**

Within Village of Wellington, there is a potential shortage of units affordable to very low and low income households. While median household income has increased 15% since 2000, that increase has been outpaced by substantial increases in home values and contract rents (87% and 47%, respectively); therefore, housing has become increasingly unaffordable over the past 17 years. Moreover, there appears to be a lack of diversity in the number and types of housing units available.

## *MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)*

### **INTRODUCTION**

This section describes the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. Additionally, it provides a summary of the housing stock available to serve persons with disabilities and persons with HIV/AIDS and their families.

### **DEFINITIONS**

The following definitions pertain to this section:

- “Standard condition” – A housing unit that meets HUD Housing Quality Standards (HQS) and all applicable state and local codes.
- “Substandard condition but suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation but is both structurally and financially feasible to rehabilitate.
- “Substandard condition not suitable for rehabilitation” – A housing unit that contains one or more housing condition (defined below), contains a lead-based paint hazard, and/or is condemned as unfit for human habitation and is not structurally or financially feasible to rehabilitate.

Additionally, the term “abandoned vacant unit” is defined by HUD as:

- A housing unit that has been foreclosed upon and vacant for at least 90 days.
- A housing unit where no mortgage or tax payments have been made by the property owner for at least 90 days.
- A housing unit where a code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of the notification of the deficiencies.

**TABLE 34: CONDITION OF UNITS**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,205	33%	2,139	50%
With two selected Conditions	73	0%	58	1%
With three selected Conditions	0	0%	30	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,440	66%	2,014	47%
<b>Total</b>	<b>15,718</b>	<b>100%</b>	<b>4,241</b>	<b>100%</b>

*Data Source: 2011-2015 ACS*

**TABLE 34 – Condition of Units**

**Table 34** shows the condition of occupied housing units within Village of Wellington, with a breakdown of owner-occupied units and renter-occupied units. As defined by HUD, a housing “condition” includes the following:

- A housing unit that lacks complete plumbing facilities
- A housing unit that lacks complete kitchen facilities
- A housing unit with more than one person per room
- A housing unit with a cost burden greater than 30% of the occupant’s household income

According to 2011-2015 ACS data, the majority (10,440 or 66%) of owner-occupied housing units have no housing conditions. About a third of owner-occupied units have one housing condition (5,205 or 33%). Only 73 owner-occupied units (less than 1%) have two housing conditions. No owner-occupied housing units have three or more housing conditions.

Of the estimated 4,241 renter-occupied housing units in the Village, half (2,139 or 50%) have one housing condition. Nearly half (2,014 or 47%) of renter-occupied units have no housing conditions. Only 88 renter-occupied units (2%) have two or three housing conditions. No renter-occupied housing units have four housing conditions.

**TABLE 35: YEAR UNIT BUILT**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,556	35%	1,392	33%
1980-1999	8,709	55%	2,387	56%
1950-1979	1,401	9%	448	11%
Before 1950	52	0%	14	0%
<b>Total</b>	<b>15,718</b>	<b>100%</b>	<b>4,241</b>	<b>100%</b>

*Data Source: 2011-2015 ACS*

**Table 35 Year Unit Built–**

The age of housing within Village of Wellington is detailed in **Table 35**, as sourced from the 2011-2015 ACS. Of the estimated 15,718 owner-occupied housing units, the majority (91%) were constructed after the year 1980. About a third (5,556 or 35%) of owner-occupied units were built in the year 2000 or later. Approximately half (8,709 or 55%) of owner-occupied units were built between 1980-1999. Less than 10% of owner-occupied units were built between 1950-1979; and less than one percent of owner-occupied units were built before 1950.

Of the 4,241 renter-occupied housing units, the majority (89%) were constructed after the year 1980. About a third (1,392 or 33%) of renter-occupied units were built in the year 2000 or later. Approximately half (2,387 or 56%) of renter-occupied units were built between 1980-1999. An estimated 11% of renter-occupied units were built between 1950-1979; and less than one percent of renter-occupied units were built before 1950.

**TABLE 36: RISK OF LEAD-BASED PAINT HAZARD**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,453	9%	462	11%
Housing Units built before 1980 with children present	2,790	18%	1,835	47%

*Data Source: 2011-2015 ACS (Total Units); 2009-2013 CHAS (Units with Children present)*

**Table 36 – Risk of Lead-Based Paint**

The risk of lead-based paint hazards within Village of Wellington is estimated in **Table 36**. Because the actual number of housing units in the Village with lead-based paint is not available, an assumption must be made. For the purposes of this plan, a housing unit built before 1980 is presumed to have a higher risk of lead-based paint. Therefore, the table shows the total number of owner-occupied and renter-

occupied units that were built before 1980, as well as those built before 1980 with children present. The data for this table is from the 2011-2015 ACS and 2009-2013 CHAS.

As shown in **Table 36**, 1,453 or 9% of owner-occupied housing units in the Village were built prior to 1980 and 462 or 11% of renter-occupied housing units were built prior to 1980. Although there is a low percentage of housing units built before 1980, signifying a lower risk of lead-based paint in general; given the default 2009-2013 CHAS data, there may be a high percentage of older housing units with children present. A higher percentage of older housing units with children present are occupied by renters.

**TABLE 37: VACANT UNITS**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	384	3,884	4,268
Abandoned Vacant Units	N/A	N/A	N/A
REO Properties	5	50	55
Abandoned REO Properties	N/A	N/A	N/A

*Data Source: 2011-2015 ACS (Vacant Units); RealtyTrac.com. Village of Wellington, FL. Date accessed: June 2017*

**Table 37 – Vacant Units**

According to 2011-2015 ACS data, there are a total of 24,227 housing units within Village of Wellington. Of these, 4,268 or 18% are vacant. As defined in the American Community Survey, a housing unit is vacant if no one is living in it at the time of interview. Units occupied at the time of interview entirely by persons who are staying two months or less and who have a more permanent residence elsewhere are considered to be temporarily occupied, and are classified as “vacant.” Based on 2011-2015 ACS data and assuming that 9% of all housing units in the Village were built before 1980; an estimated 384 vacant housing units may be suitable for rehabilitation. There is no data available for abandoned units.

The foreclosure rate in Village of Wellington is lower than the statewide foreclosure rate, but slightly higher than Palm Beach County and national foreclosure rate. According to the foreclosure database maintained by RealtyTrac.com, as accessed in June 2017, approximately 229 properties in the Village of Wellington are in some state of foreclosure (i.e., default, auction, pre-foreclosure or bank owned) and another 467 properties are listed for sale. RealtyTrac.com estimates the median sales price of homes in the Village of Wellington is approximately \$324,000, with the median foreclosure sales price being

\$301,250. Of the foreclosed properties identified by RealtyTrac.com in May 2017 for the Village of Wellington, 55 or 24% were Real Estate Owned (REO). Assuming that 9% percent of all housing units in the Village were built before 1980; an estimated five (5) REO properties may be suitable for rehabilitation.

### **NEED FOR OWNER AND RENTAL REHABILITATION**

In terms of housing tenure and quality, 33% of owner-occupied housing units in the Village have at least one housing condition, while 50% of renter-occupied housing units have at least one housing condition (see **Table 34**). Generally, these statistics point toward the need for Village of Wellington to facilitate the rehabilitation of older units and expand housing affordability. Although the exact number of homes with lead-based paint is not known, it is assumed that housing units in the Village built prior to 1980 have a higher risk of lead-based paint hazards. Relative to the age of housing, an estimated 1,453 owner-occupied units were built prior to 1980, while an estimated 462 renter-occupied units were built prior to 1980 (see **Table 35**). Units built prior to 1980 comprise 9% of all housing units in the Village of Wellington.

### **ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW OR MODERATE INCOME FAMILIES WITH LBP HAZARDS**

**Table 36** notes that, in Village of Wellington, 1,453 owner-occupied housing units were built prior to 1980 and 462 renter-occupied housing units were built prior to 1980. These units are assumed to have a higher risk of lead-based paint hazards.

As of the 2011-2015 ACS, there are an estimated 19,959 occupied housing units within Village of Wellington. Approximately 1,915 or 10% of occupied housing units are assumed to have a higher risk of lead-based paint hazards. According to 2009-2013 CHAS data, approximately 4,985 low- or moderate-income households (earning less than or equal to 80% HAMFI) reside in Village of Wellington. Therefore, approximately 498 housing units occupied by low- and moderate-income families may have a higher risk of lead-based paint hazards.

### **DISCUSSION**

In terms of housing conditions, more renter-occupied units (50%) have housing conditions than owner-occupied units (33%). While the majority (90%) of the Village's occupied housing units were constructed



after 1980; the remaining 10% of occupied housing units are nearly 40 years old and may have a higher risk of lead-based paint hazards among other physical problems. Due to the combination of housing conditions and unit age, there is a need for Village of Wellington to facilitate both owner-occupied and rental-unit rehabilitations and expand housing affordability.

## MA-25 Public and Assisted Housing – 91.210(b)

### INTRODUCTION:

As was noted earlier in Section NA-35, the Palm Beach County Housing Authority (PBCHA) administers housing assistance for low- and very-low income persons in the greater Wellington area. The operations of the PBCHA are funded through annual appropriations provided by U.S. Department of Housing and Urban Development.

**TABLE 38: TOTALS NUMBER OF UNITS**

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	0	495	2,595	78	2,517	0	2,579	0
# of accessible units									

**Data Source:** PIC (PIH Information Center)

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 38 – Total Number of Units by Program Type**

### DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS:

The PBCHA administers programs that deliver housing assistance to low- and very low income persons in Palm Beach County and the Wellington area. These include public housing, project-based and tenant-based vouchers (Housing Choice Vouchers or HCVs), and special purpose voucher activities. Combined, these activities supply 5,669 publicly assisted housing units countywide.

**DESCRIBE THE NUMBER AND PHYSICAL CONDITION OF PUBLIC HOUSING UNITS IN THE JURISDICTION, INCLUDING THOSE THAT ARE PARTICIPATING IN AN APPROVED PUBLIC HOUSING AGENCY PLAN:**

**Table 38** shows the total number of units currently assisted by local, state or federally funded programs. Approximately 495 public housing units are programmed within Palm Beach County. Public housing units are provided at five (5) properties suitable to families, one (1) property suitable to seniors, as well as additional single-family homes on scattered sites throughout Palm Beach County.

**Table 38** notes that there are approximately 2,517 tenant-based HCVs available, which are administered by the PBCHA. These vouchers provide rental assistance to qualified very low income families and very low income elderly, disabled, handicapped and single persons. Vouchers typically cover 30% of adjusted gross income, total tenant payment or a payment standard. A security deposit, paid by the tenant, is required. There is typically a waiting list for such vouchers and the waiting list is currently closed. Additionally, the PBCHA administers 78 project-based vouchers. Combined, the total number of HCVs administered is 2,595.

**Table 39** shows the condition of public housing in Palm Beach County based on average inspection score. Although past inspection scores were relatively low prior to 2010 (e.g. 75 or lower), more recent inspection scores are as much as 20 points higher. Recent trends indicate an improvement in the physical condition of public housing in Palm Beach County. Dyson Circle Apartments and Marshal Heights Apartments each received an inspection score of 98 in 2014. Drexel House, Schall Landing Apartments, and Seminole Estates each received an inspection score of 95 in 2013. Recent data was not available for the miscellaneous scattered sites in the Boynton Beach and Lake Worth areas.

**TABLE 39: PUBLIC HOUSING CONDITION**

Public Housing Development	Average Inspection Score
Drexel House Apartments, 1745 Drexel Road, West Palm Beach	95
Schall Landings Apartments, 2402 Schall Circle, West Palm Beach	95
Marshall Heights Apartments (aka South Bay), 2802 Ilex Court, South Bay	98
Dyson Circle Apartments, 4695 Dyson Circle North, West Palm Beach	98
Seminole Estates, 6388 Seminole Circle, Lantana	95
Scattered Sites, Boynton Beach and Lake Worth	N/A

*Data Source: HUD 2016 Public Housing Property Physical Inspection Data for Researchers (Florida), version August 17, 2016; N/A – Data not available for year 2016*

**Table 39 – Public Housing Condition**

**DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION:**

The PBCHA and other non-profit and private housing providers in the community continuously seek to rehabilitate and expand the supply of housing affordable to low- and very-low income persons. The current physical condition of public housing units in Palm Beach County is very good based on improved inspection scores (since 2010) resulting from such rehabilitation efforts at Drexel House, Dyson Circle Apartments, and South Bay; however, the continued maintenance of such units is an ongoing need (e.g. reroofing, central air conditioning system repairs, etc.).

As noted in the authority's FY2017-2018 Annual PHA Plan, the PBCHA will continue to focus on the modernization of housing units, enhancement of infrastructure, and improvements to accessibility. This may include the demolition of selected units and the construction of new units through mixed-finance projects.

**DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING:**

As noted in the authority's FY2017-2018 Annual PHA Plan, the mission of the PBCHA is to commit to the endeavor of preserving and building quality, affordable housing in choice inclusive neighborhoods while using housing as a platform for social and economic advancement. The PBCHA's strategy includes emphasizing community involvement and encouraging productive behavior. To that end, Resident Council meetings are held to identify and address needs. The PBCHA also maintains a Family Self-Sufficiency program available to residents of public housing and HCV holders. Through this program, the PBCHA provides counseling to help clients address life challenges such as finding childcare, locating transportation, training for a job or finding employment, completing an education, improving credit, or achieving homeownership.

**DISCUSSION**

The Village of Wellington works cooperatively with the PBCHA, and private entities, to connect residents with public and subsidized housing in the Wellington area. The Palm Beach County Housing Authority (PBCHA) is a high performing public housing authority. The PBCHA was last assessed in 2015 and received a score of 92 according to the January 2017 HUD Public Housing Assessment System (PHAS)

scores report. This score reflects excellent management in all areas of the Public Housing Program, which includes administration of self-sufficiency programs.

## *MA-30 Homeless Facilities and Services – 91.210(c)*

### **INTRODUCTION**

Critical to the success of homeless services is the capacity to coordinate systems of care beyond sheltering, healthcare, mental health counseling, employment, etc. and the ability to follow a case through a myriad of providers to ensure that individual or family is transitioned out of homelessness. Meeting homelessness challenges in the Village of Wellington is a collaborative effort comprising numerous individuals, agencies and organizations.

The lead agency for collecting homeless data, conducting homeless needs assessments and developing community supported homelessness strategies is the Palm Beach County Community Services Department. The Department's Division of Human and Veteran Services assists Palm Beach County and its municipalities, and supports a cross-jurisdictional Continuum of Care (CoC) that convenes service providers, community leaders, law enforcement, government, and homeless individuals to collaborate and coordinate services for the homeless.

The Palm Beach County Community Services Department works collaboratively with the Village of Wellington and other municipalities on regional issues. The Division of Human and Veteran Services is responsible for advancing community-wide efforts and conducting the Annual Point-In-Time (PIT) survey, which involves various partnering agencies. Most of the data utilized in this section of the Consolidated Plan was gathered from the Division of Human and Veteran Services. Additionally, the Palm Beach County Homeless Advisory Board has historically prepared the County's 10-Year Plan to End Chronic Homelessness.

HUD and the State of Florida publish CoC and statewide PIT findings annually. The Village of Wellington is within HUD CoC Number FL-605 (West Palm Beach/Palm Beach County CoC) for reporting purposes. Data related to facilities and housing targeted to homeless households are shown in **Table 40**.

**TABLE 40: FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	230	0	110	517	N/A
Households with Only Adults	192	0	133	534	N/A
Chronically Homeless Households	N/A	N/A	N/A	470	N/A
Veterans	13	0	24	372	N/A
Unaccompanied Youth	0	0	28	0	N/A

**Table 40 – Facilities and Housing Targeted to Homeless Households**

\* While no beds are specifically allocated to veterans, several organizations list veterans as a secondary target population.

**Data Source:** HUD 2016 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report, West Palm Beach/Palm Beach County CoC.

[https://www.hudexchange.info/resource/reportmanagement/published/CoC\\_HIC\\_CoC\\_FL-605-2015\\_FL\\_2016.pdf](https://www.hudexchange.info/resource/reportmanagement/published/CoC_HIC_CoC_FL-605-2015_FL_2016.pdf)

## DESCRIBE MAINSTREAM SERVICES, SUCH AS HEALTH, MENTAL HEALTH, AND EMPLOYMENT SERVICES TO THE EXTENT THOSE SERVICES ARE USED TO COMPLEMENT SERVICES TARGETED TO HOMELESS PERSONS.

Several mainstream providers offer services to the homeless population as well low- and moderate-income populations in Palm Beach County and its municipalities. These providers include, but are not limited to, the following organizations:

### ***Medical/Healthcare Resources***

- *Comprehensive AIDS Program (CAP) of Palm Beach County:* Operates with a mission to provide and promote education, advocacy, and compassion to individuals and families infected and affected by HIV/AIDS in Palm Beach County.
- *Health Care District of Palm Beach County:* Offers adult and pediatric medical care six days a week in each of its multiple locations throughout Palm Beach County.
- *St. Mary's Medical Center:* Regional hospital offering wide-range of medical and healthcare services including emergency and trauma facilities.

