

MOVING UPSTREAM

PREVENTING EVICTIONS IN PALM BEACH COUNTY

Friday
September 24th from 9am-11am



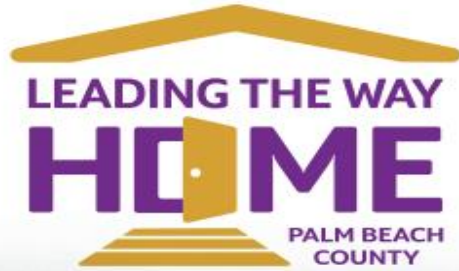
Palm Beach County
**COMMUNITY
SERVICES**

Helping People Build Better Communities

Today's Agenda

1. Welcome & Introductions
2. Background Information
 - a. Homeless System of Care
 - b. Leading The Way Home
 - c. Homelessness in PBC (Point In Time Count Data)
 - d. Cost of Homelessness
 - e. Funding
 - f. Coordinated Entry
 - g. Dispatch Center
 - h. Shelters
 - i. Housing Programs
 - j. Affordable Housing Crisis
3. Emergency Rental Assistance Programs
 - a. Relocation Assistance
 - b. Outreach Strategies
4. Eviction Data
5. Eviction Prevention Strategies
6. Breakout Groups





**Palm Beach County's Plan
to End the Cycle of
Homelessness**



LEADING THE WAY HOME: SIX KEY FOCUS AREAS

Engage Healthcare/Primary Care/Behavioral Health entities in Homelessness Efforts

Housing is a significant social determinant of health. Research has shown that when hospitals and other healthcare providers invest in affordable housing, health outcomes improve and the cost savings are tremendous. Improving coordination with healthcare entities will be a key lever in breaking the cycle of homelessness in Palm Beach County (PBC).



Expand Support Services

Connecting individuals and families who are experiencing homelessness to critical support services can help them achieve financial stability. Strategically assisting them in building human and social capital is another key lever to breaking the cycle of homelessness.



Increase Access to Permanent Supportive and Other Permanent Housing

There is a significant need for permanent and permanent supportive housing to address chronic homelessness throughout PBC. Coordinating with other county departments, municipalities, nonprofits, Faith-based coalitions, housing authorities and other entities must be a strategic focus in order to achieve this goal.



Expand Engagement and Advocacy

Housing is a human right. It is important for all sectors of the community to be engaged in breaking the negative stigma that is associated with being homeless. Shifting the narrative also plays an important role in shaping public policy.



Align Funding and Investments

Funders coming together to strategically align investments will prevent duplication of services and improve outcomes for all entities involved. This strategy will also assist agencies within the Continuum of Care to maximize impact by leveraging all resources involved.

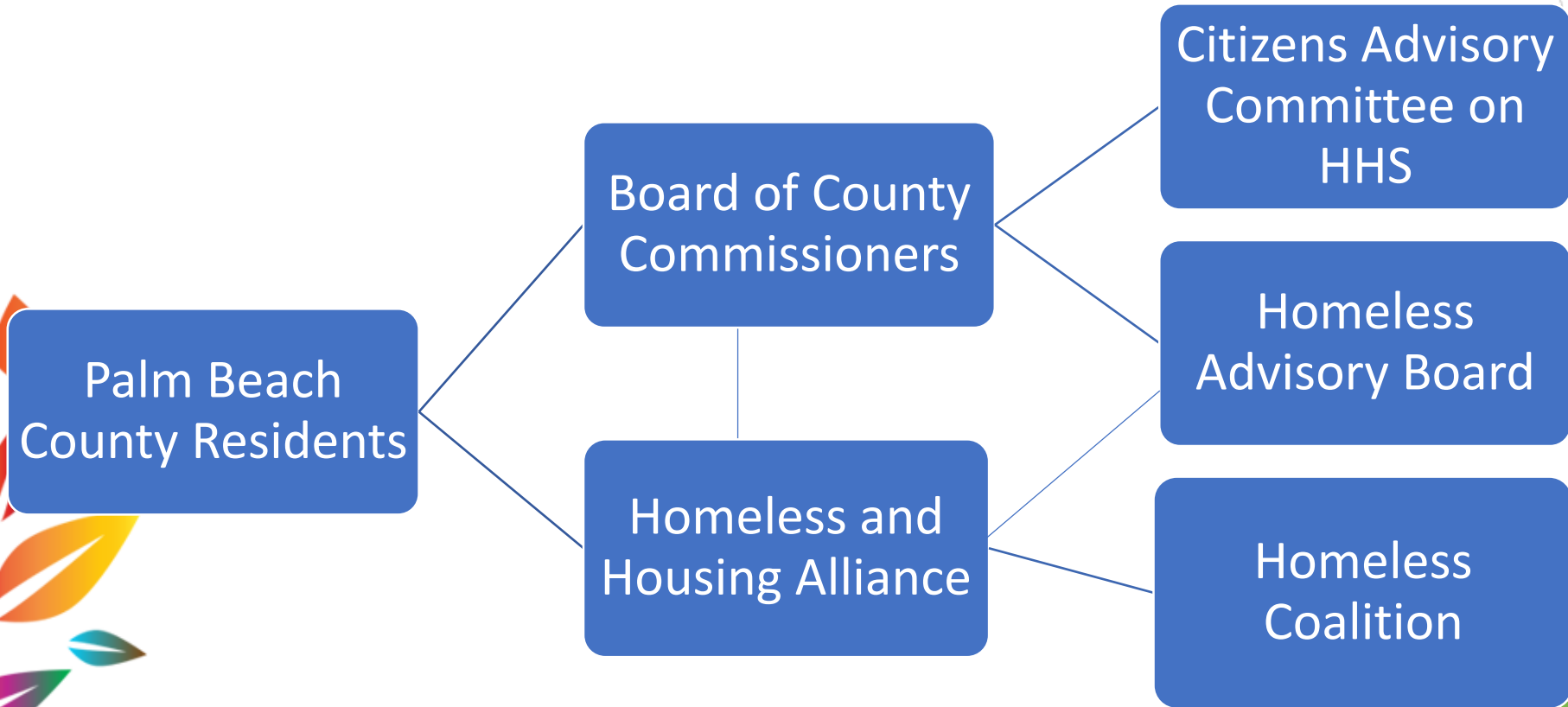


Enhance Homeless System of Care

The complex needs of individuals who are experiencing homelessness requires the System of Care to be agile. Focusing on this enhancement will enable the continuum of care to address racial inequities, quickly adopt new best practices and adapt to internal and external political and regulatory shifts.



How The Homeless System of Care Works Together



2020 Point-in-Time Count Infographic

2020 POINT IN TIME COUNT

1,510 HOMELESS INDIVIDUALS

HOMELESSNESS BY POPULATION

16%

CHRONICALLY HOMELESS*

7%

VETERANS

6%

YOUTH (18-24)

12%

SENIORS (62+)

18%

IN FAMILIES



68%

UNSHELTERED LOCATIONS

CHANGE IN HOMELESSNESS BY POPULATION

11% ↑

CHRONICALLY HOMELESS*

17% ↓

VETERANS

8% ↓

YOUTH (18-24)

43% ↑

SENIORS (62+)

5% ↑

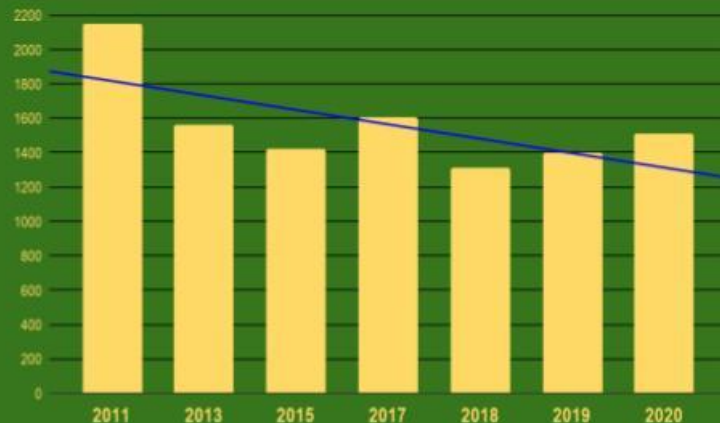
IN FAMILIES

32%

EMERGENCY SHELTERS OR TRANSITIONAL HOUSING

POINT IN TIME COUNT TRENDS (2011 - 2020)

