

Village of Wellington
Community Development Block Grant (CDBG) Program
FY 2021/2022
Annual Action Plan

June 25, 2021

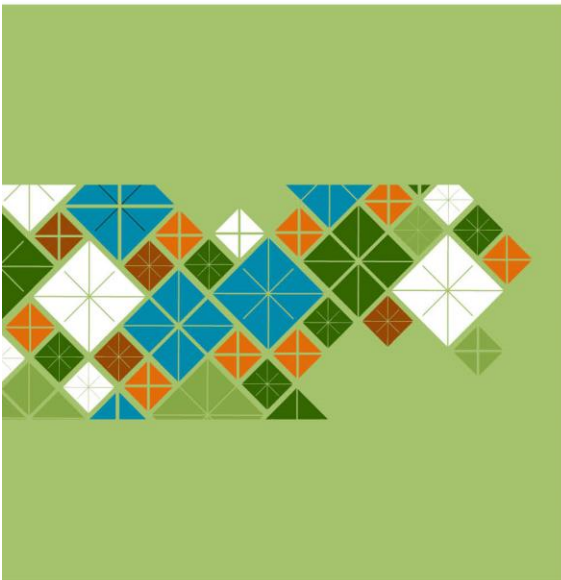


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AP-15 Expected Resources

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 allocation of \$296,315 in CDBG funding for the 2021/2022 program year. There is no anticipated program income for program year 2021/2022 and the Village does not expect to carry forward a significant amount of prior-year resources. The expenditure of CDBG prior-year resources greatly increased in FY 2020/2021 after being impacted by COVID-19. Including prior year resources, the total amount available for program year 2021/2022 is \$346,315. CDBG funds will be used for housing and community development activities such as housing rehabilitation, public services, and administration of the Village's CDBG program.

Anticipated resources are summarized in **Table 1**.

TABLE 1: ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Consolidated Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public – Federal	Housing Rehabilitation Program \$183,250 – Housing Rehabilitation Administration \$ 10,000– Senior Transportation Program \$20,000 – Youth Services (Mentoring/Employment) \$23,802 – Planning & Admin \$59,263	\$296,315*	\$0	\$50,000	\$346,315	\$346,315	The estimated \$346,315 expected to be available is based upon the current CDBG entitlement allocation of \$296,315 and carryover of \$50,000 for the las year covered by the Consolidated Plan.

*HUD 2021 Formula Allocation

Table 1 – 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, 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.

AP-20 Annual Goals and Objectives

TABLE 2: 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	2021	2022	Affordable Housing	Community-wide	Housing Rehabilitation	\$193,250	Homeowner Housing Rehabilitated	12	Households/ Housing Units
Goal 2	Public Services	2021	2022	Homeless, Non-Homeless Special Needs	Community-wide	Senior Services, Transportation Options and Services	\$20,000	Public service activities other than Low/Moderate Income Housing Benefit	95	Persons Assisted
						Youth Mentoring/Employment Services	\$23,802		35	Persons Assisted
							]			
Goal 3	Administration/Planning	2021	2022	Program Administration	Community-wide	Program Administration	\$59,263	Other	N/A	Other

Table 2 – Goals Summary Information

TABLE 3: 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. \$193,250
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. \$43,802
3	Goal Name	Administration/Planning
	Goal Description	Administer the Village of Wellington's CDBG program. \$59,263

Table 3 – Goal Descriptions

AP-35 Projects

INTRODUCTION

The Village of Wellington's planned actions for the 2021/2022 Annual Action Plan are intended to support housing, and public services 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 Planning, Zoning and Building Departments and will provide funding for housing rehabilitation, senior services and youth services. 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 2021/2022 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 and a emergency rental housing assistance program.

The Village of Wellington's planned actions for the 2021/2022 Annual Action Plan are summarized in **Table 4** and **Table 5**.

TABLE 4: PROJECT INFORMATION

#	Project Name
1	Housing Rehabilitation Program
2	Housing Rehabilitation Administration
3	Senior Transportation Program
4	Youth Mentoring/Employment Program
5	Administration/Planning

Table 4 – Project Information

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 was previously capped at 15% of the total CDBG allocation, but the cap has been suspended as a part of the Cares Act (Public Law 116-136). Total funding for activities related to administration is capped at 20% of the total CDBG allocation.

<u>Strategic Plan Goal</u>	<u>CDBG (% of Total Expected)*</u>
Housing:	\$193,250 (65%)
Public Services:	\$43,802 (15%)
Administration/Planning:	\$59,263 (20%)

**Does not include 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 has received 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 low and moderate income families. In addition, the recent COVID-19 impacts on families' incomes is creating an obstacle to sustaining housing.