- West Palm Beach VA Medical Center: Provides healthcare services including medical, surgical, and psychiatric care, to eligible veterans on Florida's Treasure Coast.

### ***Mental Health Resources***

- Comprehensive Alcoholism Rehabilitation Programs (CARP): Provides services to assess the immediate needs of homeless substance abusers and offers medical detoxification beds and a residential treatment program in addition to its outpatient treatment programs.
- Drug Abuse Foundation of Palm Beach County: Offers residential and outpatient drug abuse treatment and counseling.
- Drug Abuse Treatment Association (DATA): Provide prevention, intervention, and treatment programs for children, adolescents, and their families related to substance abuse and juvenile delinquency in Palm Beach County.
- Gratitude Guild: Offers residential and outpatient substance abuse treatment for women.
- JFK Medical Center: Designated Baker Act facility specializing in behavioral health, adult psychiatric inpatient care, and outpatient therapy, among other healthcare services.
- Oakwood Center of the Palm Beaches: Provides clinical services with professionally-trained staff to assist those struggling with depression, anxiety, severe and persistent mental illness, acute psychotic conditions and other behavioral disorders.
- South County Mental Health Center (SCMHC): Non-profit mental health services provider serving adults and children through crisis stabilization, intervention, case management, and therapy.

### ***Employment Resources***

- CareerSource Palm Beach County: Unites jobs seekers with employers through career assessments, training, and employment assistance.
- Community Action Partnership Program: Available through the Palm Beach County Department of Community Services, this program offers assistance to remove barriers to employment for low income individuals and families seeking self-sufficiency.
- Gulfstream Goodwill Industries: Assists people with disabilities and other barriers to employment to become self-sufficient, working members of our community. The organization's extensive employment services include vocational evaluations, community

based situational assessments, job analysis, employment search strategies, work adjustment training, job placement and supported employment.

- Jeff Industries: A non-profit organization promoting employment for persons with mental illness or disabilities and offering permanent supportive and affordable housing for adults with mental illnesses at the Palm Haven Housing project.
- Seagull Industries: Provides advocacy for teens and adults with disabilities and their families in addition to workforce development and employment services for special needs populations.
- United Way of Palm Beach County: Through its “Prosperity Centers” program, provides financial counseling and education programs toward greater economic stability.
- Workforce Alliance: Offers classes that teach job preparedness skills and business practices.

**LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.**

Several non-profit providers and faith-based organizations offer services to the homeless population, which include emergency shelter. These providers include, but are not limited to, the following organizations:

- Adopt-A-Family of the Palm Beaches: Offers emergency shelter and permanent supportive housing for homeless families at multiple facilities.
- Aid to Victims of Domestic Abuse, Inc. (AVDA): Offers a residential program at the Casa Vegso facility that includes emergency shelter and transitional housing for victims of domestic violence.
- Center for Family Services: Offers emergency shelter for homeless families at Pat Reeves Village.
- Children’s Home Society of Florida: Provides emergency shelter for homeless youth at the Safe Harbor facility and transitional housing at Transitions Home.
- Christians Reaching Out to Society (CROS) Ministries: Provides food pantry and basic needs assistance to people living in food insecure and low-income communities in South Florida.
- Faith, Hope, Love, Charity, Inc.: Provides “Stand Down House” rapid re-housing and transitional housing program to assist homeless veterans who are struggling with mental illness, addictions, and chronic homelessness.



- *Family Promise of Palm Beach County*: Offers emergency shelter beds for homeless families.
- *Gulfstream Goodwill Industries*: Provides permanent supportive housing for homeless adults at the Project Succeed, Beach Place, and New Avenue properties and rapid-re-housing for adults at the Lewis Center facility.
- *Jerome Golden Center for Behavioral Health*: Provides permanent supportive housing for homeless adults at the Project Home, Project Northside, and Flagler Project facilities.
- *McCurdy Senior Housing Corporation*: Provides permanent supportive housing for seniors at the Quiet Waters facility.
- *Palm Beach Catholic Charities*: Provides hunger and homeless outreach services and transitional housing in Palm Beach County.
- *Palm Beach County Division of Human and Veteran Services*: The designated Continuum of Care (CoC) lead agency dealing with homelessness and homeless prevention issues in Palm Beach County; provides resources and referrals for homeless services.
- *Saint Rita's Catholic Church and Homeless Ministry*: Provides food assistance and other services to elderly and homeless persons in the Wellington area.
- *Salvation Army*: Provides transitional housing and residential re-entry programs at the Center of Hope facility for homeless persons and operates community center facilities and youth programming.
- *The Lord's Place*: Provides supportive housing through Operation Home Ready and Joshua House facilities, employment training, reentry programs, and clinical services targeted to homeless men, women, and children in Palm Beach County.
- *Vickers House*: Provides assistance for the elderly and for English speakers of other languages, including transportation assistance, job training, and some homeless and health services.
- *Vita Nova, Inc.*: Offers transitional housing at Vita Nova Village for homeless young adults ages 18-25, as well as life coaching, employment assistance, and healthcare.
- *YWCA of Palm Beach County*: Offers emergency shelter for homeless persons at the Harmony House facility.

## *MA-35 Special Needs Facilities and Services – 91.210(d)*

### **INTRODUCTION**

This section describes facilities and services that assist persons who are not homeless but require supportive housing and programs. These populations may include elderly and frail elderly, persons with disabilities, persons with alcohol or drug addictions, persons with HIV/AIDS, or other groups. Such facilities and services include units that are barrier-free and physically accessible, units with on-site supportive services such as case management, counseling and healthcare, and units that are affordable to persons on a fixed or limited income.

**INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS.**

### ***Elderly & Frail Elderly***

According to 2011-2015 ACS estimates, 16% of the population in the Village of Wellington is age 62 and over and 6% of the population is age 75 and over. The elderly population with housing needs continue to be an area of focus in the Village of Wellington. The elderly, and particularly the frail elderly, require supportive housing, including units that are barrier-free and accessible to the disabled, units with on-site supportive services, and units that are affordable to persons on a fixed-income. CDBG funds may be used to provide assistance with maintenance so that the elderly can remain in their homes for as long as possible. Those with fixed incomes, such as the elderly and disabled, are particularly impacted by the rising costs of fuel, utilities, and food.

Organizations in Village of Wellington, such as Village of Wellington's Home Repair Program, Senior Transportation and Rides Program (STAR), and The Wellington Seniors Club offer some assistance to the elderly. Several other organizations in Palm Beach County also offer food and transportation assistance to the elderly, including Saint Rita's Catholic Church, Meals on Wheels, and Palm Tran Connection among other providers. Even with these programs, there are limited resources and funds to address the growing needs of Wellington's aging population.

### ***Persons with Disabilities (Mental, Physical, Developmental)***

Disabled persons require barrier-free housing that is also affordable. Accessibility retrofits tend to be expensive and homes with such features tend to be higher in value. In contrast, income levels for the disabled (mentally, physically or developmentally) tend to be lower than median area income, resulting in affordability concerns. While new multi-family units are required to have accessibility for such populations, older units tend to be lacking such features. Moreover, persons with mental or developmental disabilities often require supportive housing that includes on-site services. Several organizations exist within Palm Beach County to serve this population, including Jeff Industries, Seagull Industries, and Coalition for Independent Living Options, among others.

### ***Persons with Alcohol or Drug Addictions***

Persons with addictions may require temporary housing and treatment. This type of housing can include beds for extended stay and counseling rooms for on-site services. In Florida, services for persons with alcohol or drug addictions are coordinated by the Substance Abuse and Mental Health (SAMH) program in the Florida Department of Children and Families (DCF). Additionally, there are several organizations in Palm Beach County that provide substance abuse services. These include, but are not limited, to Drug Abuse Foundation of Palm Beach County, Comprehensive Alcoholism Rehabilitation Programs (CARP), and Drug Abuse Treatment Association (DATA).

### ***Persons with HIV/AIDS***

Persons living with HIV/AIDS face particular challenges with regard to supportive housing. Many are experiencing physical disability, loss of employment, and lack of income resulting in a need for more stable housing. Village of Wellington does not receive an annual allocation of Housing Opportunities for People with AIDS (HOPWA); however, several organizations exist within Palm Beach County to serve this population, including the Health Care District of Palm Beach County's FoundCare, Inc. and the Comprehensive AIDS Program (CAP) of Palm Beach County, among others.

### ***Other Groups***

Persons leaving a violent domestic situation are often homeless at first. The availability of emergency and transitional housing is critical to prevent their return to such a situation. Most of the needs for this group are related to shelter and counseling. In Palm Beach County, the non-profit organization Aid to Victims of Domestic Abuse, Inc. (AVDA) offers a residential program at the Casa Vegso facility that

includes emergency shelter and transitional housing for victims of domestic violence. Runaway youth require similar housing and counseling services. In Palm Beach County, such services are provided by the YWCA Palm Beach County, Vita Nova, Inc., and the Children's Home Society of Florida.

#### **DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING**

Households with mental or physical health issues face barriers to safe, decent and affordable housing. Often, persons with mental or physical issues are discharged from institutions, but are then unable to find independent housing that they can afford or reasonably maintain. Many homeless people are discharged from institutions with no other housing options.

The Village of Wellington will work with the Palm Beach County Division of Human and Veteran Services, as the designated Continuum of Care lead agency, and other homeless service providers to implement a cohesive, community-wide discharge coordination policy that can be successfully implemented to ensure that persons being discharged from publicly funded agencies and institutions do not become homeless upon release. Programs currently meeting such need in Palm Beach County include The Lord's Place, The Salvation Army, Catholic Charities, and Faith, Hope, Love, Charity, Inc.

#### **SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)**

According to 2011-2015 ACS estimates, 16% of the total population in the Village of Wellington is age 62 years and over. While Village of Wellington seeks to assist low and moderate income households with their housing and community development needs, the following FY 2017/2018 activities may also support persons with special needs such as the elderly or persons with disabilities. These activities include:

- Housing rehabilitation for income eligible homeowners, which may include accessibility retrofits for the elderly or persons with disabilities
- Transportation assistance for seniors and the elderly, which will provide improved access to medical appointments and other services that address basic needs.

**FOR ENTITLEMENT/CONSORTIA GRANTEE: SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. (91.220(2))**

See response, above (previous question and response).

## *MA-40 Barriers to Affordable Housing – 91.210(e)*

### **DESCRIBE ANY NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT.**

This section requires the jurisdiction to explain 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. Such policies may include land use controls, zoning ordinances, building codes, and policies that affect the return on residential investment.

The recent committee-produced white paper corresponding to the Palm Beach County Housing Summit held in May 2017 titled, “Solutions for Increasing Attainable Housing in Palm Beach County Palm Beach County” cites the limited availability and high cost and land and construction, as well as land use and zoning limitations on height and density, as the primary market and policy barriers to providing affordable housing in Palm County. Palm Beach County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These include workforce housing programs, community land trusts, community redevelopment areas, and coordination with developers and municipalities, including the Village of Wellington, to identify and address barriers to affordable housing. In general, Village of Wellington will continue to work with non-profit housing developers and providers to increase the amount of affordable housing.

Despite these efforts, the number of affordable units remains limited with a resulting increase in the distance between where people live and where they work, as families are pushed further away from employment and public services in search of housing. In general, median income has outpaced median home value and median contract rents (according to the 2011-2015 ACS: 15% increase versus 87% and 47% increases, respectively, since 2000). Moreover, according to the Florida Housing Coalition’s Palm Beach County Home Matters report produced by the Housing Leadership Council of Palm Beach County, most jobs in the region are considered low-wage. This places significant cost-burden on low- and moderate-income families that must choose between higher housing costs or higher transportation costs. Such decisions also impact the ability to maintain a job if transportation is unavailable or creates recruitment and retention challenges for employers. Current strategies at the local level in Village of Wellington include 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.

## *MA-45 Non-Housing Community Development Assets – 91.215 (f)*

### **INTRODUCTION**

The Consolidated Plan provides a concise summary of the Village’s priority non-housing community development needs that are eligible for assistance. The following section describes the economic development needs of Village of Wellington.

This section also provides data regarding the local economic condition of the jurisdiction and compares the ability of the local work force to satisfy the needs of local businesses. Much of this data can be used to describe the level of housing demand in the local market.

This section discusses the following topics:

- Business by Sector
- Labor Force
- Occupations by Sector
- Travel Time to Work
- Educational Attainment
- Median Earnings in the Past 12 Months
- Additional Narrative

## ECONOMIC DEVELOPMENT MARKET ANALYSIS

**TABLE 41: BUSINESS ACTIVITY**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
			%	%	%
Agriculture, Mining, Oil & Gas Extraction	556	340	2	2	0
Arts, Entertainment, Accommodations	2,660	3,111	9	21	11
Construction	1,544	737	5	5	0
Education and Health Care Services	6,746	2,561	23	17	-6
Finance, Insurance, and Real Estate	2,789	534	10	4	-6
Information	760	108	3	1	-2
Manufacturing	1,268	211	4	1	-3
Other Services	1,381	722	5	5	0
Professional, Scientific, Management	3,640	2,569	13	17	4
Public Administration	1,750	386	6	3	-4
Retail Trade	3,596	3,205	12	21	9
Transportation and Warehousing	1,166	62	4	0	-4
Wholesale Trade	915	482	3	3	0
<b>Total</b>	<b>28,771</b>	<b>15,028</b>	<b>100</b>	<b>100</b>	<b>N/A</b>

*Data Source: 2011-2015 ACS (Workers, Age 16 and Over), 2014 Longitudinal Employer-Household Dynamics (Jobs, All)*

**Table 41 – Business Activity**

Information provided in **Table 41** identifies workers and jobs within the Village of Wellington by sector. This information is divided into 13 sectors by number of workers, number of jobs and then calculations of the ratio of workers to jobs by business sector. According to the 2011-2015 ACS, there are 28,771 workers in Village of Wellington within all business sectors identified. The number of jobs within all sectors is estimated to be 15,028 according to Longitudinal Employer-Household Dynamics data (2014) published by the U.S. Census Bureau.

The largest share of workers is within the Education and Health Care Services sector (23%). Workers in the Professional, Scientific, and Management sector and Retail Trade sector comprise 13% and 12% shares respectively. Workers in the Agriculture, Mining, Oil and Gas Extraction sector comprise the smallest percentage of workers (less than 2%).

Regarding the share of jobs, the largest share of jobs is within the Arts, Entertainment, and Accommodations (21%) and Retail Trade (21%) sectors. Jobs in the Education and Health Care Services and Professional, Scientific, and Management sectors are also well-represented, with each sector



comprising 17% of jobs. The Agriculture, Mining, Oil and Gas Extraction, Transportation and Warehousing, Information, and Manufacturing sectors account for the smallest percentages of jobs (each less than 2%).

By comparing the share of workers to share of jobs, it can be determined within which sectors there are deficiencies to be addressed. The calculation of “jobs less workers” is the percentage of jobs less the percentage of workers. A negative number reflects an oversupply of labor for the sector. As **Table 41** shows, within Village of Wellington there are fewer jobs than workers within six (6) business sectors: Education and Healthcare Services; Finance, Insurance, and Real Estate; Information; Manufacturing; Public Administration; and Transportation and Warehousing. This means that workers in these business sectors may have more difficulty finding a job that matches their skillset. In contrast, there may be more jobs than workers in three (3) business sectors: Arts, Entertainment, Accommodations; Professional Scientific, Management; and Retail Trade. This means that workers from outside Village of Wellington may be meeting the needs of the local job market for these sectors.

**TABLE 42: LABOR FORCE**

Total Population in the Civilian Labor Force*	30,945
Civilian Employed Population 16 years and over	28,771
Unemployment Rate	7.0%
Unemployment Rate for Ages 16-24	13.9%
Unemployment Rate for Ages 25-65	6.1%

*Data Source: 2011-2015 ACS*

*\*Universe: population 16 years and over*

**Table 42 – Labor Force**

**Table 42** portrays the labor force within Village of Wellington. According to the 2011-2015 ACS the total population within the Village in the civilian labor force is 30,945. This number includes the number of civilian workers plus those actively seeking employment and does not include those who are not actively seeking employment.

The number of the civilian population 16 years and over who are employed totals 28,771. According to 2011-2015 ACS estimates, the Village’s unemployment rate is approximately 7.0% (2,174). Local Area Unemployment Statistics (LAUS) data sourced from the Florida Department of Economic Opportunity show that the current unemployment rate in the Village of Wellington may be as low as 3.3% as of May

2017. According to 2011-2015 ACS estimates, the unemployment rate for ages 16-24 is estimated to be higher than that of the Village as a whole. The estimated unemployment rate for ages 16-24 is 13.9% while the unemployment rate for ages 25-65 is 6.1%.