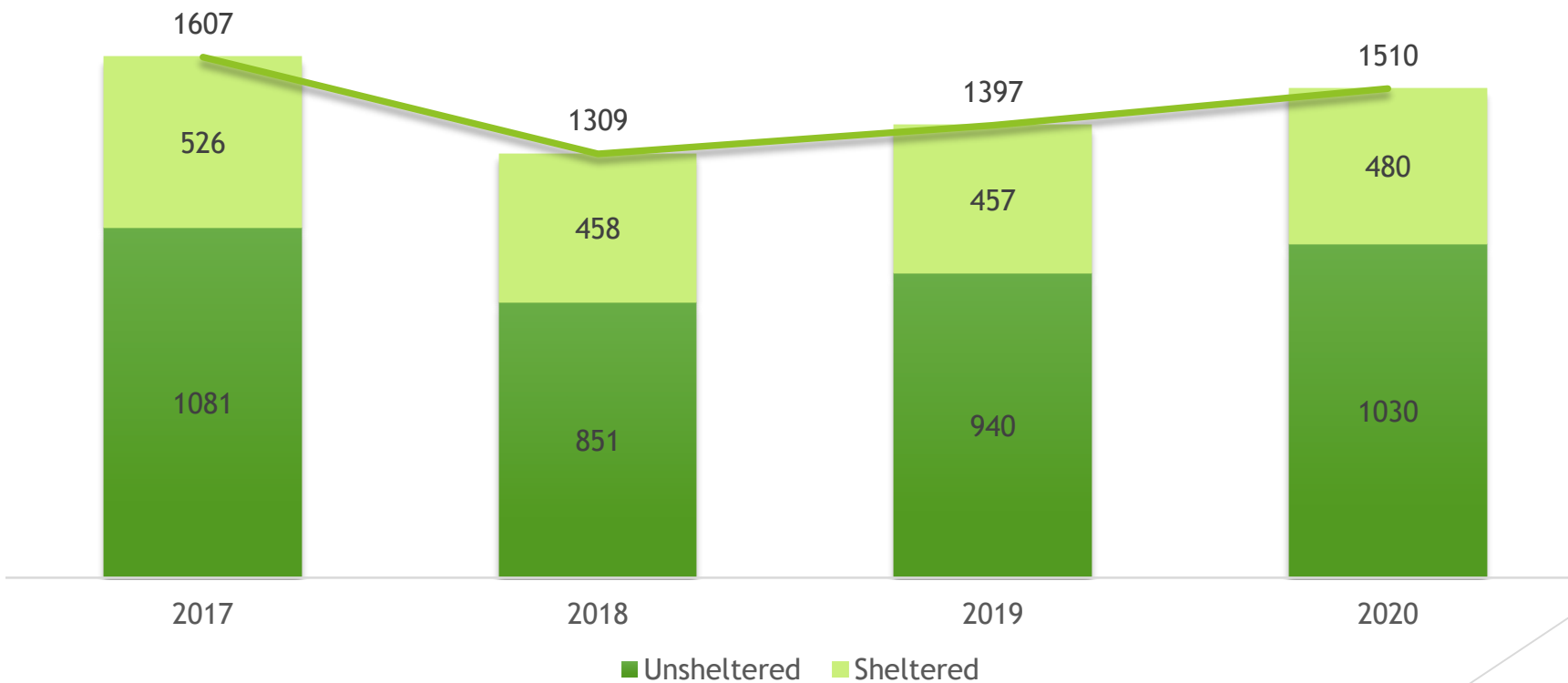
*Disabling condition present and experiencing homelessness for 12+ continuous months or 4 separate times in the past 3 years totaling 12+ months



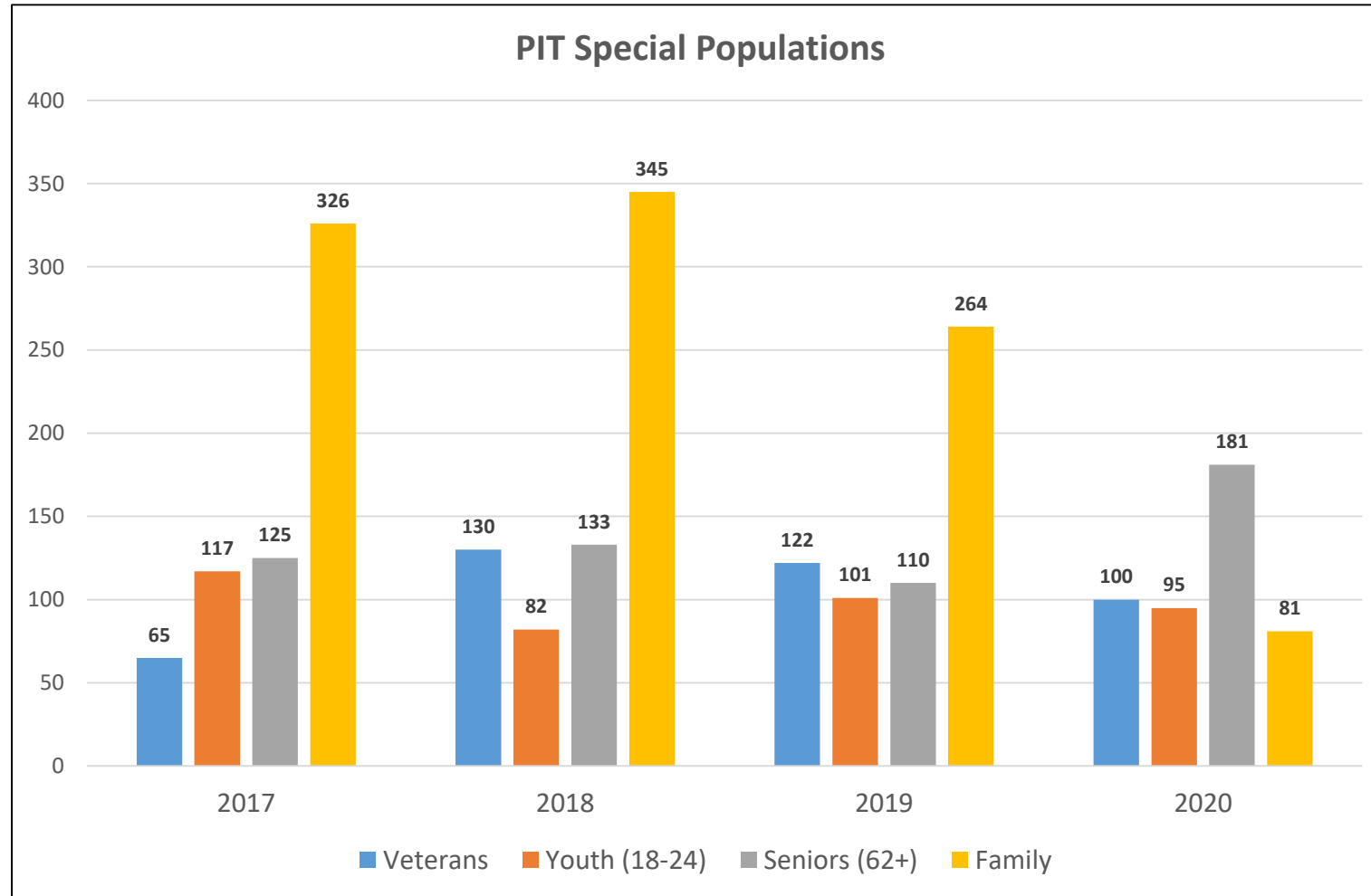
PIT Count- Unsheltered vs Sheltered

- ▶ The chart shows how many "Unsheltered" vs "Sheltered" persons counted during the PIT Count