AP-38 Project Summary

TABLE 5: PROJECT SUMMARY INFORMATION

1	Project Name	Housing Rehabilitation
	Target Area	Community-wide
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$183,250
	Description	The Village will budget CDBG funds to provide non-amortizing, 5-year forgivable loans to rehabilitate 12-15 single family residences occupied by income eligible homeowners
	Planned Activities	14A Rehab: Single-Unit Residential
2	Project Name	Housing Rehabilitation Administration
	Target Area	Community-wide
	Goals Supported	Housing
	Needs Addressed	Housing Rehabilitation
	Funding	\$10,000
	Description	The Village will budget CDBG funds for inspections and the preparation of bid specifications, title reports and loan and construction documents.
	Planned Activities	Housing Rehabilitation Administration
3	Project Name	Senior Transportation Program
	Target Area	Community-Wide
	Goals Supported	Public Service
	Needs Addressed	Senior Services, Transportation Options and Services
	Funding	\$20,000
	Description	Provide 95 senior residents (ages 62 and over) with transportation assistance to medical appointments, shopping, social activities and places of worship.
	Planned Activities	05A Senior Services
4	Project Name	Youth Services – Mentoring/Employment
	Target Area	Community-Wide
	Goals Supported	Public Service
	Needs Addressed	Youth Services – Mentoring/Employment
	Funding	\$23,802
	Description	Provide Village youth with programs targeted toward education, job skills, mentoring, tutoring, and sporting activities.
	Planned Activities	05D Youth Services
5	Project Name	Administration/Planning
	Target Area	Community-Wide
	Goals Supported	Administration/Planning
	Needs Addressed	Program Administration
	Funding	\$59,263
	Description	Preparation of required plans and reports, sub-recipient and contractor monitoring, and day-to-day management and oversight of the CDBG program.
	Planned Activities	21A General Program Administration

Table 5 – 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. 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 6: GEOGRAPHIC DISTRIBUTION

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

Table 6 – 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 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 five (5) projects to implement the four goals of the Strategic Plan during the fifth 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 services 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 7** and are inclusive of the affordable housing activities shown in **Table 2**, in addition to other planned housing activities identified in **Table 4**. **Table 8** indicates the number of households to be supported through specific activities, including emergency 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 7: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT REQUIREMENT

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	15
Special Needs	0
Total	15

Table 7 – One Year Goals for Affordable Housing by Support Requirement

TABLE 8: ONE YEAR GOALS FOR AFFORDABLE HOUSING BY SUPPORT TYPE

The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

Table 8 – 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 strategies to address affordable housing within the Village will be owner-occupied rehabilitation loans and emergency rental assistance; however, other creative ways to provide affordable housing will be pursued in conjunction with community partners.

AP-60 Public Housing

INTRODUCTION

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.

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. In 2017 there were management changes within PBCHA that are expected to address financial and human resource concerns.

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's website or by calling the Community Services department. Such services include: senior services, credit and financial services, Emergency Funding, food pantries, child services, and 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 provides temporary shelter, job training, and medical services to the homeless. Local municipalities 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 2020/2021 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 and employment program.

DISCUSSION

The Village of Wellington does not plan to allocate 2021/2022 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 median property value in Wellington is currently \$407,066 in 2020, which is 1.63 times larger than the national average of \$248,857. The homeownership rate in the Village of Wellington is 75.8% compared with the national average of 63.9%. The Village of Wellington’s housing market presents significant barriers to developing an adequate supply of affordable housing for low- to moderate-income people. Young families in particular have a difficult time achieving homeownership within the Village of Wellington.

In general, the 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 preserve and improve the existing inventory of affordable housing for low- and moderate-income residents, and provided 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 2020/2021 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 most recent American Community Survey (ACS) 5 years estimates, 7.88 percent of all people living in the Village of Wellington are at or below poverty level. The most common racial or ethnic group below the poverty line is white (50%), followed by Hispanic (29%) and Black (11%). 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, at risk 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 4. Table 9** identifies any program income that is available for use that is included in projects to be carried out.

TABLE 9: 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
Total Program Income	\$0

Table 9 – Available Program Income

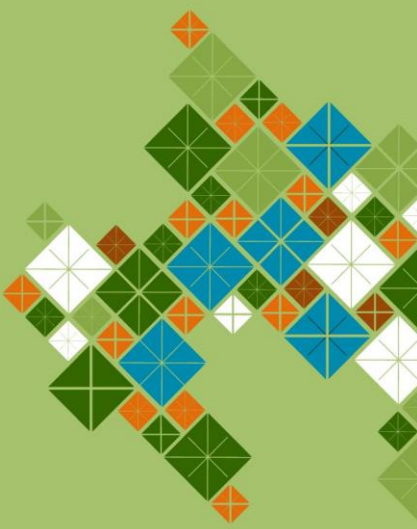
TABLE 10: OTHER CDBG REQUIREMENTS

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 2021/2022). <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 10 – Other CDBG Requirements

DISCUSSION

The Village of Wellington anticipates \$0 in program income to be available during the program year. As shown in **Table 10** 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 fifth program year (2021/2022) of its Five Year Consolidated Plan.



Appendix

- 1. Public participation*
- 2. SF 424*
- 3. Certifications*

Public Participation



SF 424



Certifications