**TABLE 43: OCCUPATIONS BY SECTOR**

Occupations by Sector	Number of People*	Median Earnings (\$)
Management, business and financial	5,671	63,576
Farming, fisheries and forestry occupations	133	31,175
Service	4,796	21,855
Sales and office	8,011	33,526
Construction, extraction, maintenance and repair	1,392	44,389
Production, transportation and material moving	1,518	41,000

*Data Source: 2011-2015 ACS*

*\*Universe: Civilian employed population 16 years and over with earnings (past 12 months)*

**Table 43 – Occupations by Sector**

**Table 43** displays occupations by Sector within Village of Wellington according to the 2011-2015 ACS. Although not all sectors are shown, sales and office occupations account for a large number of workers with 8,011 people. The management, business, and financial sector (5,671 people) and service sector (4,796 people) are also well-represented. The least represented sector in Village of Wellington is farming, fisheries and forestry (133 people). Of these occupations, median earnings are highest in the management, business, and financial occupations (\$63,576), whereas median earnings are lowest in the service sector occupations (\$21,855).

**TABLE 44: TRAVEL TIME**

Travel Time	Number*	Percentage
< 30 Minutes	13,793	52%
30-59 Minutes	10,462	40%
60 or More Minutes	2,206	8%
<b>Total</b>	<b>26,461</b>	<b>100%</b>

*Data Source: 2011-2015 ACS*

*\*Universe: population not working at home*

**Table 44 – Travel Time**

As shown in **Table 44**, just over half of Village of Wellington residents commute less than 30 minutes to work (52%). Nearly half travel 30-59 minutes (40%) with a small percentage commuting more than one

hour (8%). Eighty-three percent (83%) of Village of Wellington workers drive to work alone and 7% carpool. Only 1% take public transportation. According to 2011-2015 ACS estimates, for those who commute to work the average travel time is 28.3 minutes (less than 30 minutes) one-way.

## EDUCATION:

**TABLE 45: EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)**

Educational Attainment*	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	761	89	387
High school graduate (includes equivalency)	4,110	414	1,110
Some college or Associate's degree	7,624	595	1,974
Bachelor's degree or higher	11,077	440	2,691

*Data Source: 2011-2015 ACS*

*\*Universe: population 25 to 64 years (Civilian)*

**Table 45 – Educational Attainment by Employment Status**

**Table 45** displays educational attainment by employment status for the population 25 to 64 years of age. Within Village of Wellington, the highest numbers of employed are those with a Bachelor's degree or higher (11,077 or 47%). Approximately 79% of the civilian employed population in the labor force has an education beyond high school. In contrast, only 3% of the civilian employed population in the labor force never graduated from high school.

The highest numbers of unemployed are those with some college or an Associate's degree (595 or 39%). Similar numbers of unemployed are high school graduates (414 or 27%) or have a Bachelor's degree or higher (440 or 29%). Only 6% of the civilian unemployed population in the labor force never graduated from high school; whereas, 67% of the civilian unemployed population in the labor force has an education beyond high school.

**TABLE 46: EDUCATIONAL ATTAINMENT BY AGE**

	Age*				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	11	-	187	64	399
9th to 12th grade, no diploma	675	322	143	521	470
High school graduate, GED, or alternative	1,304	839	1,307	3,488	2,153
Some college, no degree	1,856	1,212	1,590	3,742	1,596
Associate's degree	456	722	810	2,129	594
Bachelor's degree	796	1,637	2,591	5,053	1,516
Graduate or professional degree	29	518	1,430	2,987	1,513

**Data Source:** 2011-2015 ACS

**\*Universe:** population age 18 years and over

**Table 46 – Educational Attainment by Age**

**Table 46** shows educational attainment by age. Nearly 3,000 people over the age of 18 (2,792 or 6%) in the Village of Wellington did not graduate from high school. Half of adults (19,087 or 43%) graduated from high school or have some college education but no college degree. Combined, half (21,879 or 49%) of the population 18 years or older (44,660) do not have a college degree. An estimated 22,781 or 51% of adults have an associate, bachelors, graduate or professional degree.

**TABLE 47: EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS**

Educational Attainment	Median Earnings in the Past 12 Months (\$)
Less than high school graduate	16,552
High school graduate (includes equivalency)	36,023
Some college or Associate's degree	41,075
Bachelor's degree	53,340
Graduate or professional degree	62,527

**Data Source:** 2011-2015 ACS

**\*Universe =** population 25 years and over w/earnings

**\*\*2015 inflation-adjusted dollars**

**Table 47 – Median Earnings in the Past 12 Months**

**Table 47** identifies income over a 12-month period as it relates to educational attainment in Village of Wellington. The data shown is sourced from 2011-2015 ACS estimates. Greater educational attainment strongly correlates with increased income. In Village of Wellington, persons having a graduate or professional degree have an estimated median income of \$62,527 and persons having a Bachelor's degree have a median income of \$53,340. Persons with some college or an Associate's degree have a median income of \$41,075. Similarly, those with a high school diploma or equivalency have a median

income of \$36,023. In contrast, those without a high school diploma or equivalency have a median income of only \$16,522. The greatest gains in median earnings are made for high school graduates (118% increase in median earnings compared to having no high school diploma), and for persons with a Bachelor's degree (30% increase in median earnings compared to having only some college or an Associate's degree).

**BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?**

The major employment sectors in Village of Wellington are Arts, Entertainment, and Accommodations, Retail Trade, Education and Health Care Services, and Professional, Scientific, and Management. Combined, these three employment sectors represent 76% of all available jobs in Village of Wellington.

**DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:**

The data show that there may be more jobs than workers in three (3) business sectors: Arts, Entertainment, Accommodations; Professional, Scientific, Management; and Retail Trade. This means that workers from outside Village of Wellington may be meeting the needs of the local job market for these sectors.

Of the civilian unemployed labor force in Village of Wellington, 33% lack a college education. Of the total population age 18 and older, 27% lack a college education. Since a third of the Village of Wellington's population lacks a college education, there may be a demand for adult basic education, workforce training and other education opportunities to better match the needs of employers with employees skilled in areas such as professional services and management, scientific research, retail, arts/entertainment, and the hospitality industry. While some jobs in professional services and management, scientific research, or the arts may require a Bachelor's degree or higher; many jobs in the retail and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree.

While there are a number of private and public educational institutions, as well as workforce training initiatives, available in Palm Beach County to address this need for the adult population; such initiatives are lacking for the youth population. There is a need for workforce training initiatives for youth in the Village of Wellington to support economic opportunity after high school.

**DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.**

The Village of Wellington competes for business and jobs within Palm Beach County and the region. Thus, the Village must position itself to facilitate economic development. A Wellington Business Analysis report was produced for the Village of Wellington by the Florida Atlantic University School of Urban and Regional Planning in 2014. This report identified retail trade as the predominant sector, which corresponds to low-wage jobs and little opportunity for growth. While much of Palm Beach County is affected by seasonal tourism, Wellington is generally not other than its equestrian industry, which remains its economic focus. Growth opportunities cited in the report include a Medical Arts District and increased investment in the healthcare industry. Another of the Village's strategies for growth is to attract a higher education or vocation education provider to encourage new industry. Current planning efforts include projects along Forest Hill Boulevard (also known as MidTowne), which include commercial redevelopment and new development in conjunction with residential enhancements, a new Village Hall/Municipal Complex, and continued reinvestment in aging properties.

**HOW DO THE SKILLS AND EDUCATION OF THE CURRENT WORKFORCE CORRESPOND TO EMPLOYMENT OPPORTUNITIES IN THE JURISDICTION?**

There are more skilled workers than jobs in six (6) business sectors: Education and Healthcare Services; Finance, Insurance, and Real Estate; Information; Manufacturing; Public Administration; and Transportation and Warehousing. Workers in these sectors may have more difficulty finding a job in the Village of Wellington that matches their skillset due to either competition or there being no jobs in these sectors.

The greatest employment opportunities in the jurisdiction are within three (3) sectors: Arts, Entertainment, Accommodations; Professional, Scientific, Management; and Retail Trade. A large percentage of the Village of Wellington's adult population has a college education. While some jobs in professional services and management, scientific research, or the arts may require a Bachelor's degree or higher; many jobs in the retail and hospitality sectors only require a high school diploma or equivalency, some college, or an Associate's degree.

**DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.**

The Village of Wellington continues to coordinate with Palm Beach County on economic development activities to attract and retain businesses while developing the Village's resident workforce. One of the primary goals of the Village of Wellington 2017-2021 Five-Year Consolidated Plan is economic development by means of workforce training initiatives for youth and microenterprise assistance.

Additionally, the following workforce training initiatives are available to residents of Village of Wellington through other organizations:

- CareerSource Palm Beach County
- Community Colleges (i.e., Palm Beach State College, etc.)
- Vocational/Technical Institutions
- Urban League of Palm Beach County, Inc.
- Workforce Alliance
- Palm Beach Atlantic University
- Florida Atlantic University

These local and countywide initiatives, among others, support the development of a skilled workforce to meet the employment demands of the market.

**DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)?**

Yes, through the South Florida Regional Planning Council's 2012-2017 South Florida Comprehensive Economic Development Strategy (CEDs) planning document that includes Palm Beach County and its jurisdictions. Additionally, Village of Wellington regularly conducts a local government strategic plan and coordinates with Palm Beach County, area chambers of commerce, and business development boards on its economic development efforts.

**IF SO, WHAT ECONOMIC DEVELOPMENT INITIATIVES ARE YOU UNDERTAKING THAT MAY BE COORDINATED WITH THE CONSOLIDATED PLAN? IF NOT, DESCRIBE OTHER LOCAL/REGIONAL PLANS OR INITIATIVES THAT IMPACT ECONOMIC GROWTH.**

Village of Wellington's opportunities for growth and reinvestment occur in the form of infill/redevelopment and related economic incentives to retain and attract local business. The following are priority activities to attract more business and create more jobs in Village of Wellington:

- "Sustainable Wellington" Strategic Plan
- Medical Arts Center/Wellington Regional Medical Center
- Town Center/MidTowne Development Projects
- Equestrian Master Plan/Branding
- Business Ambassador Program
- Planning for Broadband/Fiber-Optic Network
- SHOP Wellington Business Directory

## **DISCUSSION**

According to the 2011-2015 ACS, the Village of Wellington civilian labor force is comprised of approximately 30,945 people, of which approximately 93% are employed and 7% are unemployed. The largest employment (i.e., jobs) sectors in Village of Wellington are Arts, Entertainment, and Accommodations, Retail Trade, Education and Health Care Services, and Professional, Scientific, and Management. Approximately 76% of jobs are in these sectors.

Like in most communities, higher median earnings generally correlate with higher education. The highest median earnings in Village of Wellington are in occupations such as management, business, and financial, while the lowest median earnings are in service occupations.

Approximately 73% of Village of Wellington's adult population has more than a high school education, but only 40% of the population has a Bachelor's, graduate or professional degree. While there are several workforce training initiatives in Palm Beach County for adults seeking employment, there is still a need for workforce training for youth in the Village of Wellington.

Approximately 52% of Village of Wellington's population drives less than 30 minutes to get to work, and approximately 40% of the population drives less than one hour to get to work. This means that most employees live within Village of Wellington or Palm Beach County.



The Village has several initiatives in place to promote economic opportunity, including a “Sustainable Wellington” strategic plan, infill/redevelopment plans such as the Medical Arts Center and Town Center/MidTowne project, equestrian master plans and branding, business ambassador program, and local business directory. The Village continues to coordinate with local and regional economic development agencies, including Palm Beach County, area chambers of commerce, and business development boards.

## MA-50 Needs and Market Analysis Discussion

### ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

In the past five years, the Village focused the majority of its CDBG-funded activities in eligible block groups (i.e., areas of low- and moderate-income concentration). Generally, these same areas are also disproportionately affected by housing problems, such as overcrowding, substandard conditions, or significant cost burden.

**Table 48** shows the Census Tracts with concentrations of multiple housing problems (i.e., the percentage of occupied housing units with multiple housing problems in the Census Tract is higher than that of the Village of Wellington as a whole). Two of these Census Tracts also correspond to income-eligible block groups (7724 and 7725).

**TABLE 48: CONCENTRATIONS OF HOUSEHOLDS WITH HOUSING PROBLEMS**

Census Tract No.	Occupied Units with Multiple Housing Problems	
	Number	%
Village of Wellington (All)	161	0.8%
7724	35	1.8%
7725	37	1.9%
7765	56	2.1%

Source: 2011-2015 ACS

**Table 48 – Concentrations of Households with Housing Problems**

Given that much of Wellington's housing stock was built after 1980, housing problems are limited to units built prior to 1987 that are now 30 or more years old. According to the 2011-2015 ACS, an estimated 37% (7,344) of Wellington's occupied housing units have one housing problem. Occupied units with one housing problem are distributed throughout the Village and within every Census Tract, with the tract-level percentage of affected units ranging from 31% to 48%. In contrast, less than 1% (0.8% or 161) of occupied housing units have multiple (i.e., two or more) housing problems. The majority (62% or 12,454) of occupied housing units have no housing problems.

**ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")**

An area of concentration is defined herein as an area where a certain group (racial, ethnic, or income) comprises a percentage of the population that is 10 percentage points higher than the jurisdiction as a whole.

According to 2011-2015 ACS data, seven (7) Census Tracts meet this definition for race. Census Tracts 7912 (partial), 7724, 7750, 7758, 7763, 7760 (partial), and 7765 contain Block Groups where greater than 22% of the population is Black/African American. In contrast, Village of Wellington as a whole is 12% Black/African American. Additionally, these same Census Tracts also contain Block Groups where greater than 30% of the population is a racial minority (Black/African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, or some other race). In contrast, the Village of Wellington as a whole has a racial minority population of 20%.

Two (2) Census Tracts meet this definition for ethnicity. Census Tracts 7750 and 7758 contain Block Groups where greater than 30% of the population is Hispanic in contrast, the Village of Wellington as a whole has a Hispanic population of 20%.

Census Tracts with greater concentrations of racial and ethnic minorities generally correspond to Block Groups where 38.79% of the population is low- and moderate-income; except for Block Groups in Census Tracts 7912, 7760, and 7765, which do not correspond to low- and moderate-income areas. Census Tracts 7724 and 7750 have the highest percentages (>50%) of low- and moderate-income population.

Although these concentrations exist, the data provided in the Market Analysis show that all residents of low- and moderate-income, regardless of race or ethnicity, may have significant housing needs related to cost burden and affordability.

**WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?**

The lowest income areas of Village of Wellington are most affected by housing problems and in need of community investment. Nine (9) of Wellington's 37 Block Groups have a low- and moderate-income population of 38.79% or greater and most of these have higher percentages of racial or ethnic

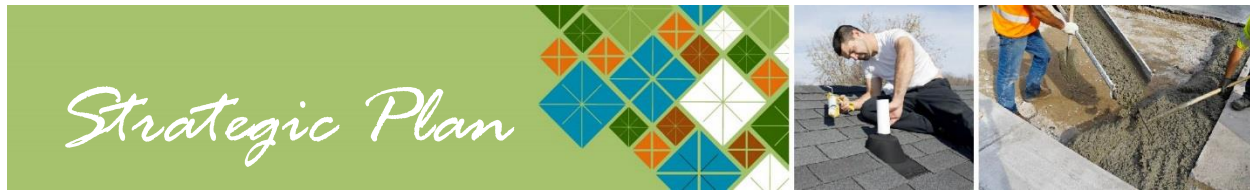
minorities. These Block Groups are contained within seven (7) Census Tracts covering two general areas: north of Greenbriar Boulevard/South Shore Boulevard, at the Villages' center, and south of 50th Street. These areas are predominately residential with some neighborhood-level commercial and retail development. For example, Census Tracts 7724, 7725, and 7750 include most of the commercial development within the Village, including a supermarket, restaurants, retail stores, and entertainment venues. Additionally, Census Tract 7758 includes the community's high school. Elsewhere, development is characterized by either a suburban-style or rural ranchette residential development pattern (e.g. Census Tracts 7753 and 7763).

### **ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?**

Of the Census Tracts containing income-eligible Block Groups, 7724, 7750, and 7758 at the Village's center have community assets other than housing, including access to neighborhood-level shopping, a Goodwill location, and the Wellington Community High School. Some of these areas also have access to either private parks within or public parks near their respective neighborhoods. Like in many neighborhoods, the residents themselves are a strong asset for economic development. Organization at the neighborhood-level combined with other means, including CDBG assistance, is a key asset for positive change in Wellington's low- and moderate-income neighborhoods.

### **ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?**

Given the built-out character and predominance of residential uses in these areas, strategic financial support of housing repair and rehabilitation will benefit low- and moderate-income persons, including seniors and the elderly who may not have the resources to maintain homes that were constructed 30 years ago. Additionally, due to the form of residential development and distance between homes and basic amenities or public services, access to local and regional transportation services may improve the quality of life of life for low- and moderate-income persons.



## *SP-05 Overview*

### **STRATEGIC PLAN OVERVIEW**

The Consolidated Plan process requires the Village to identify priority needs and a Strategic Plan to meet those needs over the next five years. For every priority, there are goals and objectives established to measure progress, as well as strategies to address them. There are essentially three major topics of focus in this Consolidated Plan that address the priority needs identified through the public outreach process:

- Housing
- Public Services
- Economic Development

To address these priorities, the Village of Wellington has developed three goals that will guide funding decisions through the course of the Consolidated Plan five-year term.