Point in Time Count



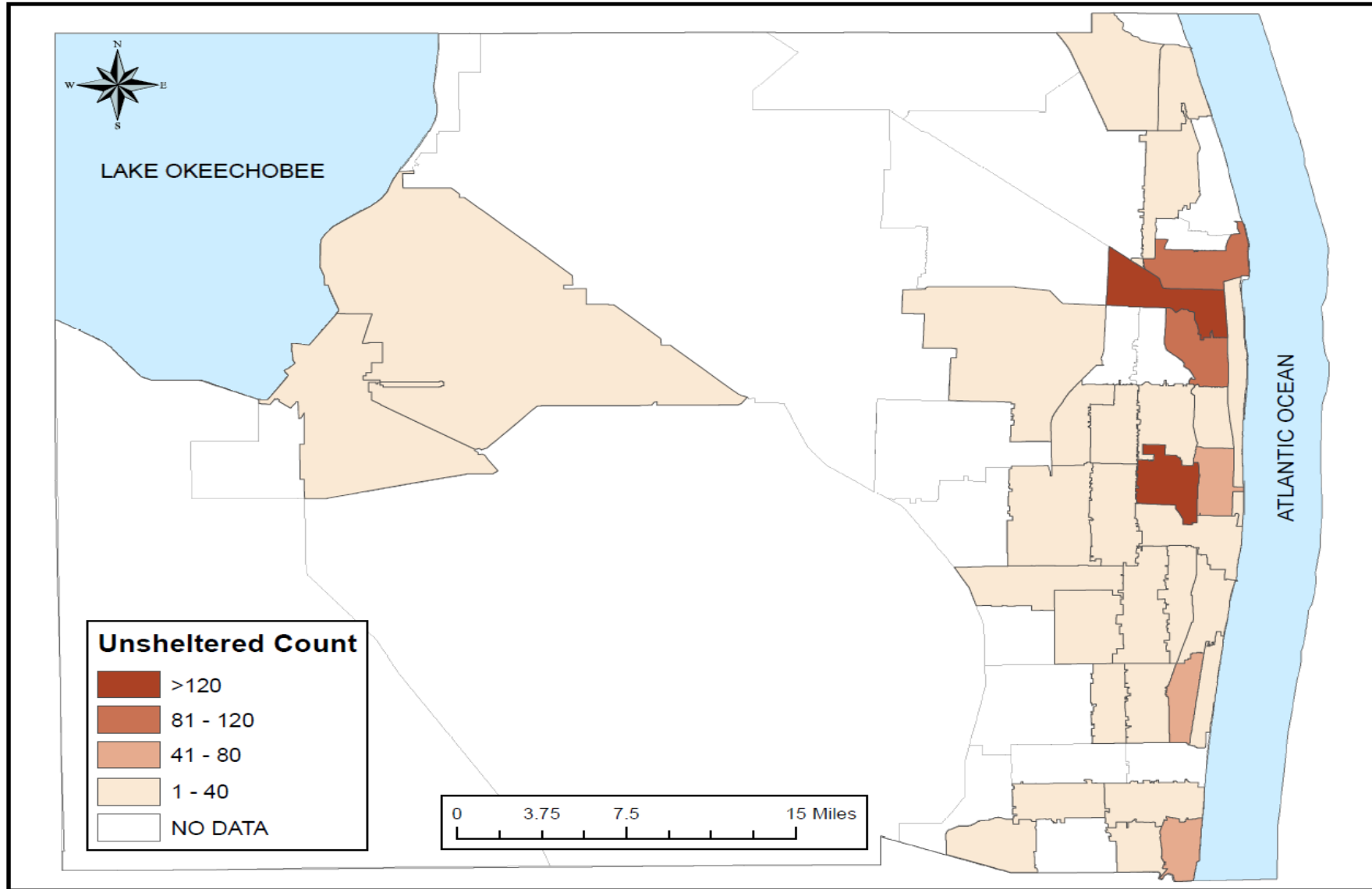
Homeless Point In Time Count



Palm Beach County 2020 Point-In-Time Unsheltered Count by Zipcode

The greatest number of homeless individuals were counted in the West Palm Beach and Lake Worth Beach areas.

Delray Beach and Boca the third highest number of unsheltered homeless individuals.



Zipcode	Count
33407	187
33461	145
33404	116
33401	109
33432	72
33444	68
33460	59
33430	35
33463	26
33435	25
33411	17
33415	16
33405	15
33476	13
33484	12
33406	12
33458	11
33477	10
33483	9
33462	8
33428	7
33426	7
33472	5
33436	5
33480	5
33431	3
33410	3
33486	2
33445	2
33434	1
33437	1
33467	1
33413	1

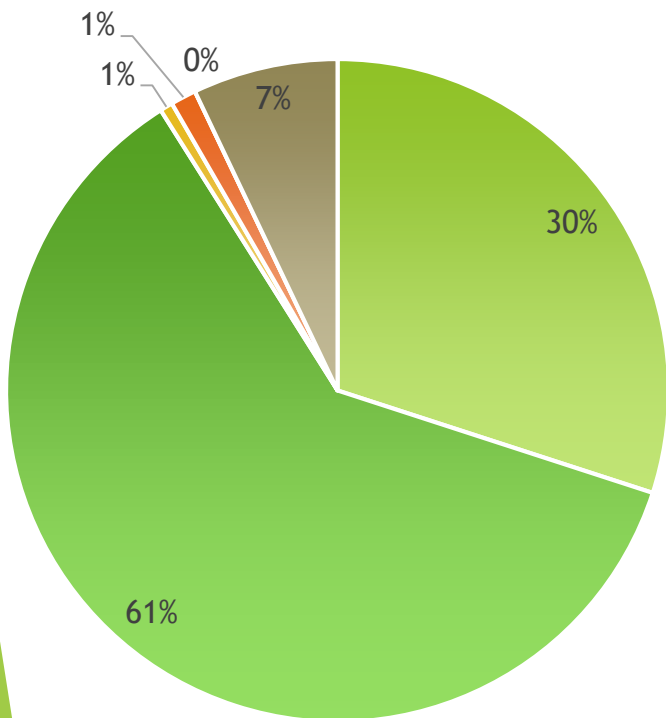
Cartographer Name: Stessy Cocerez, Planner II, PBC Community Services Department
 Date Map Created: April 23, 2020
 Map Data Collected On: January 23-24, 2020
 Data Source: Human Services Division, CSD, Point-In-Time Data (collected through the Dharma App)



2020 PIT Count - Race

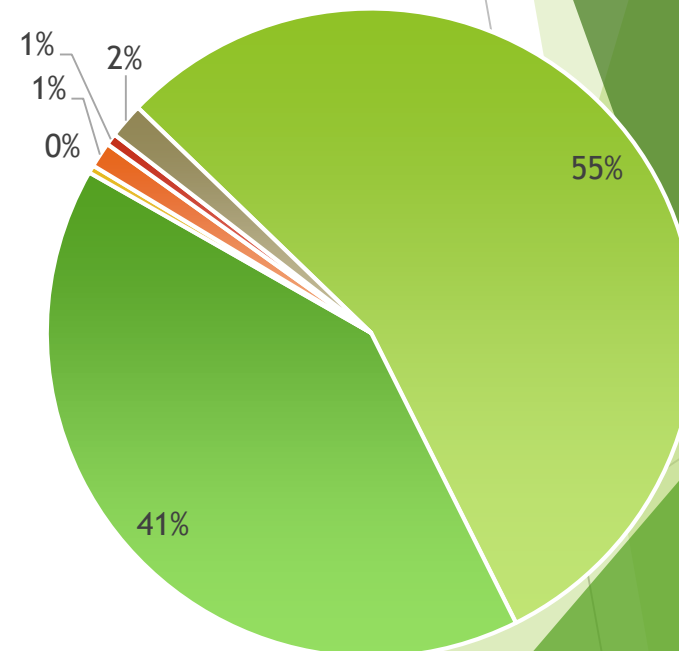
► Unsheltered/Sheltered pie charts represents how many people were counted in the PIT Count by Race

Sheltered



- White - 144
- Black or African-American - 293
- Asian - 3
- American Indian or Alaska Native - 6
- Native Hawaiian or Other Pacific Islander - 0
- Multiple Races - 34

Unsheltered



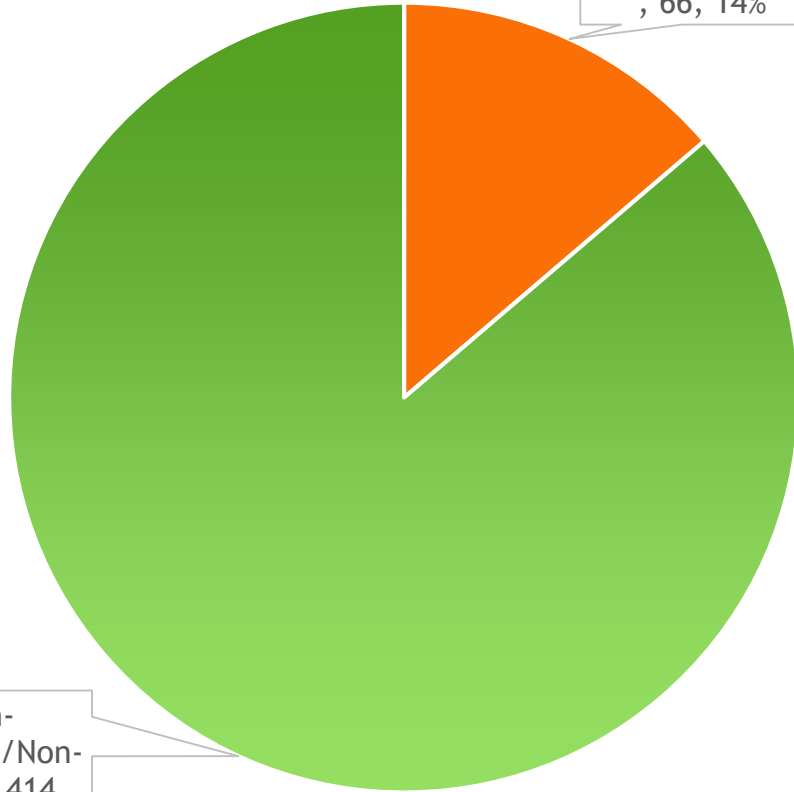
- White - 569
- Black or African-American - 417
- Asian - 4
- American Indian or Alaska Native - 13
- Native Hawaiian or Other Pacific Islander - 6