#### **Goal: Housing**

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

#### ***Housing Needs***

The housing topic is focused on the physical state and tenure of housing in the Village of Wellington and ways that federal and local resources can be used to address housing issues. Based on input and data received through the public involvement process, the highest priorities identified by the public are:

- Home repair and housing rehabilitation
- Accessible housing and accessibility improvements

## Goal: Public Services

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**Coordinate and expand access to youth and senior services for low- and moderate-income, homeless, and special needs persons in the Village of Wellington.**

### ***Public Services Needs***

Public service is a broad category that applies to any population that is presumed to be low- and moderate-income and in need of public services. The category covers a large population, including seniors, youth, the mentally ill, developmentally disabled, elderly, and other special needs groups. These specific services are often provided by non-profit agencies or by Village of Wellington municipal departments.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Senior services
- Transportation options and services
- Youth services

## Goal: Economic Development

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**Support programs that create economic opportunities and provide workforce training for low- and moderate-income persons in the Village of Wellington.**

### ***Economic Development Needs***

Economic development is a category that applies to assisting low- and moderate- income populations and areas with economic opportunity. The category covers topics such as job training/education, and programs that assist low- and moderate- income persons with seeking and retaining employment. These specific services are often provided by non-profit agencies or for-profit business, but also could be provided through Village of Wellington municipal programs.

Based on input and the data received through the citizen participation process, the highest priorities identified by the public are:

- Employment training
- Youth employment opportunities/internships

## *SP-10 Geographic Priorities*

### **GENERAL ALLOCATION PRIORITIES**

#### ***Describe the basis for allocating investments geographically within the Township.***

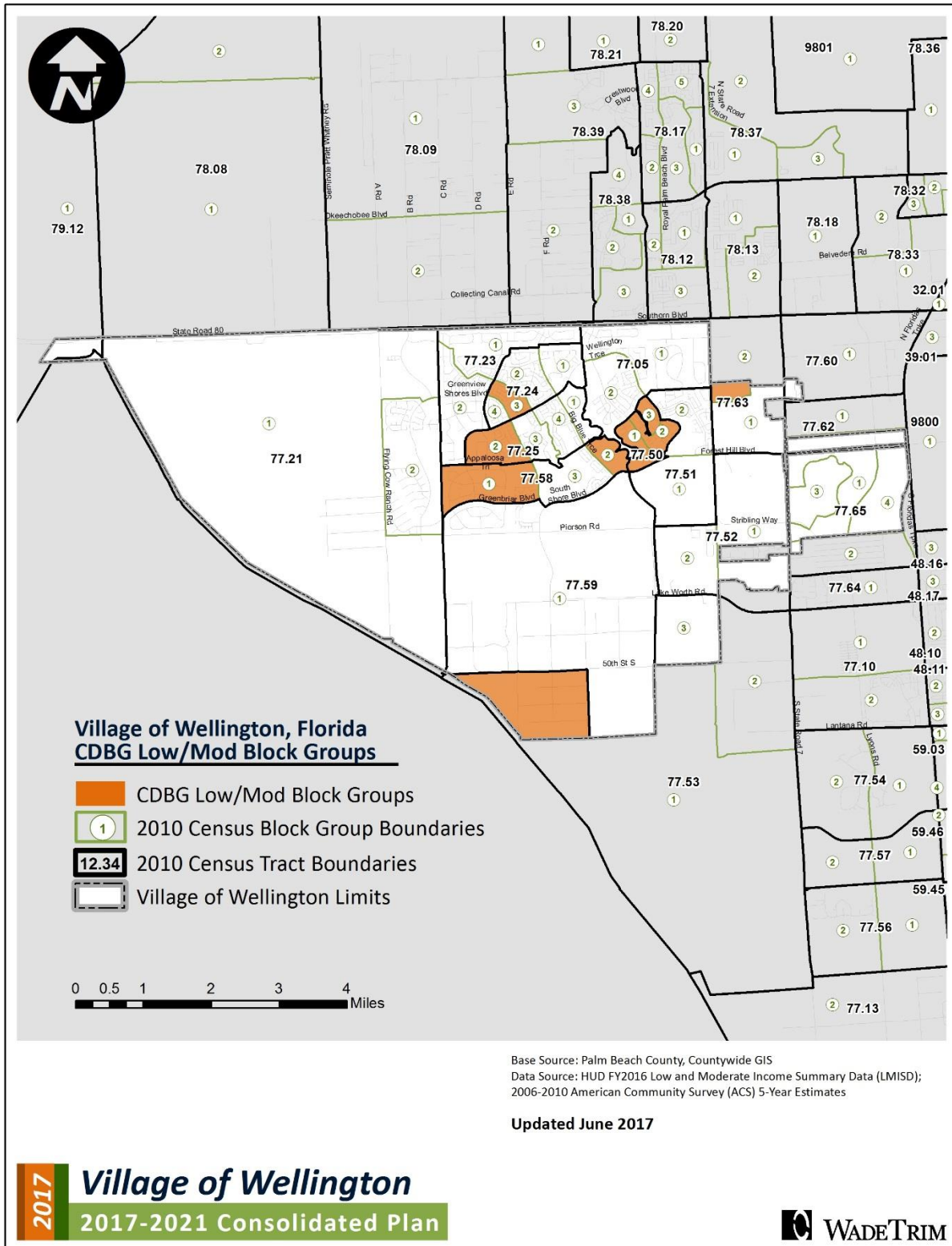
As of the 2011-2015 American Community Survey, the Village of Wellington had a total population of 60,155 residents. Wellington's estimated racial makeup is comprised of 80% White; 12% Black or African American; less than 1% American Indian and/or Native Alaskan; 4% Asian; less than 1% Pacific Islander; 2% of other races; and 2% of two or more races. An estimated 20% of the population is Hispanic or Latino of any race.

The Village of Wellington will use CDBG funds throughout the jurisdiction to serve low- and moderate-income persons. Wellington's basis for allocating CDBG funding geographically will be to areas with the highest percentage of low- and moderate- income persons. CDBG funds will be used to improve the condition of housing, access to transportation, and economic opportunity.

The Village of 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 38.79% or more low- and moderate-income population.

### **TABLE 49: RESERVED**

## MAP 5 – CDBG LOW- AND MODERATE-INCOME AREAS MAP





## SP-25 Priority Needs

The Five-Year Consolidated Plan must indicate the general priorities for allocating investment of available resources to various needs. Priority needs are those that will be addressed by the goals outlined in the Strategic Plan. For each priority, the Village of Wellington has indicated one or more populations to be served, as well as an assigned priority level indicating relative importance among the needs listed (see **Table 50**).

**TABLE 50: PRIORITY NEEDS SUMMARY**

Priority Need Name	Priority Level	Population	Geographic Areas	Goals Addressing
Senior Services	High	Elderly, Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Frail Elderly, Persons with Physical Disabilities	Community-Wide	Goal 2: Public Services
Youth Services	High	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Large Families, Families with Children, Homeless Families with Children, Unaccompanied Youth - Homeless	Community-Wide	Goal 2: Public Services
Housing Rehabilitation	High	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Elderly, Frail Elderly, Persons with Physical Disabilities	Community-Wide	Goal 1: Housing
Transportation Options and Services	High	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Elderly, Frail Elderly, Persons with Physical Disabilities	Community-Wide	Goal 2: Public Services
Employment Training	High	Extremely Low Income (30% AMI), Low Income (50% AMI), Moderate Income (80% AMI), Families with Children, Large Families, Homeless Families with Children, Unaccompanied Youth - Homeless	Community-Wide	Goal 3: Economic Development

**Table 50 – Priority Needs Summary**

## SP-30 Influence of Market Conditions

**TABLE 51: INFLUENCE OF MARKET CONDITIONS**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based vouchers are by far the most common voucher used in Palm Beach County. The average annual income of residents using TBRA is \$14,287. This voucher continues to be critical for persons with extremely low incomes who are severely cost burdened. It is estimated that while approximately 1,572 TBRA vouchers are in use in the area.
TBRA for Non-Homeless Special Needs	Non-Homeless special needs populations have a high need for TBRA, while at the same time being in need of improved accessibility within housing. Approximately 432 disabled or elderly families receive TBRA. Due to their limited income, housing needs for persons with non-homeless special needs include affordability, availability of assistance, accessibility improvements and Fair Housing options. Approximately 1,572 families requesting accessibility features.
New Unit Production	Over 60% of the Village's housing units have been constructed since 1990. With a median home value of \$308,200 and median contract rent of \$1,449, a shortage of affordable housing exists for lower income groups, including both renter and owner households earning less than 80% HAMFI. Affordable housing units are most deficient for renter households earning less than 50% HAMI and for owner households earning less than 80% HAMI.
Rehabilitation	Many renter-occupied housing units have at least one housing problem (2,139), while a large number (5,205) of owner-occupied housing units have at least one housing problem. Generally, these statistics point toward the need for the Village of Wellington to continue to facilitate housing rehabilitation to improve the condition of housing within its jurisdiction.
Acquisition, including preservation	Housing preservation in low- and moderate-income neighborhoods was identified during the citizen participation process with regard to the need for rehabilitation of aging structures (30 years or older) for affordable housing.

**Table 51 – Influence of Market Conditions**

## *SP-35 Anticipated Resources*

### **INTRODUCTION**

The Five-Year Consolidated Plan must identify the federal, state, local and private resources expected to be available to the Village to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in **Table 52**.

The Village of Wellington anticipates a total allocation of \$220,807 in CDBG funding for the 2017/2018 program year. Program income may be realized over the course of the 2017/2018 program year and subsequent program years. In addition, the Village of Wellington plan to utilize \$52,918 in prior year resources. These funds will be used for CDBG eligible activities consistent with the current goals and objectives identified in the Five-Year Consolidated Plan. CDBG funds will be used for housing, public services, and economic development activities including, but not limited to, housing rehabilitation, youth programs and services, senior services, employment training, and administration of the Village's CDBG program.

Other resources, such as private and non-Federal public sources may become available to the Village during the program year. For CDBG leveraging, these include funding from State and Federal grant sources, Village municipal departments (e.g. Public Works, Parks and Recreation), public or social service providers, or other sources. The Village will also look to leverage funds, if available, from other agencies and programs against CDBG dollars when applicable.

The Annual Action Plan must summarize the Village's priorities and the specific goals it intends to initiate and/or complete within the first-year of the Strategic Plan. These goals must be described in quantitative terms. The Village of Wellington has selected goal outcome indicators and quantities based on the anticipated performance measures of the 2017/2018 Annual Action Plan. See **Table 57**.

**TABLE 52: ANTICIPATED RESOURCES**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public, Federal	Housing Rehabilitation Program, Senior Transportation Program, Youth Workforce Training Program, Summer Youth Employment Program, Youth Mentoring Program, Planning & Admin.	\$220,807	-	\$52,918	\$273,725	\$900,000	The estimated \$900,000 expected to be available is based upon projected annual CDBG allocations of \$225,000 for each of the next four years covered by the Consolidated Plan.

**Table 52 – Anticipated Resources**

**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 Village will look to leverage funds, if available, from State and Federal grants sources, Village municipal departments (e.g. Community Services, Planning and Zoning, Building, Parks and Recreation, and Public Works), public or social service providers, or other sources against CDBG dollars. The Village will look to leverage funds, if available, from other agencies and programs against CDBG dollars.

**IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN.**

The Village of Wellington will utilize publicly owned land such as parks and public facilities to continue offering services and programs to Village residents. These services and programs are available to all Village residents including seniors, youth, and low- and moderate-income households. The Village will make every effort to make all Village owned programs, parks, and facilities accessible to all residents.

**DISCUSSION**

The Village of Wellington's anticipated CDBG funding allocation will address the Village's five-year goals, including housing, public services, and economic development. The Village is fortunate to have a network of public or social service providers to help address these goals through financial leveraging, as well as other funding sources from local, regional, and federal agencies and programs.

## *SP-40 Institutional Delivery Structure*

### **EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.**

The Village of Wellington Community Services Department is responsible for ensuring that the federal funds expended on activities to benefit low- and moderate-income households are in compliance with federal guidelines. The office's performance monitoring activities include onsite monitoring, desk reviews, and the provision of technical assistance to sub-recipients.

The U.S. Department of Housing and Urban Development (HUD) requires that, during preparation of the Consolidated Plan, grantees consult with other public and private agencies that provide services to low and moderate-income families. Wellington is in full compliance of this requirement. As a part of the Village of Wellington's planning process for the CDBG Program, over the next Consolidated Planning period, the jurisdiction will continue to collaborate with various non-profit agencies involved in the implementation of low and moderate-income programs to discuss housing and non-housing needs for residents of the Village of Wellington.

In the event that Wellington should utilize sub-recipient organizations and/or other public agencies to carry out CDBG-funded activities, the Community Services Department will conduct on-site monitoring of these organizations and agencies at least once annually. The Village of Wellington will continue to internally monitor its grant programs in accordance with local program policies and procedures and Federal regulations and will continue to monitor all CDBG funded activities. The monitoring process will include on-site reviews to assess project performance and ensure compliance with corresponding federal regulations.

**TABLE 53: INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Wellington Community Services Department	Government	Planning/Administration	Jurisdiction
Palm Beach County	Government	Planning	Palm Beach County, FL
Palm Beach County Community Services, Division of Human and Veteran Services	Government/Continuum of Care	Planning/Homeless Needs and Strategy	Palm Beach County, FL

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Palm Beach County Housing Authority	PHA	Public Housing	Palm Beach County, FL

**Table 53 – Institutional Delivery Structure**

### **ASSESS THE STRENGTHS AND GAPS OF THE INSTITUTIONAL DELIVERY STRUCTURE**

Over the upcoming Consolidated Planning period, the Village of Wellington will strengthen its relationships with community stakeholders serving low- and moderate-income populations. These efforts will ensure that CDBG-funded activities are targeted for low- and moderate- income residents and are consistent with the priority needs of the Consolidated Plan.

The primary gaps, as evidenced through the participation in public meetings and stakeholder interviews, are the limited amount of organizations available to address the social services needs of the community. Currently, residents often rely on Wellington’s Community Services Department, Palm Beach County’s Division of Human and Veteran Services, or local area churches and non-profits to address social service concerns. Agencies immediately within the Village of Wellington may not be equipped to address all of the needs of the community, leaving residents to seek assistance elsewhere.

**TABLE 54: AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care			
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
<b>Other</b>			
Food Banks/Nutrition Programs	X		
Youth Programs	X		

**Table 54 – Homeless Prevention Services Summary**



**DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH)**

Meeting homelessness challenges in the Village of Wellington and Palm Beach County is a collaborative effort comprising numerous individuals, agencies and organizations. The Palm Beach County Community Services Department, Division of Human and Veteran Services, is the Continuum of Care (CoC) Lead Agency and HMIS Administrator for the area covering Wellington. The Division of Human and Veteran Services assists in conducting homeless needs assessments and developing community supported homelessness strategies in Palm Beach County. The Division of Human and Veteran Services is also responsible for advancing community-wide efforts, including the Annual Point-in-Time (PIT) survey conducted by the CoC, which involves various partnering organizations.

**DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.**

A major strength of the County's service delivery system for the homeless and special needs population is the coordination of the large number of service providers located within the County. Palm Beach County works with its many partners within the community to collaborate on projects to ensure that homeless individuals/families and the special needs population are appropriately housed and provided with the necessary supportive services. Community entities and stakeholders who participate in the CoC meet regularly to address homelessness and special needs issues. Such meetings provide for information exchange, which allows for partners to understand what services are available, thereby referring clients accordingly and eliminating duplication of services.

Gaps in the service delivery system for the special needs population and persons experiencing homelessness have proven to be a shortage of funding required to create additional beds and to provide the much-needed supportive services for this population. The lack of available funding has forced the service providers to do more with less. Another identified gap in the service delivery system is the lack of shelters and supportive services that are provided within the western communities of the County. Not only is the County's sole Homeless Resource Center located in eastern Palm Beach County but the majority of the service providers' offices and outreach teams operate primarily in the eastern portion of the County. Presently there are no shelter beds located within the Glades area with the exception of a

domestic violence transitional facility. Many eligible clients that reside in the western communities are not able to access various housing options and/or supportive services due to the location of such services.

**PROVIDE A SUMMARY OF THE STRATEGY FOR OVERCOMING GAPS IN THE INSTITUTIONAL STRUCTURE AND SERVICE DELIVERY SYSTEM TO ADDRESS PRIORITY NEEDS.**

The Village of Wellington does not currently own public housing or have a public housing authority. There are no plans for the development of public housing in the Village of Wellington. Although the Village of Wellington coordinates with housing, homeless, and public service providers, better coordination between these agencies and with the public and private sector organizations will be a priority during the next five years.

The Village of Wellington is strongly committed to meeting the underserved needs in the community. A key strength within the program delivery system is the broad base of community support and partnerships available within the Palm Beach County. The primary gap in the delivery of services is the lack of adequate financial resources to best serve the Village's needs. In general, there is an increasing lack of resources from local, state and federal sources. The scope of services needed for low- and moderate-income households often exceeds any combination of resources.

SP-45 Goals Summary

TABLE 55: FIVE-YEAR GOALS SUMMARY INFORMATION

Goal Name	Description	Category	Start Year	End Year	Objective	Outcome	Geographic Area	Priority Needs Addressed	Funding Allocated (Five-Year Total)	Goal Outcome Indicator	Quantity (Five-Year Total)	Unit of Measure (UoM)
Goal 1: Housing	Improve the availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households the Village of Wellington.	Affordable Housing	2017	2021	Provide Decent Affordable Housing	Affordability	Community-wide	Housing Rehabilitation	\$599,765	Homeowner Housing Rehabilitated	55	Household / Housing Units
Goal 2: Public Services	Coordinate and expand access to youth and senior services for low- and moderate-income, homeless, and special needs persons in the Village of Wellington.	Homeless, Non-Homeless Special Needs	2017	2021	Create Suitable Living Environments	Availability/Accessibility	Community-wide	Senior Services, Youth Services, Transportation Options and Services	\$168,121	Public service activities other than Low/Moderate Income Housing Benefit	475	Persons Assisted
Goal 3: Economic Development	Support programs that create economic opportunities and provide workforce training for low- and moderate-income persons in the Village of Wellington.	Non-Housing Community Development	2017	2021	Create Economic Opportunities	Availability/Accessibility	Community-wide	Youth Services, Employment Training	\$181,678	Jobs created/retained	25	Jobs
Goal 4: Administration/Planning	Administer the Village of Wellington's CDBG program	Other	2017	2021	N/A	N/A	Community-wide	Administration	\$224,161	Other	N/A	Other

Table 55 – Goals Summary

Note: 20% of CDBG allocation will be reserved for Administration and Planning Activities

## **ESTIMATE THE NUMBER OF EXTREMELY LOW-INCOME, LOW-INCOME, AND MODERATE-INCOME FAMILIES TO WHOM THE JURISDICTION WILL PROVIDE AFFORDABLE HOUSING AS DEFINED BY HOME 91.315(B)(2)**

The Five-Year Consolidated Plan must summarize the Village's priorities and the specific goals it intends to initiate and/or complete within the five-year term of the Strategic Plan. These goals must be described in quantitative terms. The Village of Wellington has selected funding allocations, goal outcome indicators and quantities using past and anticipated performance measures from its Annual Action Plans. These performance measures have been projected over the course of the five-year period to arrive at a total five-year funding allocation and quantity for each outcome indicator. See **Table 55**.

Through annual CDBG allocations, the Village will provide housing activities to support 55 income-eligible non-homeless and special needs households, an additional 475 persons through public service activities, and support 25 jobs over the next five years.

## *SP-50 Public Housing Accessibility and Involvement*

### **NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)**

The number of disabled families in publicly assisted housing in Palm Beach County totals 317. In addition, 2,334 families are requesting accessibility features. This data shows that a high number of disabled families are in need of both housing assistance/vouchers and accessible units. Additionally, 440 program participants are elderly (>62 years) and may also need accessible units.

While Wellington itself does not have an established Housing Authority, Wellington will continue to collaborate with the Palm Beach County Housing Authority (PBCHA) to provide housing assistance for low- and moderate-income residents in the Wellington area and encourage public housing residents to become more involved in homeownership opportunities.

### **ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS**

In the absence of a locally administered program, the Village works cooperatively with Palm Beach County Housing Authority (PBCHA) in the provision of public and subsidized housing in the Wellington area. Among the assistance available, PBCHA administers the Section 8 Rental Assistance Program that provides financial rental assistance to eligible individuals and families based upon income.

Local housing agencies intend to continue promoting several resident initiatives. The Village of Wellington will work within its power to broaden public housing residents' knowledge of their rights, HUD's perspective on issues, and various resident initiatives that can be explored and implemented at various points in time.

#### **IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?**

The Palm Beach County Housing Authority (PBCHA) was last assessed in 2015 and received a score of 92 according to the January 2017 HUD Public Housing Assessment System (PHAS) scores report, and has been designated as a "high performer" and is not considered by HUD to be "troubled" or poorly performing.

#### **IF APPLICABLE, PLAN TO REMOVE THE 'TROUBLED' DESIGNATION**

Not Applicable.

### *SP-55 Barriers to Affordable Housing*

#### **BARRIERS TO AFFORDABLE HOUSING**

The recent committee-produced white paper corresponding to the Palm Beach County Housing Summit held in May 2017 titled, "Solutions for Increasing Attainable Housing in Palm Beach County Palm Beach County" cites the limited availability and high cost of land and construction, as well as land use and zoning limitations on height and density, as the primary market and policy barriers to providing affordable housing in Palm Beach County. Palm Beach County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These include workforce housing programs, community land trusts, community redevelopment areas, and coordination with developers and municipalities, including the Village of Wellington, to identify and address barriers to affordable housing. In general, Village of Wellington will continue to work with non-profit housing developers and providers to increase the amount of affordable housing.

## **STRATEGY TO REMOVE OR AMELIORATE THE BARRIERS TO AFFORDABLE HOUSING**

Current strategies at the local level in Village of Wellington include 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.

### *SP-60 Homelessness Strategy*

## **REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS**

The Palm Beach County Community Services Department works collaboratively with the Village of Wellington and other municipalities on regional issues. The Division of Human and Veteran Services is responsible for advancing community-wide efforts and conducting the Annual Point-In-Time (PIT) survey, which involves various partnering agencies. Most of the data utilized in this section of the Consolidated Plan was gathered from the Division of Human and Veteran Services. Additionally, the Palm Beach County Homeless Advisory Board has historically prepared the County's 10-Year Plan to End Chronic Homelessness, which includes the following goals:

- Develop a universal system for intake/assessment and enhance client information management system
- Provide interim housing services for homeless individuals/families
- Coordinate partnerships and resources for homeless services
- Improve access to homeless services with outreach and education
- Prevent individuals and families from becoming homeless
- Secure a stable stock of affordable/accessible housing
- Provide system oversight and evaluation of the ten-year plan

## **ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS**

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.**

One of the Village of Wellington's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. Many of these programs are operated by the CoC lead (Palm Beach County Division of Human and Veteran Services) and partnering agencies. Local non-profit organizations serving the homeless population in the Wellington area will operate under the County's discharge coordination policy.

**HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS**

Another of the Village of Wellington's strategies for reducing homelessness is to support non-profit service providers that offer self-sufficiency training, medical care, mental health counseling, case management, and other activities to prevent homelessness. Many of these non-profit service providers are CoC lead (Palm Beach County Division of Human and Veteran Services) and partnering agencies.

*SP-65 Lead based paint Hazards*

**ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS**

Lead was used as a pigment and drying agent in "alkyd" oil based paint in most homes built before 1978. Lead may be present on any interior or exterior surface, particularly on woodwork, doors, and windows. In 1978, the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to 0.06% (a trace amount). According to the Commission, about two-thirds of homes built before 1940, one-half of the homes built from 1940 to 1960, and a large number of homes built

after 1960 contain heavily-lead-painted paint. Given the age of the Village's housing stock, lead paint is presumed to be present in some areas of the Village, but not widespread. Areas of the Village where older (i.e., generally pre-1980 construction) housing is located have the most potential for lead hazards. These areas are limited.

### **HOW ARE THE ACTIONS LISTED ABOVE RELATED TO THE EXTENT OF LEAD POISONING AND HAZARDS?**

According to the 2011-2015 American Community Survey, only 9% of the Village's housing stock was built in 1979 or earlier. While the Village of Wellington has a very small percentage of housing that was built prior to 1980, the Village must proactively incorporate lead abatement measures into its housing programs. The Center for Disease Control and Prevention (CDC) regularly monitors the national lead statistics cases for Palm Beach County and its municipalities. Despite the high potential for exposure to lead-based paint hazards throughout the County, the rate of confirmed cases of lead poisoning in children is very low.

### **HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?**

The Village of Wellington will take an active role in the prevention of childhood lead poisoning through housing-based approaches. The Village's Housing Rehabilitation Program reflects the strategies that were devised by the Federal government. The Home Information Center counsels families on the dangers of lead-based paint, especially its negative effects on young children. The staff also encourages families with young children to find housing that has been made lead-free.

The lead-based paint analysis for the Village of Wellington revealed predominately newer housing stock built after 1980, which significantly decreases the likelihood of lead poisoning. During the Five-Year Consolidated Plan period, the Village will not allocate any CDBG funds for the evaluation or reduction of lead-based paint hazards; however, as a precautionary measure, the Village will continue to monitor the age of the housing stock and evaluate lead-based paint hazards on a project-by-project basis.



## *SP-70 Anti-Poverty Strategy*

### **JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES**

According to the 2011-2015 American Community Survey (ACS) estimates, 8% of people living in the Village of Wellington are at poverty level or below. This number has remained relatively steady since 2010 where the poverty rate was 7%. Given that the Village has a relatively low poverty rate, it should not be ignored that there are still 4,932 persons within the Village for which poverty persists according to the 2011-2015 American Community Survey (ACS) estimates.

### **HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN?**

The Village of Wellington and Palm Beach County have several partner agencies that provide public services to persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families. These services include housing assistance, employment training, and self-sufficiency programs. The Village will continue to support and coordinate with these agencies to meet the common goal of reducing poverty within the Village.

During the Five-Year Consolidated Plan period, the Village will develop and implement the following anti-poverty strategies:

- Implement a Section 3 policy for recipients of HUD financial assistance to provide job training, employment, and contract opportunities for low or very-low income residents in connection with projects and activities in the Village of Wellington.
- Encourage nonprofit service providers to expand community development programs to incorporate specific initiatives to serve Wellington area residents.

## *SP-80 Monitoring*

### **DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS**

The Village of Wellington Community Services Department is responsible for ensuring that the federal funds expended on activities to benefit low- and moderate- income households are in compliance with federal guidelines. The Department's performance monitoring activities include onsite monitoring, desk reviews, and technical assistance to sub-recipients.

To ensure long-term compliance with program requirements and comprehensive planning requirements, all sub-recipients will enter into a contractual agreement with the Village. These agreements include a detailed scope of services with measurable objectives. The federal general provisions, along with the appropriate OMB Circulars, are included in contractual agreements to ensure compliance. The budget line items must be reflective of the goals and objectives of the Five-Year Consolidated Plan.

Each program year, the Community Services Department will prepare risk analysis matrices for monitoring all sub-recipients. This risk analysis closely mirrors the Community Planning and Development [CPD] Notice 04-01, issued February 2, 2004 and CPD Notice 02-11, which delineates the relevant factors to monitor in order to determine the risk level for sub-recipients. Once projects have been approved and sub-recipients have been issued sub-recipient agreements, the relevant staff member conducts a four- page risk analysis worksheet that reviews Financial Capacity; Overall Management; Planning Capacity; and National Objectives. Each sub-recipient is graded and its score is based on one of three (3) categories: Low Risk [0-30 points]; Moderate Risk [31-50 points]; and High Risk [51-100 points]. Based on the scoring for each sub-recipient, the Community Services Department determines its annual monitoring schedule based on the number of moderate and high risk sub-recipients.

The Village of Wellington will internally monitor its grant programs in accordance with local program policies and procedures and Federal regulations and will monitor sub-recipients receiving CDBG funds. The sub-recipient monitoring process will include on-site reviews of the sub-recipient's performance to

ensure compliance with the goals and objectives of the Five-Year Consolidated Plan and federal regulations. The Community Services Department will also conduct desk monitoring of all sub-recipient's monthly performance reports, requests for payments and annual audit reports.



## *AP-15 Expected Resources*

### **INTRODUCTION**

The Five-Year Consolidated Plan identifies the federal, state, local and private resources expected to be available to the Village of Wellington to address priority needs and specific objectives identified in the Strategic Plan. These resources are summarized in SP-35.

The Village of Wellington anticipates an annual allocation of \$220,807 in CDBG funding for the 2017/2018 program year. There is no anticipated program income for program year 2017/2018; however, approximately \$52,918 is anticipated in prior-year resources. Including prior year resources, the total amount available for program year 2017/2018 is \$273,725. CDBG funds will be used for housing and community development activities such as housing rehabilitation, public services, economic development, and administration of the Village's CDBG program.

Anticipated resources are summarized in **Table 56**.

**TABLE 56: ANTICIPATED RESOURCES**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Housing Rehabilitation Program \$149,765 - Senior Transportation Program \$15,000 - Youth Workforce Training Program \$46,678 - Summer Youth Employment Program \$13,000 - Youth Mentoring Program \$5,121 Planning & Admin \$44,161	\$220,807*	\$0	\$52,918	\$273,725	\$900,000	The estimated \$900,000 expected to be available is based upon projected annual CDBG allocations of \$225,000 for each of the next four years covered by the Consolidated Plan.

\*HUD 2017 Formula Allocation

**Table 56 – Anticipated Resources**

**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 Village of Wellington will look to leverage funds, if available, from other state and federal grants, Village municipal departments, non-profit housing and public service providers, third-party developers, public housing authorities, and other agencies and programs against CDBG dollars. Wellington will assure that the requirements related to non-federal share will be utilized as referenced in 24 CFR 570.201 (3) (g), for any project in which CDBG funding is used as the non-federal match. In the future, the Village will continue to aggressively pursue funding from private, public, state, and federal sources to address economic and community development needs.

**IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN**

Currently, Village owned land is dedicated to public facilities and parks. These amenities are used to provide services and activities for residents, including youth, seniors and the special needs population. Excess property shall be disposed of pursuant to local, state, and federal laws; and income derived from related properties shall be returned to its appropriate funding source.

**DISCUSSION**

The Village of Wellington's anticipated funding allocation from CDBG will address many of the Village's CDBG goals, including housing, public services, economic development, and program administration. The Village is fortunate to have a network of public or social service providers through Palm Beach County and other Village municipal departments to help address these goals through financial leveraging, coordination, and collaboration.

TABLE 57: GOALS SUMMARY INFORMATION

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Quantity	Unit of Measure (UoM)
Goal 1	Housing	2017	2018	Affordable Housing	Community-wide	Housing Rehabilitation	\$149,765	Homeowner Housing Rehabilitated	11	Households/ Housing Units
Goal 2	Public Services	2017	2018	Homeless, Non-Homeless Special Needs	Community-wide	Senior Services, Youth Services, Transportation Options and Services	\$15,000	Public service activities other than Low/Moderate Income Housing Benefit	90	Persons Assisted
							\$5,121	Public service activities other than Low/Moderate Income Housing Benefit	11	Persons Assisted
							\$13,000	Public service activities other than Low/Moderate Income Housing Benefit	11	Persons Assisted
							[Goal Subtotal \$33,121]			
Goal 3	Economic Development	2017	2018	Non-Housing Community Development	Community-wide	Youth Services, Employment Training	\$46,678	Jobs created	5	Jobs
Goal 4	Administration/Planning	2017	2018	Program Administration	Community-wide	Administration	\$44,161	Other	N/A	Other

Table 57 – Goals Summary Information

**TABLE 58: 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 the Village of Wellington. \$149,765
2	Goal Name	Public Services
	Goal Description	Coordinate and expand access to youth and senior services for low- and moderate-income, homeless, and special needs persons in the Village of Wellington. \$33,121
3	Goal Name	Economic Development
	Goal Description	Support programs that create economic opportunities and provide workforce training for low- and moderate-income persons in the Village of Wellington. \$46,678
4	Goal Name	Administration/Planning
	Goal Description	Administer the Village of Wellington's CDBG program. \$44,161

**Table 58 – Goal Descriptions**

## *AP-35 Projects*

### **INTRODUCTION**

The Village of Wellington's planned actions for the 2017/2018 Annual Action Plan are intended to support housing, public services, and economic development for low- and moderate-income populations as well as the Village's special needs population.

The Village will continue to operate its CDBG program through the Community Services Department, which will provide funding for housing rehabilitation, senior services, youth services, and employment training. These actions will improve the quality of housing and quality of life for low- and moderate-income persons living in the Village of Wellington.

As in the past, the Village will continue to coordinate with other public or social service providers to prevent homelessness and promote access to public services for special needs populations generally assumed to be low- and moderate-income. During the 2017/2018 program year, the Village will fund activities that address the needs of the non-homeless special needs populations such as youth, seniors, and persons with disabilities. Planned housing activities include continuation of the Village's housing rehabilitation program.



The Village of Wellington's planned actions for the 2017/2018 Annual Action Plan are summarized in **Table 59** and **Table 60**.

**TABLE 59: PROJECT INFORMATION**

#	Project Name
1	Housing Rehabilitation Program
2	Senior Transportation Program*
3	Summer Youth Employment Program*
4	Youth Mentoring Program*
5	Youth Workforce Training Program
6	Administration/Planning

**Table 59 – Project Information**

*\*Activities are public service – subject to 15% cap*

## DESCRIBE THE REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The allocation priorities are focused on the four goals of the Strategic Plan: housing, public services, economic development, and program administration. 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.