2020 PIT Count - Ethnicity

- ▶ Sheltered/Unsheltered pie charts represents how many people were counted in the PIT Count by Ethnicity

Sheltered

Hispanic/Latino
, 66, 14%

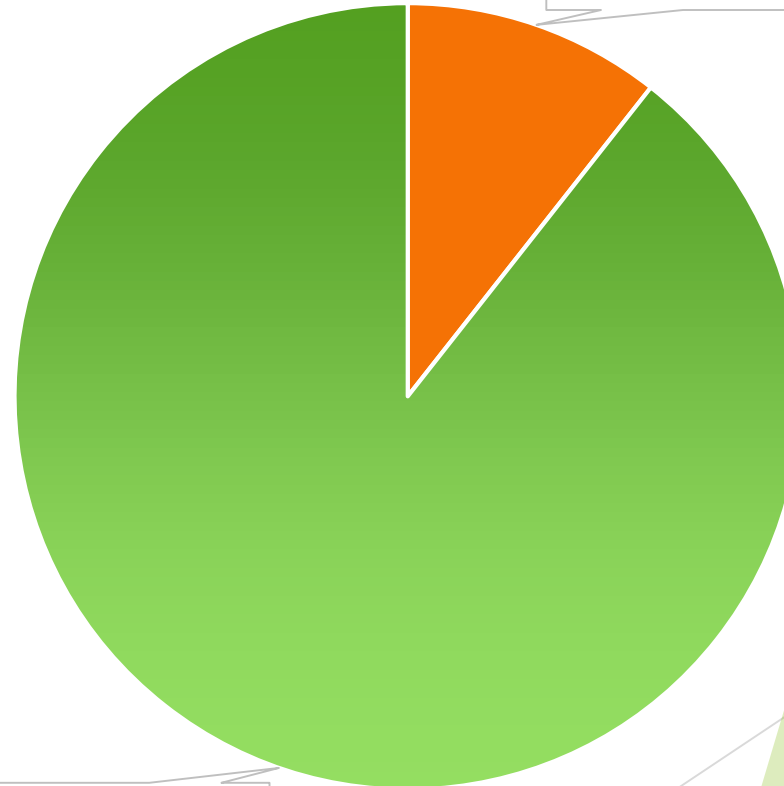


Non-
Hispanic/Non-
Latino, 414,
86%

■ Hispanic/Latino ■ Non-Hispanic/Non-Latino

Unsheltered

Hispanic/Latino, 109,
11%

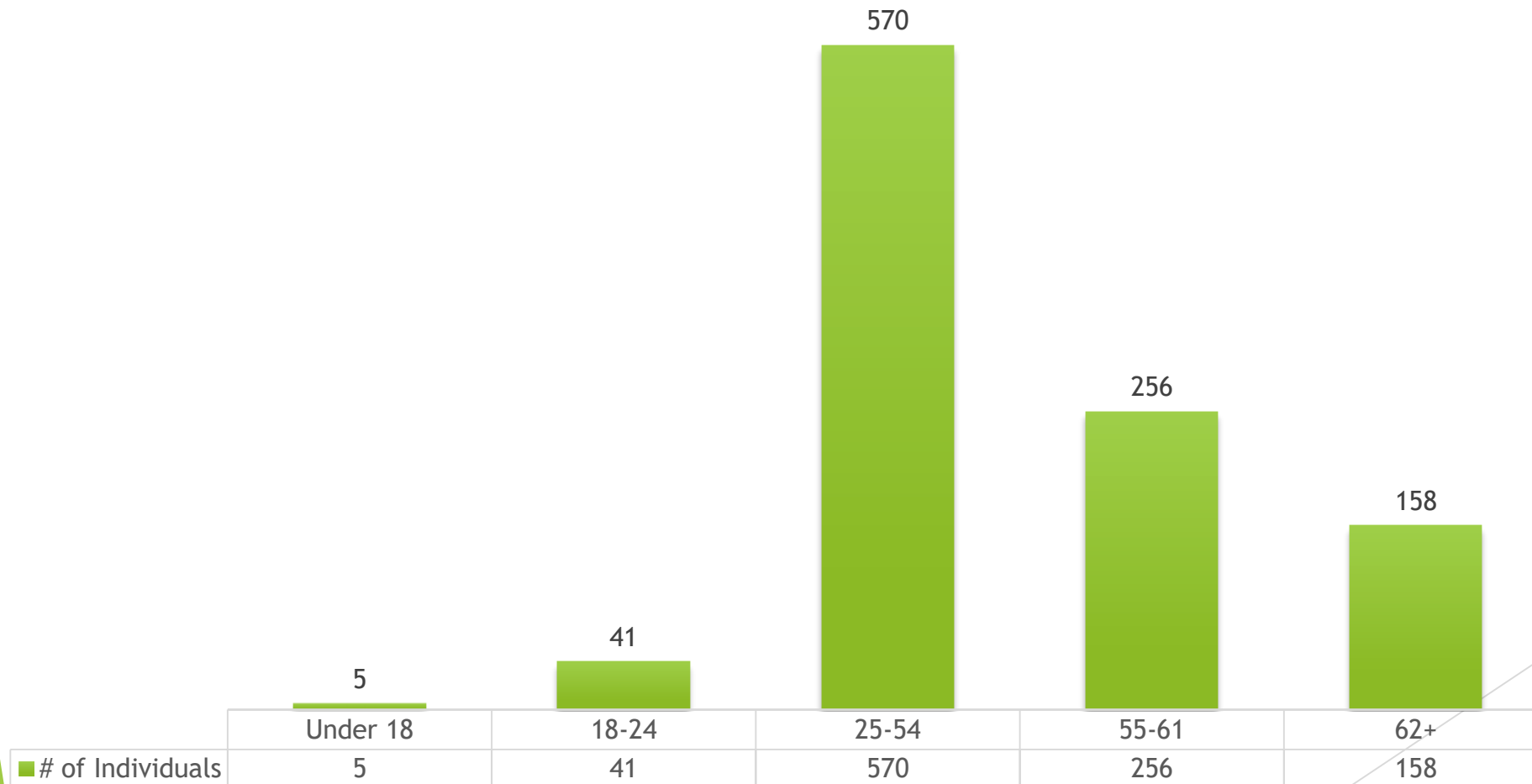


Non-Hispanic/Non-
Latino, 918, 89%

■ Hispanic/Latino ■ Non-Hispanic/Non-Latino

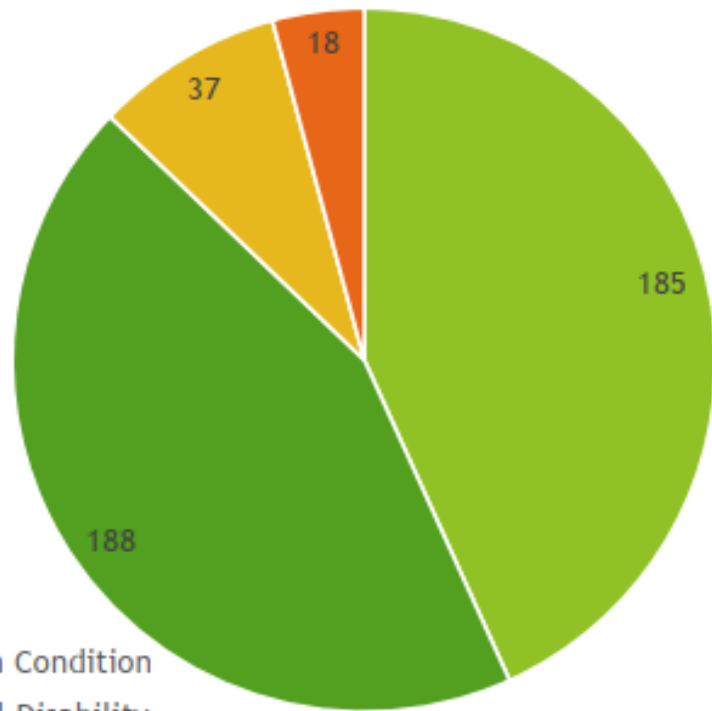
2020 PIT Count - Unsheltered - Age Range

- ▶ The graph below shows the number of unsheltered persons experiencing homelessness by their reported age.

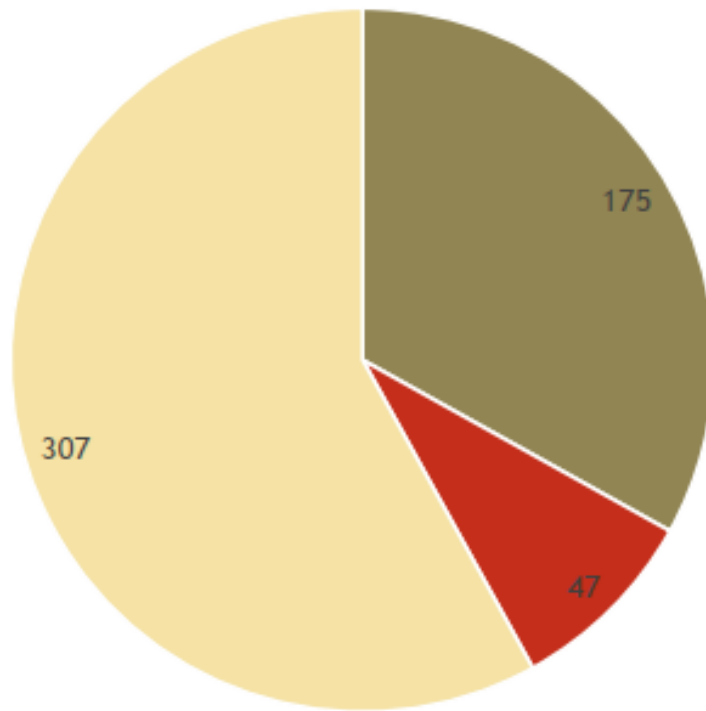


2020 PIT Count - Unsheltered - Health Conditions

- ▶ Unsheltered pie charts represents how many people were counted in the PIT Count by self identifying as having one or multiple Health Conditions



- Mental Illness
- Chronic Health Condition
- Developmental Disability
- HIV/AIDS

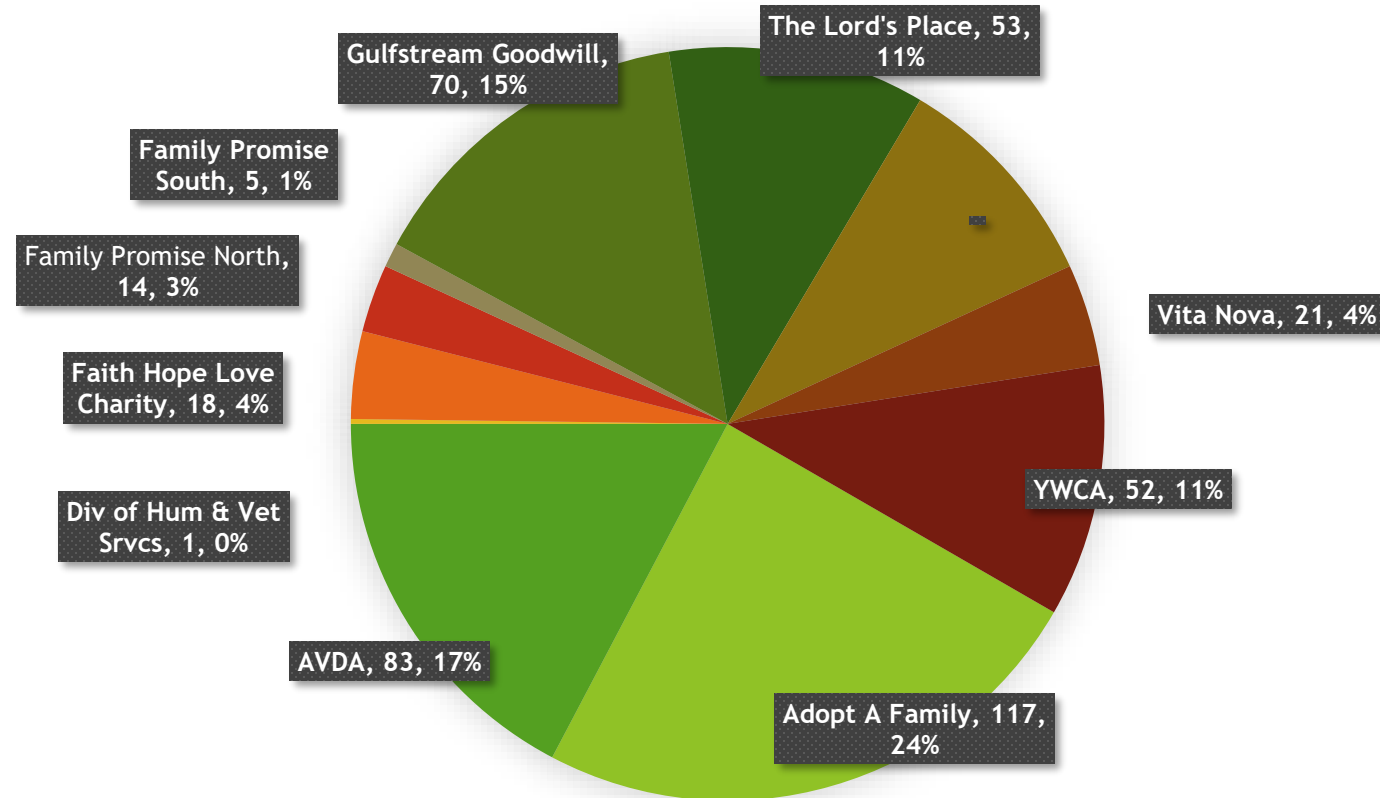


- Substance Use Disorder
- Domestic Violence
- Alcohol

2020 PIT Count - Shelters

This chart represents our partnered agencies who counted homeless people in their shelters on the night of the PIT Count. A total of 480 persons were sheltered. 361 persons in Emergency Shelter and 119 persons in Transitional Housing.

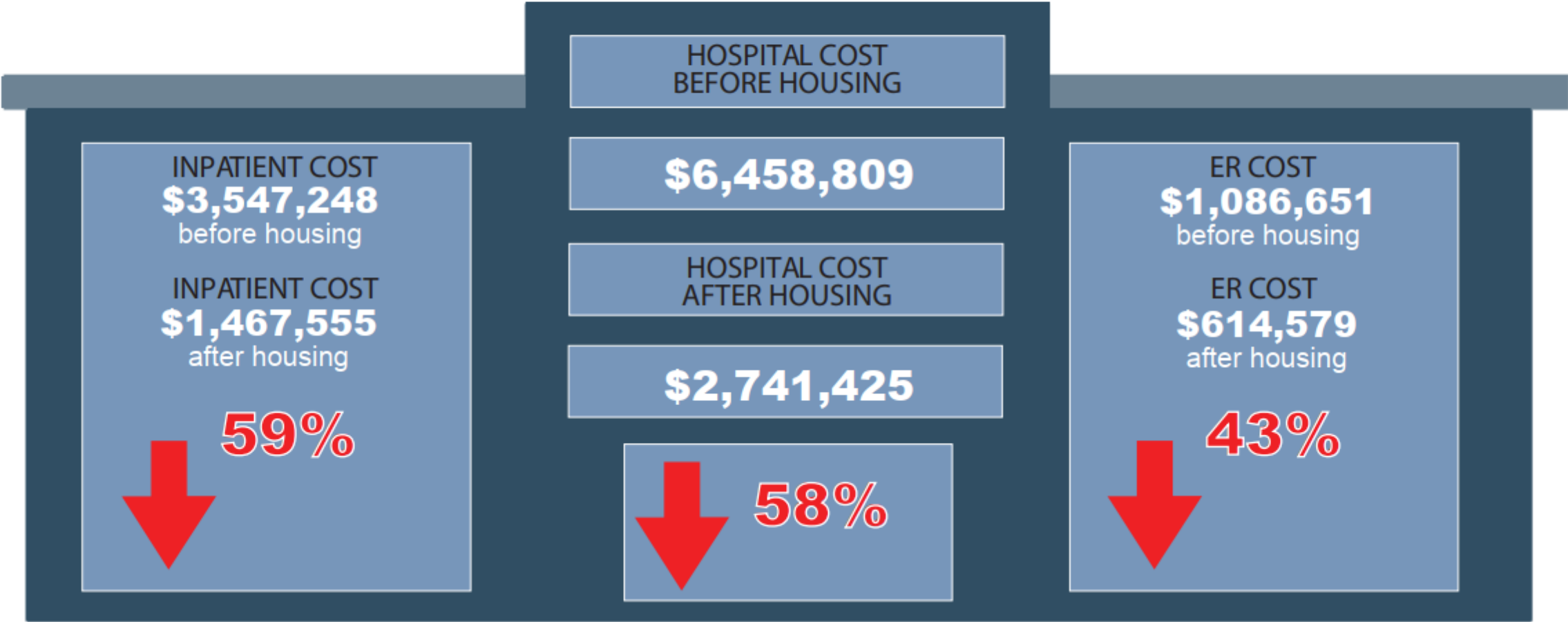
Persons in Shelter (ES - TH)



The Cost of Homelessness in PBC



PERMANENT SUPPORTIVE HOUSING COST SAVINGS





down
65%

Arrests and bookings two-years prior to housing totaled **\$74,256** (84 arrests). After housing, the cost fell to **\$25,636** (29 arrests), a reduction of **65%**.