<b>Strategic Plan Goal</b>	<b>CDBG (% of Total Expected)*</b>
Housing:	\$149,765 (55%)
Public Service:	\$33,121 (12%)
Economic Development:	\$46,678 (17%)
Administration/Planning:	\$44,161 (16%)

*\*Includes program income and prior year resources. Percentages may not equal 100% due to rounding.*

The Village's primary obstacle to meeting underserved needs is a lack of funding. In recent years, reduced revenues have plagued all levels of government (federal, state, and local). These reduced revenues have hindered the Village's ability to meet the needs of lower income residents. The Village receives a relatively small CDBG allocation since becoming an entitlement community in 2012. Moreover, the Palm Beach housing market acts as an obstacle to addressing underserved needs. Within Wellington housing prices have dramatically outpaced household income in recent years, making homes less affordable for lower income families.

## AP-38 Project Summary

**TABLE 60: PROJECT SUMMARY INFORMATION**

1	<b>Project Name</b>	<b>Housing Rehabilitation</b>
	Target Area	Community-wide
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$149,765
	Description	The Village will budget CDBG funds to provide non-amortizing, 5-year forgivable loans to rehabilitate 10-12 single family residences occupied by income eligible homeowners
	Planned Activities	14A Rehab: Single-Unit Residential
2	<b>Project Name</b>	<b>Senior Transportation Program*</b>
	Target Area	Community-Wide
	Goals Supported	Public Service
	Needs Addressed	Senior Services, Transportation Options and Services
	Funding	\$15,000
	Description	Provide 90 senior residents (ages 62 and over) with transportation assistance to medical appointments, shopping, social activities and places of worship.
	Planned Activities	05A Senior Services
3	<b>Project Name</b>	<b>Summer Youth Employment Program*</b>
	Target Area	Community-Wide
	Goals Supported	Public Service
	Needs Addressed	Youth Services
	Funding	\$13,000
	Description	Provide paid, 8-week summer internships for 10-12 youth (ages 16-18) from low- and moderate-income families. Program may be delivered by one or more area non-profit organizations.
	Planned Activities	05D Youth Services
4	<b>Project Name</b>	<b>Youth Mentoring Program*</b>
	Target Area	Community-Wide
	Goals Supported	Public Service
	Needs Addressed	Youth Services
	Funding	\$5,121
	Description	Provide mentoring services to 10-12 at-risk youth (ages 14-18) from low- and moderate-income families. Mentoring services may be connected to the Summer Youth Employment Program and may be delivered by one or more area agencies or non-profit organizations.
	Planned Activities	05D Youth Services
5	<b>Project Name</b>	<b>Youth Workforce Training Program</b>

	Target Area	Community-Wide
	Goals Supported	Economic Development
	Needs Addressed	Employment Training
	Funding	\$46,678
	Description	Provide workforce training and employment opportunities for five (5) youth via assistance to one or more area microenterprises.
	Planned Activities	18C ED: Micro-Enterprise Assistance
6	<b>Project Name</b>	<b>Administration/Planning</b>
	Target Area	Community-Wide
	Goals Supported	Administration/Planning
	Needs Addressed	Administration/Planning
	Funding	\$44,161
	Description	Preparation of required plans and reports, subrecipient and contractor monitoring, and day-to-day management and oversight of the CDBG program.
	Planned Activities	21A General Program Administration

**Table 60 – Project Summary Information**

## *AP-50 Geographic Distribution*

### **DESCRIPTION OF THE GEOGRAPHIC AREAS OF THE ENTITLEMENT (INCLUDING AREAS OF LOW-INCOME AND MINORITY CONCENTRATION) WHERE ASSISTANCE WILL BE DIRECTED**

The Village of Wellington will use CDBG funds throughout the jurisdiction to serve low- and moderate-income persons. The Village's basis for allocating CDBG funding geographically will consist of allocating resources to areas with the highest percentage of low- and moderate-income persons. CDBG funds will be used to improve the quality of housing and the quality of life for low- and moderate-income persons.

The Village of Wellington is designated as an exception grantee by HUD. In order for a Census Block Group to qualify as a low- and moderate-income area, a Block Group in the Village must contain 38.79% or more low- and moderate-income population.

**TABLE 61: GEOGRAPHIC DISTRIBUTION**

Target Area	Percentage of Funds
Community-Wide (All Low- and Moderate-Income Areas or Persons)	100%

**Table 61 – Geographic Distribution**

### **RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY**

The Village of Wellington's rationale for allocating investments geographically is dependent upon the location of low- and moderate-income populations, which are scattered throughout the Village as shown in the CDBG Low- and Moderate-Income Areas map (see Strategic Plan).

As an "Exception Grantee," the Village of Wellington reviews HUD-published data on an annual basis for all Village neighborhoods where at least 38.79% 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 (9) U.S. Census Block Groups that meet or exceed these criteria in the Village. These identified areas are situated predominately in the northeastern or central portion of the Village with one block group in the south. These same neighborhoods in the Village also have higher percentages of minority populations.

### **DISCUSSION**

The Village of Wellington has identified six (6) projects to implement the four goals of the Strategic Plan during the first year of the 2017/2018-2021/2022 Consolidated Plan. These projects benefit low- and

moderate-income persons community-wide and within the Village’s low- and moderate-income areas. Projects with community-wide benefit include housing rehabilitation, public service and economic development activities, and the Village’s administration of the CDBG program.

## *AP-55 Affordable Housing*

### **INTRODUCTION**

The Village of 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 in **Table 62** and are inclusive of the affordable housing activities shown in **Table 57**, in addition to other planned housing activities identified in **Table 59**. **Table 63** indicates the number of households to be supported through specific activities, including 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. [This section replaces the former HUD Table 3B.]

**TABLE 62: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT**

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	11
Special Needs	0
<b>Total</b>	<b>11</b>

**Table 62 – One Year Goals for Affordable Housing by Support Requirement**

**TABLE 63: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE**

One Year Goals for the Number of Households Supported Through:	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	0
<b>Total</b>	<b>11</b>

**Table 63 – One Year Goals for Affordable Housing by Support Type****DISCUSSION**

The Village of 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***INTRODUCTION**

This section of the Annual Action Plan describes what actions the Village of Wellington will take in the 2017/2018 program year to carry out the public housing portion of the Strategic Plan. Below, the Village has identified how the 2017/2018 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**

The Village of 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. In addition to public housing developments, available assistance administered by the PBCHA also includes the Section 8 Rental Assistance Program that provides financial rental assistance to eligible individuals and families based upon income. The amount paid for rent and utilities will generally not exceed 30% of income. Family income must be within HUD's guidelines for household size in order to qualify. Housing units must pass the Housing Quality Standards Inspection per guidelines established by HUD. This program typically has a waiting list.

## **ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP**

While the Village of Wellington itself 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 PBCHA was assessed in January of 2014 and received a score of 91 through the HUD Public Housing Assessment System and has been designated as a “high performer” and is not considered by HUD to be “troubled” or poorly performing.

## *AP-65 Homeless and Other Special Needs Activities*

### **INTRODUCTION**

This section of the Annual Action Plan describes the Village of 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.

### **DESCRIBE THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS**

Over the next year, Wellington 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. During 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 2017, only four (4) homeless persons were reported in the Village of Wellington. However, during the next year, the Village will continue to collaborate with the Continuum of Care to provide information and referrals to services for homeless persons in the Village.



## **REACHING OUT TO HOMELESS PERSONS (ESPECIALLY UNSHELTERED PERSONS) AND ASSESSING THEIR INDIVIDUAL NEEDS**

The Village of Wellington will assess the needs of homeless persons in the community on an individual basis, provide information, and make appropriate referrals accordingly. The Village has access to a number of resources locally or within Palm Beach County, and these resources are identified in the “Where to Turn” brochure located on the Village of Wellington website at <http://www.wellingtonfl.gov/home/showdocument?id=682> and at Village offices. The brochure includes a listing of services such as:

- Children Services
- Credit and Financial Services
- Emergency Funding – Utilities
- Food Pantries/Programs
- General/Miscellaneous Services
- Houses of Worship
- Housing Services
- Legal Services
- Mental Health
- Senior Services
- Unethical/Criminal Activity

## **ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS**

There are no emergency shelters or transitional housing facilities within the Village of 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**

One of the Village of Wellington's strategies for preventing and reducing homelessness is to promote and encourage the development of programs that facilitate the transition from homelessness into permanent housing. Many of these programs are operated by the Continuum of Care lead (Palm Beach County Division of Human and Veteran Services) and partnering agencies. Local non-profit organizations serving the homeless population in the Wellington area will operate under 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 2017/2018 Annual Action Plan focuses on providing a number of programs that benefit low-income individuals and families. Programs include housing rehabilitation, transportation assistance, youth mentoring, youth employment, and youth workforce training.

**DISCUSSION**

The Village of Wellington does not plan to allocate 2017/2018 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*

### **INTRODUCTION**

This section of the Annual Action Plan summarizes actions the Village of 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.

**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**

The recent committee-produced white paper corresponding to the Palm Beach County Housing Summit held in May 2017 titled, “Solutions for Increasing Attainable Housing in Palm Beach County Palm Beach County” cites the limited availability and high cost of land and construction, as well as land use and zoning limitations on height and density, as the primary market and policy barriers to providing affordable housing in Palm Beach County.

Palm Beach County has several programs that it utilizes to remove or ameliorate the negative effects of public policies that are barriers to affordable housing. These include workforce housing programs, community land trusts, community redevelopment areas, and coordination with developers and municipalities, including the Village of Wellington, to identify and address barriers to affordable housing.

The Village of Wellington’s housing market presents significant barriers to developing an adequate supply of affordable housing for low- to moderate-income people. The recent economic downturn, coupled with high rates of foreclosed homes, the exorbitant cost of housing, and residents’ limited knowledge of fair housing standards has created significant barriers to affordable housing.

In general, Village of Wellington will continue to work with non-profit housing developers and providers to increase the amount of affordable housing. During the next year, the Village of Wellington will implement the following strategies:

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

Other strategies in the Village include 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**

The Village of 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*

### **INTRODUCTION**

This section of the Annual Action Plan describes the Village of 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**

The obstacles to meeting the underserved needs in the Village of Wellington consist of the following: the limited amount of available resources to meet the needs of low- and moderate-income persons. The Village plans to provide transportation services, senior services, youth services, and employment training to address these obstacles.

As the population of the Village continues to grow, limitations on affordable housing will become a major barrier. The increased cost of housing in the Village has amplified the demand for affordable housing. A home rehabilitation program is offered for low- and moderate-income households to improve housing quality for those who qualify.

### **ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING**

In the Strategic Plan, the Village's five-year housing goal is to improve the availability, accessibility, and condition of affordable housing for low- and moderate-income and special needs households in the Village of Wellington. This goal is addressed, in part, by the implementation of a housing rehabilitation program for income-eligible households. Additionally, the Village will continue to coordinate with affordable housing developers on creative ways to provide affordable housing and will provide referrals on a case-by-case basis to the various Palm Beach County agencies that provide housing services to low- and moderate-income persons.

### **ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS**

The lead-based paint analysis for the Village of Wellington has revealed relatively new housing stock built after 1978, which significantly decreases the likelihood of lead poisoning. During the 2017/2018 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 2011-2015 American Community Survey (ACS) estimates, 8.2% of all people living in the Village of Wellington are below poverty level. 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.

### **ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE**

During the next year, the Village of Wellington Community Services Department will serve as the lead agency for planning and coordinating the implementation of the CDBG-assisted activities. The U.S. Department of Housing and Urban Development (HUD) requires that, during preparation of the Consolidated Plan/Annual Action Plan, entitlement communities consult with other public and private

agencies that provide services to low- and moderate-income families. The Village of Wellington is in full compliance of this requirement. As a part of the Wellington's planning process for the CDBG Program, over the next year the jurisdiction will continue to collaborate with various non-profit agencies involved in the implementation of low- and moderate-income programs to discuss housing and non-housing needs for residents of the Village of Wellington.

### **ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

As previously mentioned, over the next year the Village of 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 the Village of Wellington.

### **DISCUSSION**

The Village of Wellington's actions planned to address obstacles to meeting underserved needs include activities in support of seniors, youth, and other low-and moderate-income households. Additionally, the Village's actions to foster and maintain affordable housing include continued funding of the housing rehabilitation program and further coordination with Wellington area agencies and developers that promote access to affordable housing.

Lead-based paint hazards will continue to be evaluated. Institutional structure will continue to be developed through continued coordination with Palm Beach County and other State and local agencies. The Village of Wellington will continue to foster inter-agency coordination with the public service agencies in Palm Beach County and the Wellington area.

## *AP-90 Program Specific Requirements*

### **INTRODUCTION**

This section addresses the program-specific requirements for the Annual Action Plan.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG) REFERENCE 24 CFR 91.220.  
(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the **Table 59**. **Table 64** identifies any program income that is available for use that is included in projects to be carried out.

**TABLE 64: AVAILABLE PROGRAM INCOME**

Available Program Income	Amount
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
<b>Total Program Income</b>	<b>\$0</b>

**Table 64 – Available Program Income**

**TABLE 65: OTHER CDBG REQUIREMENTS**

Available Program Income	Amount
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 (for year 2016/2017).  <i>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.</i>	100%

**Table 65 – Other CDBG Requirements**

**DISCUSSION**

The Village of Wellington anticipates \$0 in program income to be available during the program year. As shown in **Table 65** the Village has not identified funds for urgent need activities at this time; however, the percentage of overall benefit to low- and moderate-income persons is expected to be 100%. The



Village of Wellington has calculated the percentage of overall benefit based on the first program year (2017/2018).

# Citizen Participation Plan



## *Purpose*

The purpose of the Citizen Participation Plan is to establish a viable means by which citizens of Wellington can actively participate in the development of activities undertaken with Community Development Block Grant (CDBG) funds. The Village will emphasize the participation of persons of low and moderate incomes who reside in the U.S. Department of Housing and Urban Development (HUD) designated areas in which funds are proposed to be used. Wellington ensures continuance of its policies to minimize the potential displacement of persons in these areas. The Citizen Participation Plan also provides for participation of persons representing special target groups, such as senior citizens, persons with disabilities, protected classes defined by the Fair Housing Act, and low/moderate income residents of Wellington.

## *Article 1: Policy Statement*

Wellington endorses and encourages active citizen participation relative to the CDBG Program. Methods are utilized to encourage citizen participation in development of the grant submission and implementation of the activities and proposed use of funds as outlined in the following articles. These methods will address timely public notices, public hearings, publication of pertinent information with timely and reasonable access to said hearings, information and records pertaining to the Village's proposed use of grant funds and various appropriate means to address citizen participation as required by the regulations of the Secretary of the Department of Housing and Urban Development, and relating to the actual use of grant funds under Public Law 100-242.

Wellington has devised specific actions to encourage increased participation in its housing and community development programs, particularly by persons of low to moderate income, special needs populations, and protected classes as defined in the Fair Housing Act. Some of the actions include:

- Review of all citizen comments and incorporation of such comments in the Consolidated Plan, Annual Action Plan, Assessment of Fair Housing, and Consolidated Annual Performance Evaluation Report (CAPER) as applicable;
- Analyze the impact of Consolidated Plan program activities on neighborhood residents, particularly low and moderate income residents, special needs populations, and protected classes as defined in the Fair Housing Act;
- Conduct Needs Assessments and appropriate on-site visits to each proposed project before including it in the Consolidated Plan or other HUD reports and studies;
- Meet with neighborhood groups to identify priority needs and inform them about the Consolidated Plan and other HUD reports and studies, project eligibility, the program planning process, project selection and funding, and the project implementation process; and
- Seek input from local and regional institutions regarding strategies to address priority needs.

Wellington will strive to increase citizen participation in its housing, community development, and human services programs by providing relevant information so persons/agencies in Wellington might benefit from these grant programs. Techniques may include but are not limited to public housing meetings/forums, neighborhood meetings, presentations to civic associations, public hearings, faith-based meetings, newspaper articles and advertisements, public access announcements, [Wellington Government Access Channel], e-mail, feature stories, postings on the Village website, and individual personal contacts.

## *Article II: Citizen Participation in Grant Development*

### **SECTION 1: PUBLIC HEARINGS**

A minimum of two public hearings will be held prior to the submission of the Consolidated Plan and Annual Action Plan. Wellington will also conduct various needs assessments and public hearings throughout the fiscal year for substantial amendments to the grant, to ensure participation in grant development. Public hearings will be discussed further in **Article IV**. Notice of the public hearing will be published in the official Village paper and made available on the Village website, at least ten (10) and no more than fifteen (15) days prior to the public hearing.

## **SECTION 2: MEETING MINUTES**

All minutes of the public hearings and resolutions made by Village Council will be retained at the Village Clerk's office. Any pertinent information such as written proposals from a citizens group, sub-recipient applications, correspondence, records, etc. will be retained by the Neighborhood Services staff.

## **SECTION 3: ACTIVITY PUBLICATION**

The activities and/or categories proposed for funding, resulting from the public hearings and Neighborhood Services staff review, will be published in the official Village paper and made available on the Village website prior to action by the Village Council.