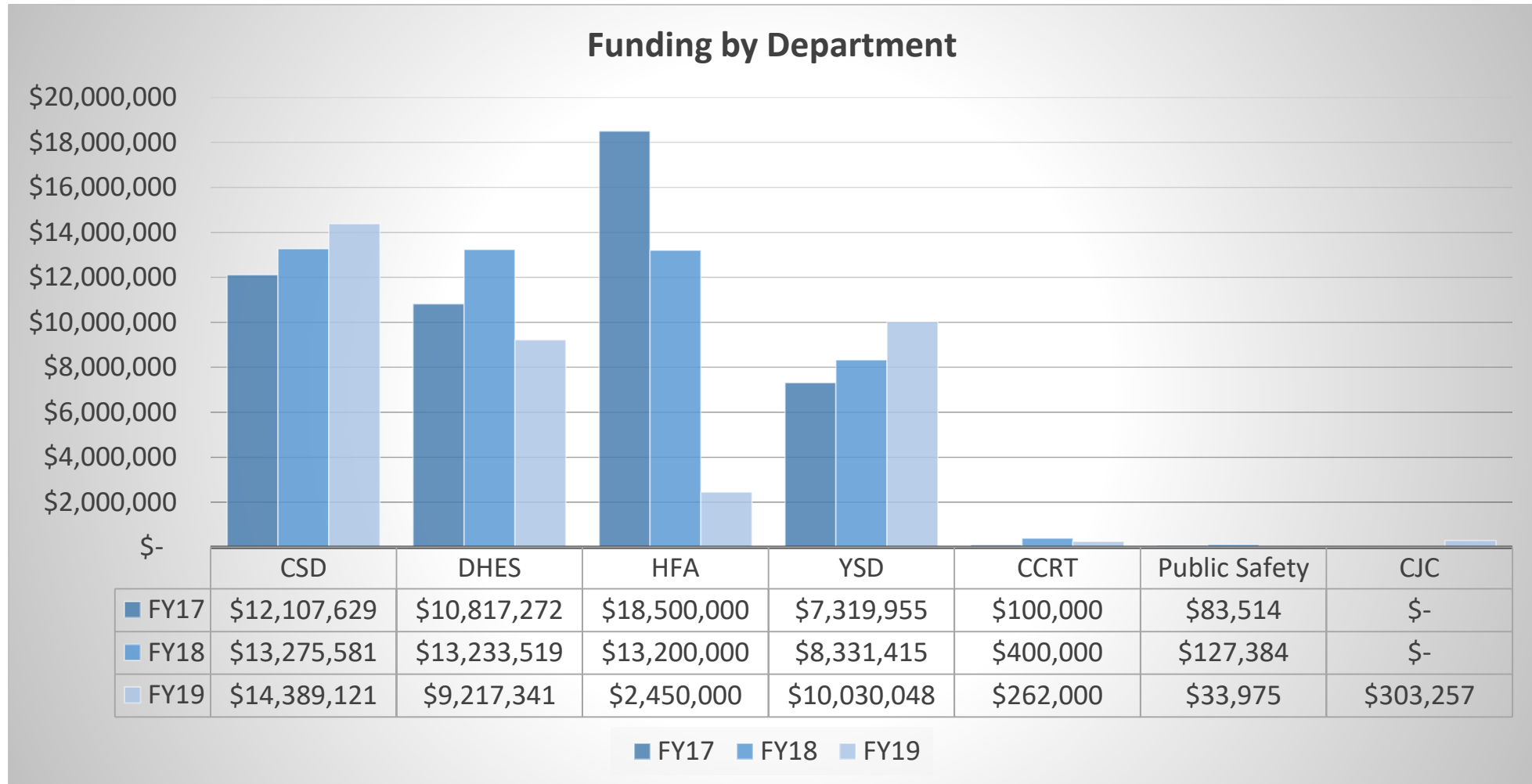
down
72%

Days spent in jail two- years prior to housing totaled **\$123,447** (2,053 days). After housing the cost of fell to **\$34,274** (570 days), a reduction of **72%**.

Total savings for
arrests, bookings and jail time

\$137,792

PBC Financial Resources Allocated to Households at 140% and Below

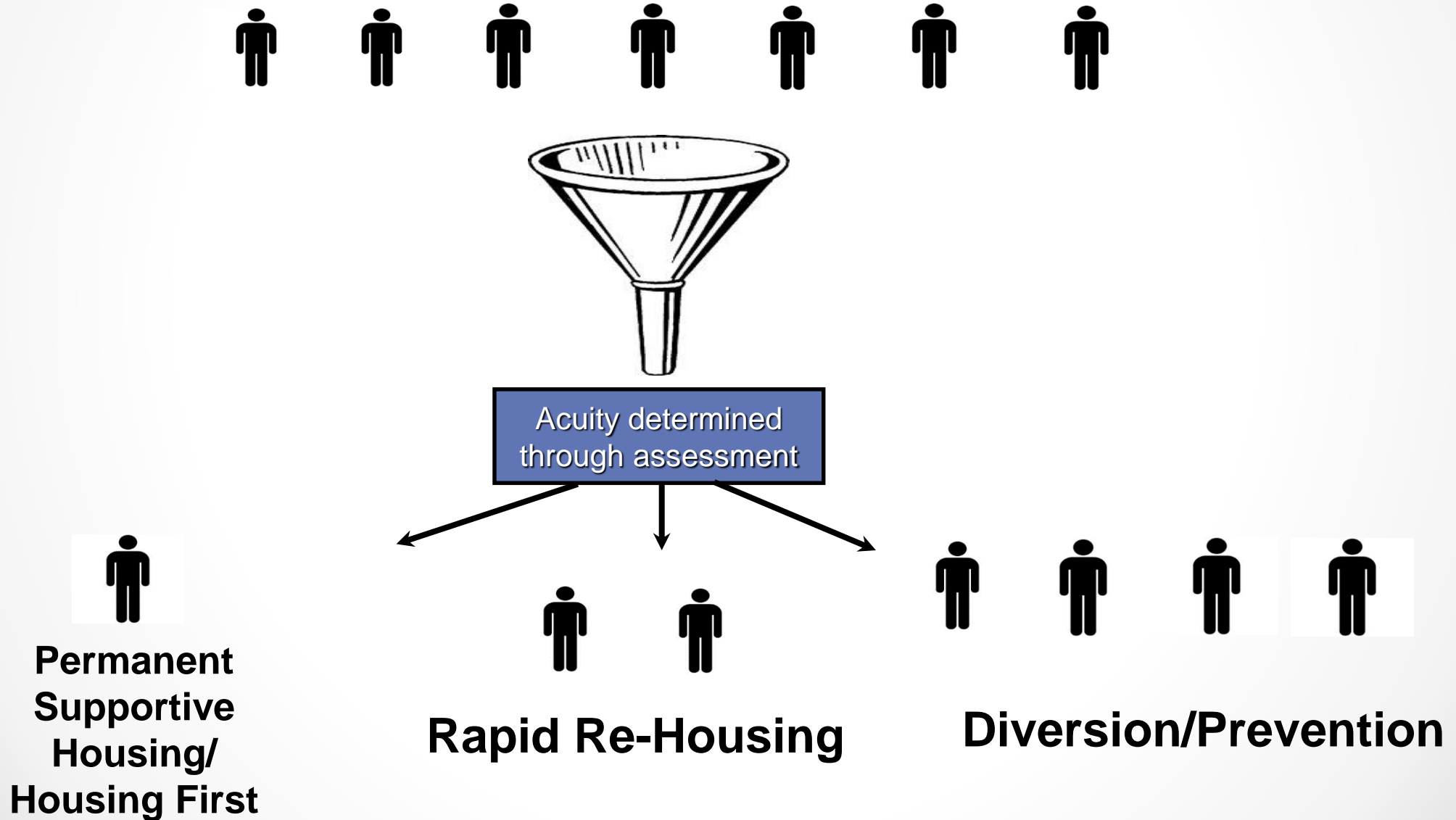


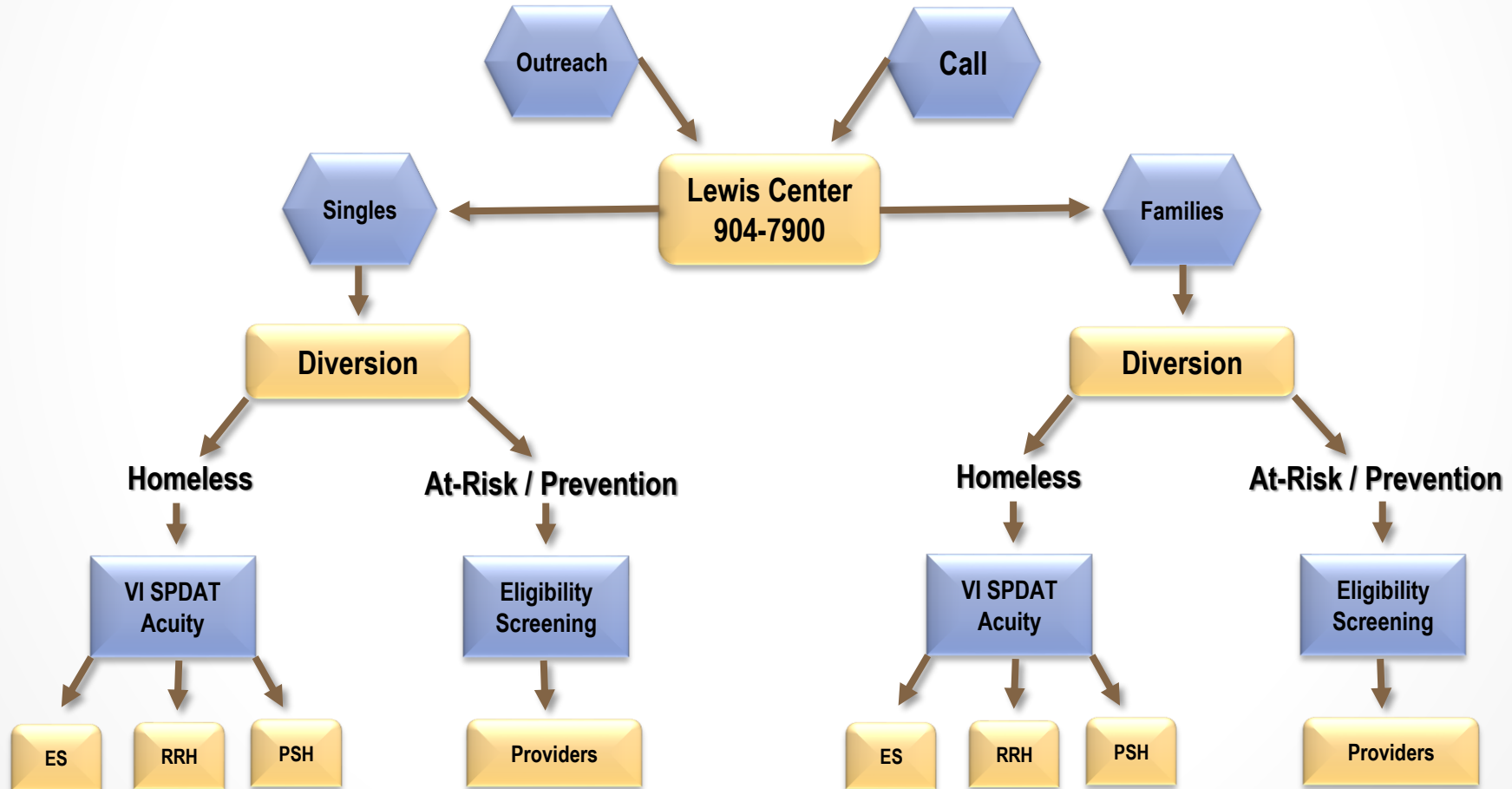


COORDINATED ENTRY / HOMELESS DISPATCH CENTER

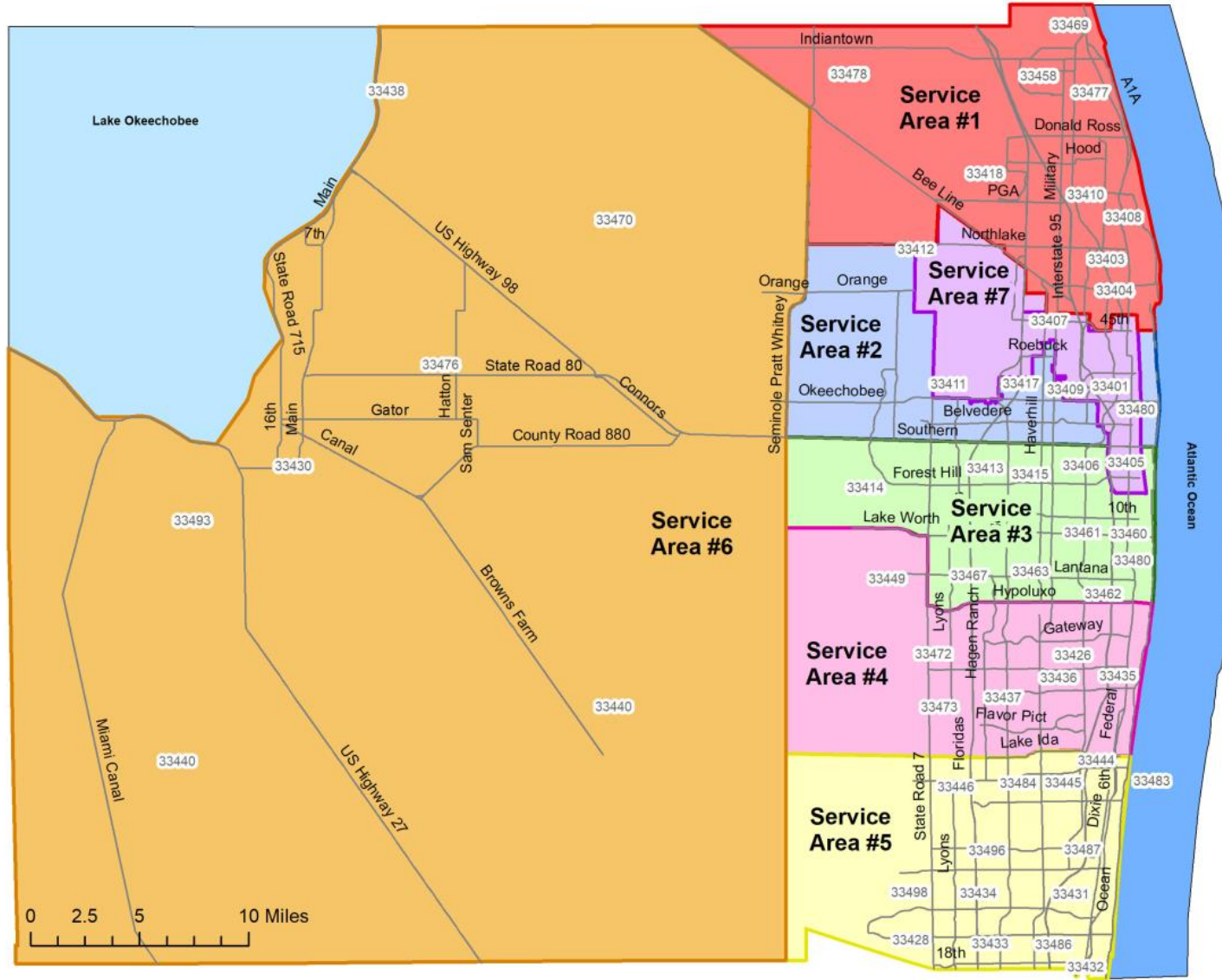


Palm Beach County Homeless Services "Coordinated Entry"





Homeless Outreach Map - Service Areas



Service Area	Organization Responsible
1	HOT
2	TLP
3	HOT
4	TLP
5	HOT
6	TLP
7	WPB



0 2.5 5 10 Miles

Cartographer name: Stessy Cocerez, Planner II, PBC Community Services Department
 Map Created: May 24, 2021
 Data Source: Human Services Division, PBC Community Services Department
 For more information, please contact: Rand Graham, (561) 355-4636, RGraham@pbcgov.org