## **SECTION 4: SPECIAL ASSISTANCE AND MEANINGFUL ACCESS**

All persons requiring special assistance to participate in public hearings due to a disability, physical impairment, or limited English proficiency, should contact the Village of Wellington Community Services Department at 1092 Wellington Trace, Wellington, FL 33414 or via telephone at (561) 753-2435 at least five calendar days prior to the public hearing date so that reasonable accommodation can be provided. Hearing impaired persons should contact the Village of Wellington via TTD number (866) 783-2010.

## *Article III: Dissemination of Information*

### **SECTION 1: PUBLIC NOTICES**

The public notices to be published in the Palm Beach Post and made available on the Village website announcing public hearings will contain the following information:

- Purpose and intent of the meeting;
- Summary of relevant meeting content;
- Location and time of the meeting;
- Address where written comments will be received and deadline for same; and
- Summary of proposed Wellington Consolidated Plan or Annual Action Plan, or changes for amendment of such plans.

## **SECTION 2: ACTIVITY PUBLICATION**

Activities to be accomplished with CDBG funds will be published in the official Village paper and made available on the Village website in the form of a public notice per the requirements of Article II prior to presentation to the Village Council.

## **SECTION 3: INFORMATION AVAILABILITY**

The following information will either be made available in the Village Clerk's Office and/or the Neighborhood Services Office:

- Mailings and promotional materials relevant to HUD-related activities.
- Records of public hearings.
- Key program documents, i.e., Grantee Performance Reports and CAPER, Assessment of Fair Housing, Annual Action Plans, and Consolidated Plans.
- Copies of regulations and policy issuances and explanation of program requirements will be made available at the Community Services Department Office only.

## *Article IV: Public Hearings*

### **SECTION 1: PUBLIC HEARING REQUIREMENTS**

Wellington will conduct a minimum of two public hearings/meetings annually to obtain citizens comments and concerns and to respond to proposals and questions throughout the program year. Notice of the public hearing will be published in the official Village newspaper and made available on the Village website at least ten (10) and not more than fifteen (15) days prior to the hearing. The Village Manager, or designee, will establish the time and location of all public hearings and meetings concerning the CDBG Program. The public hearings and meetings will be held at different stages of the fiscal program year. They will be held at locations accessible to people with disabilities. The Public Hearings will be properly advertised and documented and will include a list of attendees as well as any public comments received. Written minutes of the public hearing are available for review during normal business hours and on the Village website under "AGENDAS/MEETINGS". Public hearings shall be held after adequate notice as described under **Article III**, at times and locations convenient to potential or actual beneficiaries, and with accommodations for the disabled.

1. Needs Assessment Public Hearing: This hearing will be conducted annually to determine the nature and types of assistance needed to address Wellington's priority needs. The Hearing is held at the beginning of the annual planning cycle to solicit input from residents, public housing agencies, and social services organizations on housing, community, and economic development needs. Wellington will use the Needs Assessment Public Hearing to report to the citizens on prior year performance for its HUD assisted programs. A Summary of the Consolidated Annual Performance Evaluation Report (CAPER) will be available for review by the attendees.
2. Proposed Projects/Goals Review: A second Public Hearing is normally held annually at the close of the project application cycle and/or to review proposed plan goals and strategies. The purpose of this Public Hearing is to present to the community all of the projects submitted for funding for the year and/or to confirm priorities for planning purposes. Wellington staff will present to the public the results of the Needs Assessment process, including the priority housing and non-housing needs, the proposed long- and short-term strategies for addressing those needs and the resources available for this purpose. In addition, participants are encouraged to provide input on the degree and extent to which proposed applications address Wellington's priority needs.
3. Proposed Consolidated Plan, Annual Action Plan, or Assessment of Fair Housing Review: Using resident input from the second public hearing, Wellington will develop a strategic Consolidated Plan, Annual Action Plan, or Assessment of Fair Housing. Activities proposed for funding with HUD community development funds through Wellington will be reviewed and appropriate recommendations will be made to the Village Manager and Village Council [with input from the Neighborhood Services staff]. These recommendations will be advertised for public review and comment for thirty (30) days. During this thirty (30) day period a third public hearing will be conducted to provide ample opportunity for public comment. Once this process has been finalized, the Wellington Village Council will approve the Consolidated Plan, Annual Action Plan, or Assessment of Fair Housing.
4. Additional public hearings may be held as necessary to deal with such things as environmental matters, sub-recipient applications, and other such issues where there is concern or need for public input.

## **SECTION 2: CITIZEN COMMENTS**

Wellington will consider any comments or views of residents, agencies, or other interested parties received in writing or orally at Public Hearings, in preparation of the final Consolidated Plan, Annual Action Plan, amendments to those plans, Assessment of Fair Housing, or the Consolidated Annual Performance Evaluation Report (CAPER). A summary of these comments will be included in the final Consolidated Plan, Annual Action Plan, Assessment of Fair Housing, or Consolidated Annual Performance Evaluation Report (CAPER).

## *Article V: Citizen Comment & Evaluation of Grantee Performance*

### **SECTION 1: COMMENTS ON CONSOLIDATED PLAN, ANNUAL ACTION PLAN, AND PLAN AMENDMENTS**

The Village's Consolidated Plan and amendments to the Consolidated Plan, Annual Action Plan, and Assessment of Fair Housing will be complete and available for public review at least thirty (30) days prior to their submittal to HUD. Notice of this availability will be published in the official newspaper for the Village and on the Village website. Such notice will include a summary of the subject document and the locations where the document may be examined.

The Consolidated Annual Performance Evaluation Report (CAPER) will be complete and available for public review at least fifteen (15) days prior to their submittal to HUD. Notice of this availability will be published in the official newspaper for the Village and on the Village website. Such notice will include a summary of the subject document and the locations where the document may be examined.

### **SECTION 2: CRITERIA FOR CONSOLIDATED PLAN SUBSTANTIAL AMENDMENTS**

Substantial Amendment is any deviation from the Strategic Plan or Annual Action Plan that results in a significant change regarding the specific goals, National objectives, projects/activities, and budget as referenced in the current Consolidated Plan or Annual Action Plan.

Any potential Substantial Amendment to an existing Consolidated Plan or Annual Action Plan shall meet the following criteria and will require an opportunity for public comment:

- A. To make a change in the allocation priorities or a change in the method of distribution of funds;
- B. To carry out an activity using funds from any program covered by the Consolidated Plan (including program income), not previously described in the Annual Action Plan;
- C. To change the original intent and purpose of an activity which is no longer applicable;
- D. The costs associated with a change in the scope of an activity must increase or decrease by fifty-one percent (51%);
- E. The location of an activity changes to the extent that it does not serve the target population as originally described in the Consolidated Plan or Annual Action Plan.

### **SECTION 3: ANNUAL PERFORMANCE REPORTS**

Annual performance reports, such as the Consolidated Annual Performance Evaluation Report (CAPER), will be complete and available for public review at least fifteen (15) days prior to their submittal to HUD. Notice of this availability will be published in the official newspaper for the Village and on the Village website.

During these fifteen (15) days, the Village will consider comments received in writing, or orally at any public hearing, before submitting the performance report to HUD.

A summary of these comments or views will be attached to the performance report submitted to HUD. Similar comments may be combined, in which case the number of people or organizations that concur with the issue, as expressed, will be specified.

### **SECTION 4: ACCESS TO RECORDS**

All relevant HUD-related documents will be placed on file in the Village Clerk's Office and the Community Services Department Office. Public notices related to said documents will be published in the official Village newspaper and on the Village website.



Wellington citizens will be encouraged to review the documents, and to submit written comments and suggestions to the Community Services Department Office prior to the submission of any/all Consolidated Plan, Annual Action Plan, Assessment of Fair Housing, CAPER, or other HUD-related documents to HUD.

### *Article VI: Technical Assistance*

The Village's Community Services Department staff will provide technical assistance to groups and or individuals representing persons of low- and moderate-income that request such assistance in developing funding requests and proposals for budget consideration by staff involved with the CDBG Program.

### *Article VII: Complaints & Grievances*

It is the policy of Wellington to provide equal opportunity for services without regard to race, color, sex, age, national origin, religion, political affiliation, presence of handicap or disability, or familial status. Persons who feel that they have been discriminated against or who have a complaint pertaining to the Wellington Consolidated Plan, Annual Action Plan, amendments to these plans, Assessment of Fair Housing, or Annual Performance Evaluation Report (CAPER), may file a complaint in writing to:

Village of Wellington

12300 Forest Hill Boulevard

Wellington, Florida 33414

Attn: \_\_\_\_\_

The complaint must contain the following information:

1. Name and address of the person(s) filing the complaint;
2. A description of the act or acts considered to be in violation; and
3. Other available pertinent information which will assist in the review and resolution of the complaint.

Such complaints should be filed within thirty (30) days of the alleged discriminatory act. A written response as to the disposition of the complaint will be issued by the Director no later than fifteen (15) working days following receipt of the complaint. A person who is dissatisfied with the response to complaint, or if the response is delayed more than fifteen (15) working days, may appeal in writing to:

Village of Wellington  
12300 Forest Hill Boulevard  
Wellington, Florida 33414  
Attn: Village Manager

A written response on the disposition of the complaint will be issued by the Village Manager not later than thirty (30) working days following the receipt of the complaint. If the complainant is dissatisfied with the response of the Village Manager, he/she may submit the complaint, in writing, to:

United States Department of Housing and Urban Development  
Brickell Plaza Federal Building  
909 SE First Avenue  
Room 500  
Miami, FL 33131-3028

No person shall intimidate, threaten, coerce, or discriminate against any person because he/she has made a complaint, testified, assisted, or participated in any matter in an investigation, proceeding, or hearing related to a complaint.

The identity of complainants shall be kept confidential, except to the extent necessary to carry out or conduct investigations, hearings, or judicial proceedings in any matter in an investigation, proceeding, or hearing related to a complaint.

### *Article VIII: Rule & Law Changes & Plan Amendment*

If there are changes because of legislative authority or HUD causes changes in rules, regulations, and guidelines which impact the CDBG Program, said changes will supersede any/all the provisions contained in this Citizen Participation Plan.

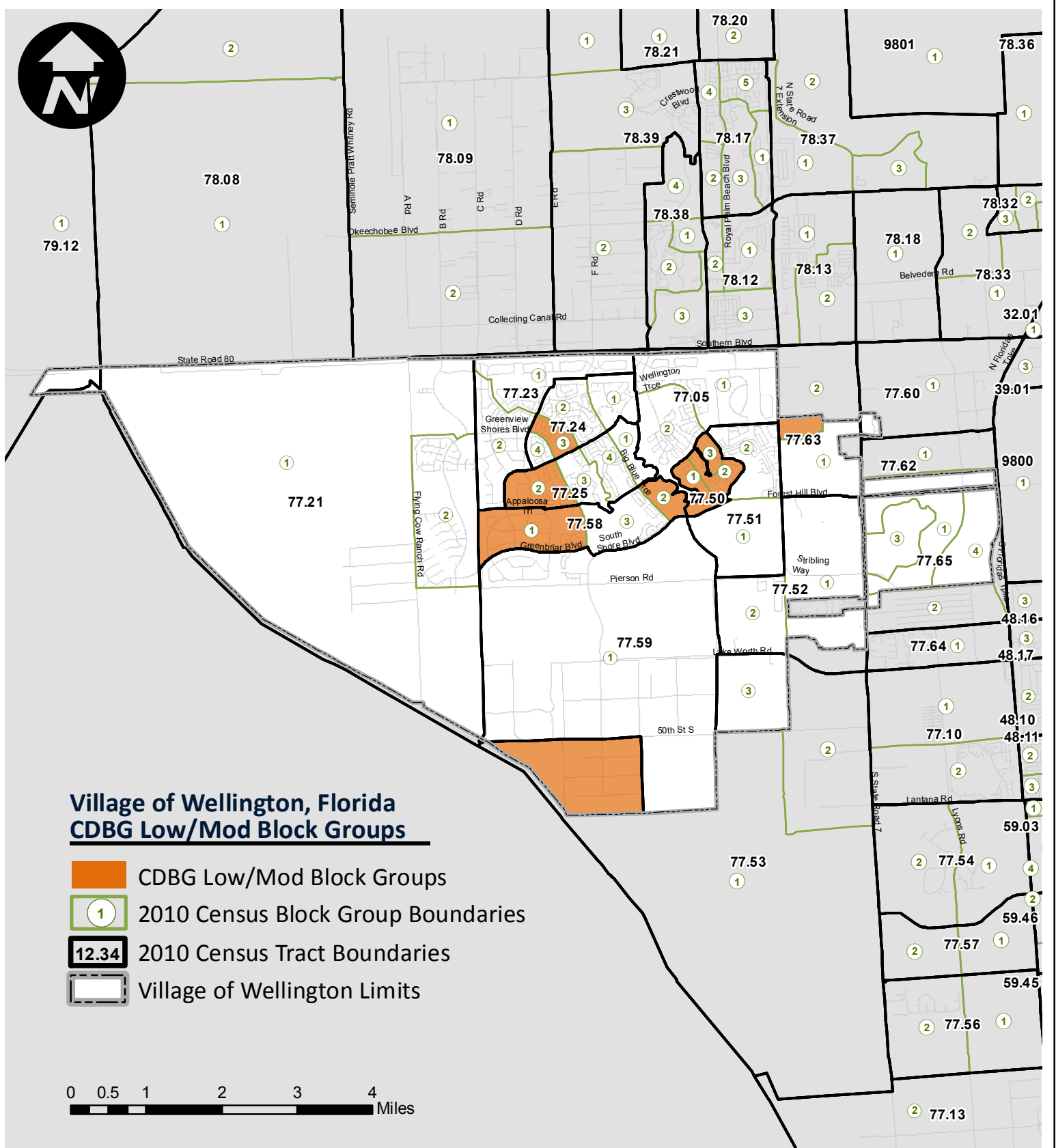


# *Appendix*

- 1. Maps*
- 2. Public participation*
- 3. SF 424*
- 4. Certifications*

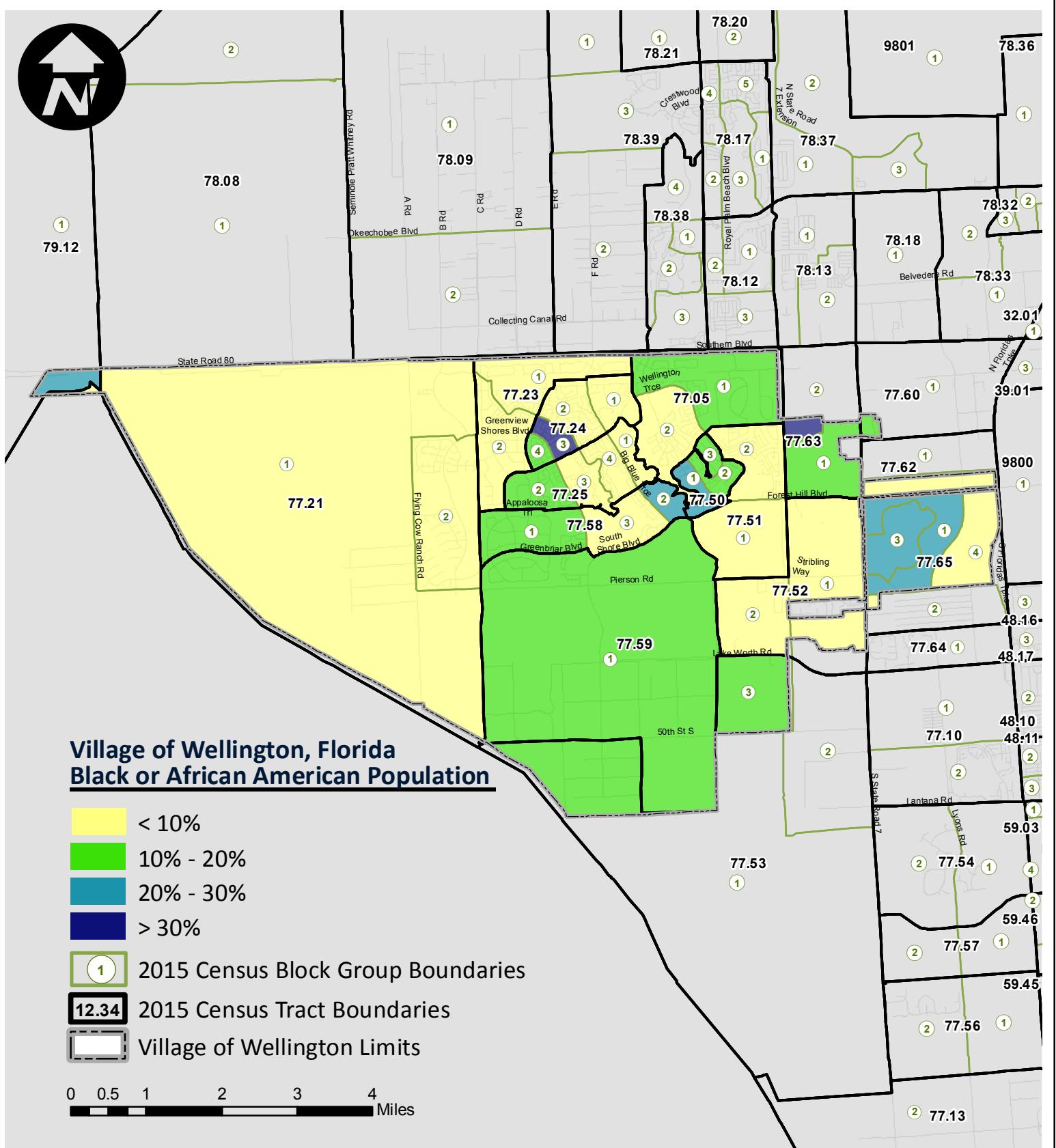
## *Maps*





Base Source: Palm Beach County, Countywide GIS  
 Data Source: HUD FY2016 Low and Moderate Income Summary Data (LMISD);  
 2006-2010 American Community Survey (ACS) 5-Year Estimates

Updated June 2017



Base Source: Palm Beach County, Countywide GIS  
Data Source: 2011-2015 American Community Survey (ACS) 5-Year Estimates

Updated June 2017

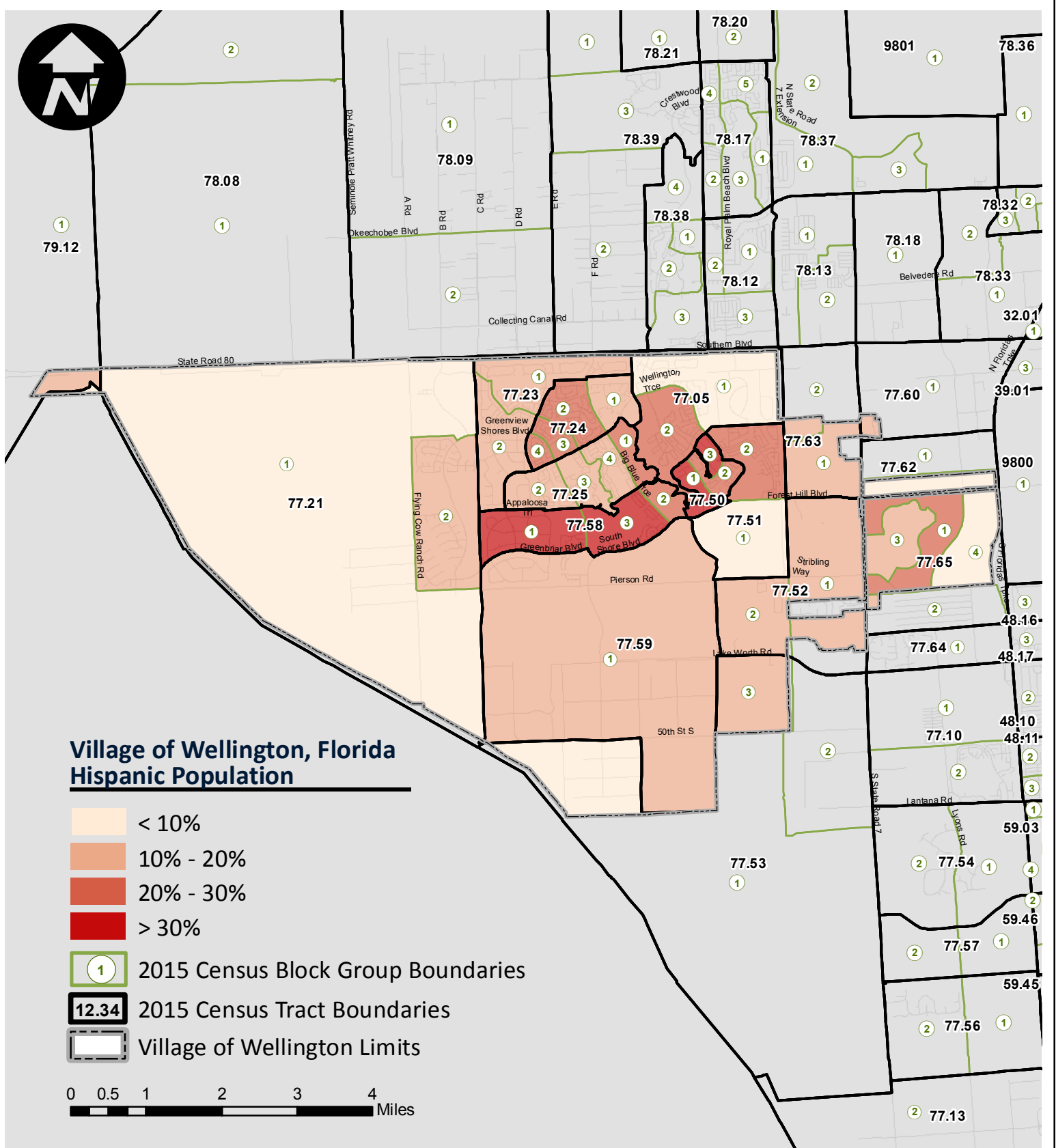
2017

**Village of Wellington**

2017-2021 Consolidated Plan

**WADETRIM**





Base Source: Palm Beach County, Countywide GIS  
Data Source: 2011-2015 American Community Survey (ACS) 5-Year Estimates

Updated June 2017



## *Public Participation*



## COMMUNITY SERVICES

Font Size: [+](#) [-](#) [+](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

### NEWS

#### Neighborhood Watch Meeting Schedule

6/23/2017 9:47:00 AM

#### Wellington Hosts Back to School Supply Drive

Wellington's Community Services Department recognizes the importance...  
6/12/2017

#### Periwinkle Walk & Talk Rescheduled

Wellington's Community Services Department has rescheduled the Periwinkle Walk & Talk...  
5/26/2017

[More »](#)

### [Notice of Public Meeting: COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM Thursday June 22, 2017 - 6:00pm | Wellington Community Center](#)

The goal of Community Services is to bridge the gaps between residents, local resources, and local government in an effort to create an informed, proactive citizenry dedicated to clean, safe neighborhoods. An amalgamation of Safe Neighborhoods, Volunteer Wellington, and Senior Services, we seek to maintain Wellington's high standards of living in two ways:

1. Matching residents with available resources; and
2. Engaging residents and communities to take active roles in keeping Wellington a great hometown!

### Links

◀ **JUNE 2017** ▶

S	M	T	W	T	F	S
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

[Great American  
Cleanup  
Volunteer Information](#)

**Contact Community  
Services:**

(561) 791-4796

#### ▼ Community Services

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[Senior Services](#)

[Volunteer Wellington](#)

[Youth Services](#)

# The Palm Beach Post

Palm Beach Daily News

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## PROOF OF PUBLICATION STATE OF FLORIDA

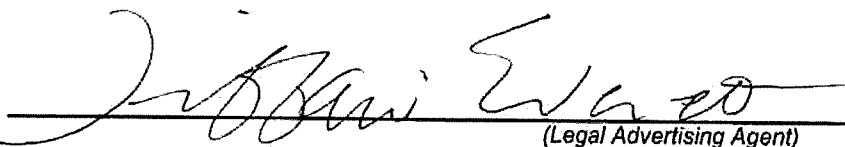
## PUBLIC NOTICE

Before the undersigned authority, personally appeared Tiffani Everett, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 06/08/2017 and last date of Publication 06/08/2017. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

WELLINGTON, VILLAGE OF  
12300 FOREST HILL BLVD  
WELLINGTON, FL 33414-5785

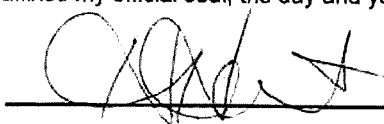
Invoice/Order Number:	0000158038
Ad Cost:	\$233.92
Paid:	\$0.00
Balance Due:	\$233.92

Signed

  
(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 12th day of June, 2017 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



(Notary)



HEATHER HART  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
June 23, 2020

Please see Ad on following page(s).

WELLINGTON, VILLAGE OF  
12300 FOREST HILL BLVD  
WELLINGTON, FL 33414-5785

Invoice/Order Number:	0000158038
Ad Cost:	\$233.92
Paid:	\$0.00
Balance Due:	\$233.92

**NOTICE OF PUBLIC MEETING  
VILLAGE OF WELLINGTON  
COMMUNITY DEVELOPMENT BLOCK  
GRANT PROGRAM  
COMMUNITY NEEDS ASSESSMENT**

The Village of Wellington is an entitlement recipient of Community Development Block Grant (CDBG) funds authorized under Title I of the Housing and Community Development Act of 1974, as amended (Public Law 93-383, as amended). In order to continue to be eligible to receive an annual CDBG entitlement allocation, the Village of Wellington must prepare and submit to the U. S. Department of Housing and Urban Development, a new Five Year Consolidated Plan and Annual Action Plan.

Consistent with the Citizen Participation requirements at 24 CFR Part 91.105 and the Citizen Participation Plan developed by the Village of Wellington, the Village will hold a public meeting to receive citizen comment on community needs and eligible uses of CDBG funding expected to be received by the Village of Wellington during the five year period beginning October 1, 2017 and ending September 30, 2022.

The meeting will take place on Thursday June 22, 2017 at 6:00 p.m. in the Polo Room at the Wellington Community Center located at 12150 Forest Hill Boulevard, Wellington, FL 33414. Interested parties are encouraged to attend and participate. For additional information on the Five Year Consolidated Plan or the needs assessment public meeting, please contact the Community Services Department at 561 753-2435.

Community Services Department staff will be available to answer questions and present information on the Village of Wellington's use of CDBG funding it received in FY 2016/2017 at the June 22nd public meeting.

In accordance with the Americans with Disabilities Act (ADA) of 1990, all persons requiring a special accommodation to participate in this meeting due to a disability, physical impairment or limited English language proficiency, should contact the Village of Wellington Community Services Department at 1092 Wellington Trace, Wellington, FL 33414 or via telephone at 561 753-2435 at least five calendar days prior to the meeting so that reasonable accommodation can be provided.

6-8/2017

0000158038-01

## **MEMORANDUM**

**To: Amanda Warner**

**From: Jim Fackrell**

**Date: July 13, 2017**

**Subject: Consolidated Plan Development Process**

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Community Services Department staff met with the Suzanne Cabrera, Executive Director of the Housing Leadership Council of Palm Beach County on January 30, 2017 to receive input and discuss Palm Beach County and Village of Wellington workforce housing needs. During this meeting we were provided with copies of the most recent "Home Matters Report" for Palm Beach County. The importance of preserving the existing stock of housing affordable to LMI households was highlighted both in this report and in our meeting with the Housing Leadership Council.

Community Services Department staff in cooperation with the Housing Leadership Council conducted two housing workshops focused on the Villages CDBG funded Housing Rehabilitation Program. These workshop were held in the Wellington Community Center and took place in the evenings of March 29 and April 6, 2017. Ten (10) LMI residents attended these meetings and expressed a continued need for the Village's CDBG Housing Rehabilitation Program. The workshops were advertised on the Villages website 2-3 weeks in advance.

On March 31, 2017 the Villages Community Services Department and Planning Department staff organized a tour for the Village Mayor and Council members to visit the Village's five (5) neighborhoods with high concentrations of multi-family housing. Resident input was sought on actions the Village could take to improve conditions in these neighborhoods. Recurring issues were code enforcement (bulk trash, graffiti and property appearance), the proliferation of sober homes and a lack of youth recreational opportunities in these five (5) neighborhoods. Following the neighborhood tour, the Village Council agreed to provide \$250,000 from the general fund in FY 2017/2018 to address housing conditions in these five (5) neighborhoods.

Community Services Department and Planning Department staff attended the Palm Beach County Housing Summit on May 31, 2017. Panelists at the Housing Summit included economists, planners, developers, lenders and housing providers. A primary focus of this meeting was the growing shortage of housing

affordable to working families and the rapidly growing gap between household income and housing costs (median rent and median home price).

The Village of Wellington conducted a needs assessment workshop at the Wellington Community Center in the evening of June 22, 2017. Notice of this public meeting was published in the Palm Beach Post on June 8, 2017 and an additional notice and invitation to attend was placed on the Village website. No public input was received at this meeting.

Community Services Department staff have reached out to the Palm Beach County Housing Authority and the Palm Beach County Community Services Department, the lead agency for the Palm Beach County Continuum of Care, and requested meetings with representatives from both agencies to receive their input on priority community needs. Dates/times for these meeting are yet to be determined.

Community Services Department staff distributed and collected the attached Resident Questionnaire at the June 28, 2017 Scribner Neighborhood Watch Meeting and the July 11, 2017 Hawthorne Neighborhood Walk and Talk. Housing repairs or more importantly assistance with housing repairs consistently ranks as among the high priority needs of residents completing the questionnaire.

On July 20, 2017 the Senior Services Division of the Community Services Department will conduct a Senior Symposium on "Falls Prevention". Seventy (70) senior residents are currently registered to attend this symposium where the Resident Questionnaire will be distributed and collected.

## VILLAGE OF WELLINGTON COMMUNITY SERVICES DEPARTMENT

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### RESIDENT QUESTIONNAIRE

The Village of Wellington's Community Services Department is conducting a survey of its resident's priority needs and concerns. This information will be taken into consideration in developing the Village's Community Development Block Grant (CDBG) Five Year Consolidated Plan (FY 2017/2018-FY 2022/2022 and subsequent Annual Action Plans. Please take a moment to fill out the questionnaire, and then return it, by July 17, 2017 to:

Paulette Edwards, Community Services Department Director  
Village of Wellington  
1092 Wellington Trace  
Wellington, FL 33414

### PLEASE NOTE THAT ALL RESPONSES WILL REMAIN CONFIDENTIAL

1. Do you own or rent the home in which you live?  
Own ☐ Rent ☐
2. How many bedrooms are in your home?  
One ☐ Two ☐ Three ☐ Four ☐ Five ☐  
More than Five ☐
3. How many persons live permanently in your home?  
One ☐ Two ☐ Three ☐ Four ☐ Five ☐  
Six ☐ Seven ☐ Eight ☐ More than Eight ☐
4. From the income ranges below, please mark the range within which the income of your household falls (including income from all sources).  
  
☐ \$40,250 or less  
☐ \$40,251 - \$46,000  
☐ \$46,001 - \$51,750  
☐ \$51,751 - \$57,500  
☐ \$57,501 - \$62,100  
☐ \$62,101 - \$66,700  
☐ \$66,701 - \$71,300  
☐ \$71,301 - \$75,900  
☐ \$75,901 or more
5. Please let us know what you consider to be the three most important community development needs in your neighborhood, by indicating their priority with a #1, #2, or #3.  
  
☐ Street Improvements (paving, curbs, sidewalks)  
☐ Public Water Service  
☐ Public Sewer Service  
☐ Drainage  
☐ Street Lights  
☐ Parks and Recreational Facilities  
☐ Housing Repairs  
☐ Policing  
☐ Availability/Accessibility of Public Transportation  
☐ Other (please specify): \_\_\_\_\_

Thank you very much for assisting the Village of Wellington in better identifying and serving your needs. If you have any questions, please do not hesitate to contact Scott Campbell, Community Projects Manager Village of Wellington Community Services Department at (561) 791-4105.

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**IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS QUESTIONNAIRE MAY BE REQUESTED IN ALTERNATE FORMAT. PLEASE CONTACT THE COMMUNITY SERVICES DEPARTMENT AT (561) 753-2435**

**Council**

Anne Gerwig, Mayor  
John T. McGovern, Vice Mayor  
Michael Drahos, Councilman  
Michael J. Napoleone, Councilman  
Tanya Siskind, Councilwoman

**Manager**  
Paul Schofield

July 17, 2017

Ann Chavis, CPD Field Office Director  
U.S. Department of Housing and Urban Development  
Atlanta Region, Miami Field Office  
Brickell Plaza Federal Building  
909 SE First Avenue, Rm. 500  
Miami, FL 33131-3042

**Subject: Waiver of 24 CFR 91.105(b)(4) and 24 CFR 91.115(b)(4) For FY 2017 Action Plan**

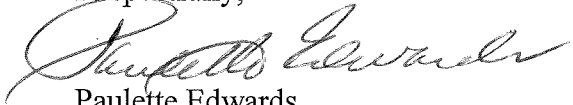
Dear Ms. Chavis:

The is to advise you that the Village of Wellington will be utilizing the waiver of the 30 day public comment standard in 24 CFR 91.105(b)(4) and 24 CFR (b)(4) and instituting a minimum 14 day comment period for its FY 2017/2018 Action Plan.

Utilization of the waiver authorized in the May 10, 2017, Community Planning and Development Memorandum is necessary due to the timing of the enactment of the FY 2017 appropriations act which left insufficient time to complete the pre-submission citizen participation publication and comment process before the August 16, 2017, deadline.

If you should have any questions or require additional information do not hesitate to contact Jim Fackrell, Community Development Strategist for the Village of Wellington.

Respectfully,



Paulette Edwards  
Community Services Department Director



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[RESERVED]

## *Certifications*



[RESERVED]