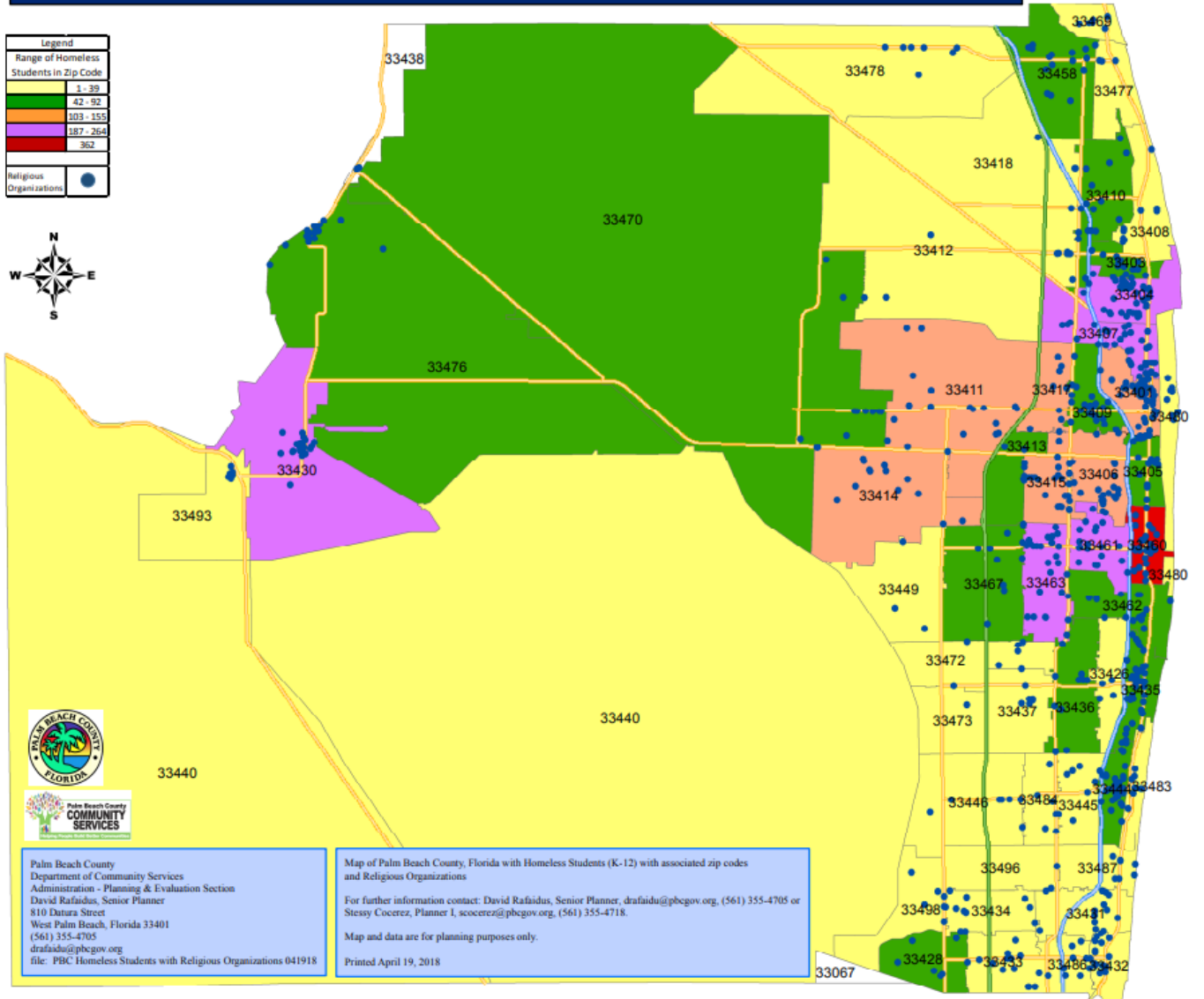
Service Area	Team Assigned
1	PBC Homeless Outreach Team
2	The Lord's Place HOT
3	PBC Homeless Outreach Team
4	The Lord's Place HOT
5	PBC Homeless Outreach Team
6	The Lord's Place HOT
7	WPB Homeless Outreach Team

FAITH IN ACTION PBC AND SYSTEM COLLABORATION

Palm Beach County Homeless Students by Zip Code and Proximity to Religious Organizations

Zip/Postal Code	Number of Homeless Students
33468	1
33477	1
33480	1
33488	1
33440	2
33469	2
33482	3
33473	6
33483	6
33498	6
33484	9
33408	10
33446	10
33449	10
33496	10
33493	12
33478	14
33472	15
33412	19
33432	21
33434	21
33486	21
33426	22
33437	22
33431	28
33487	31
33433	33
33418	34
33445	39
33436	42
33403	43
33413	44
33470	44
33444	45
33409	48
33467	51
33476	51
33420	56
33458	65
33428	67
33405	75
33462	75
33435	92
33406	103
33417	110
33401	125
33414	128
33415	137
33411	155
33463	187
33461	197
33430	198
33407	214
33404	264
33469	362
33438	No Homeless Students
TOTAL	3386

Legend	
Range of Homeless Students in Zip Code	
1 - 39	Green
42 - 92	Light Green
103 - 155	Yellow
187 - 264	Orange
362	Red



Palm Beach County
Department of Community Services
Administration - Planning & Evaluation Section
David Rafaidis, Senior Planner
810 Datura Street
West Palm Beach, Florida 33401
(561) 355-4705
drafaidu@pbcgov.org
file: PBC Homeless Students with Religious Organizations 041918

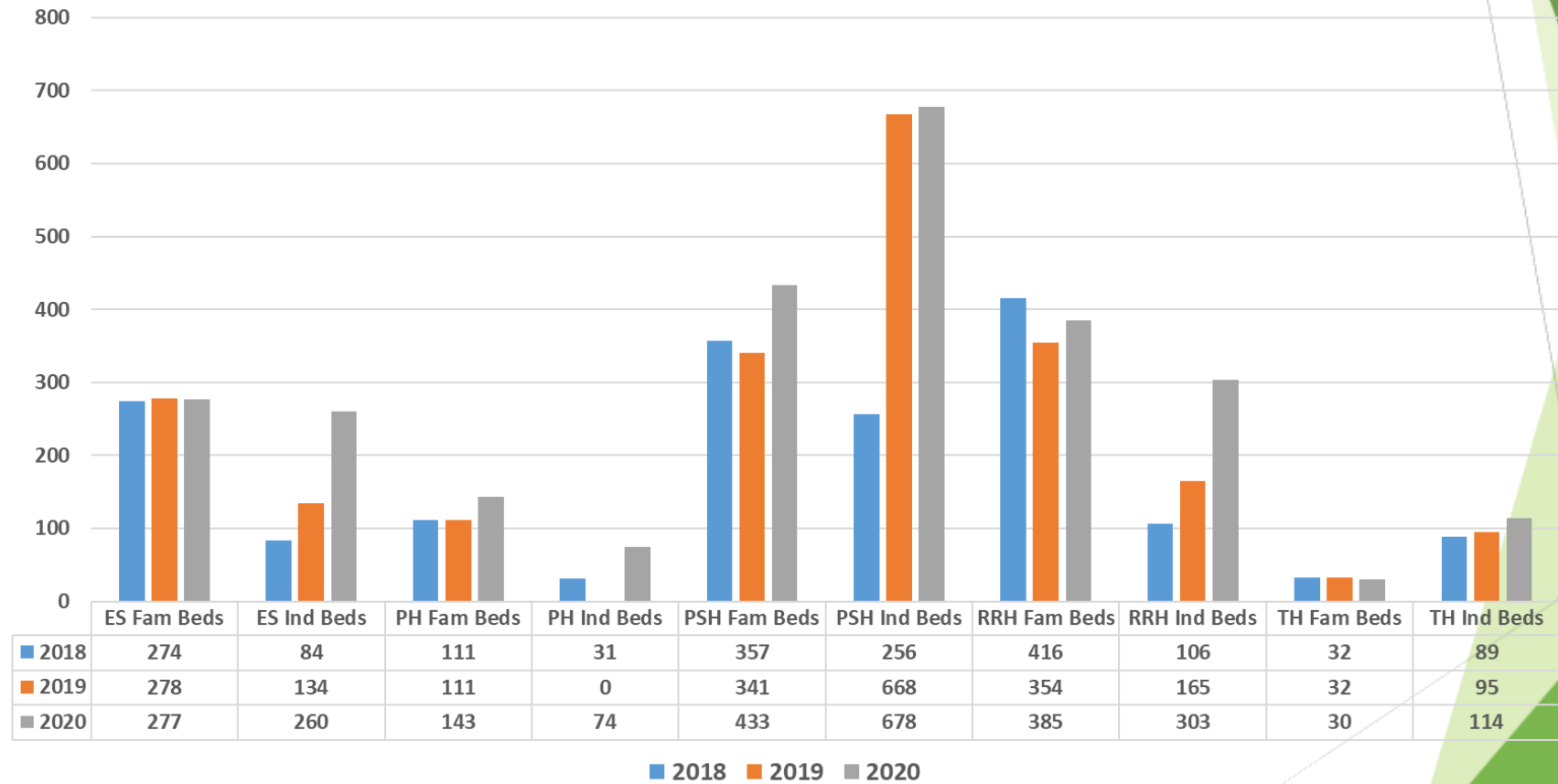
Map of Palm Beach County, Florida with Homeless Students (K-12) with associated zip codes and Religious Organizations
For further information contact: David Rafaidis, Senior Planner, drafaidu@pbcgov.org, (561) 355-4705 or Stessy Cocerez, Planner I, scocerez@pbcgov.org, (561) 355-4718.
Map and data are for planning purposes only.
Printed April 19, 2018

Six Ways Faith-based Entities Can Assist

1. Advocacy
2. Support Services
3. SMART Landlord
4. Family Promise Model
5. HMIS Integration
6. Housing Development

SHELTER BEDS

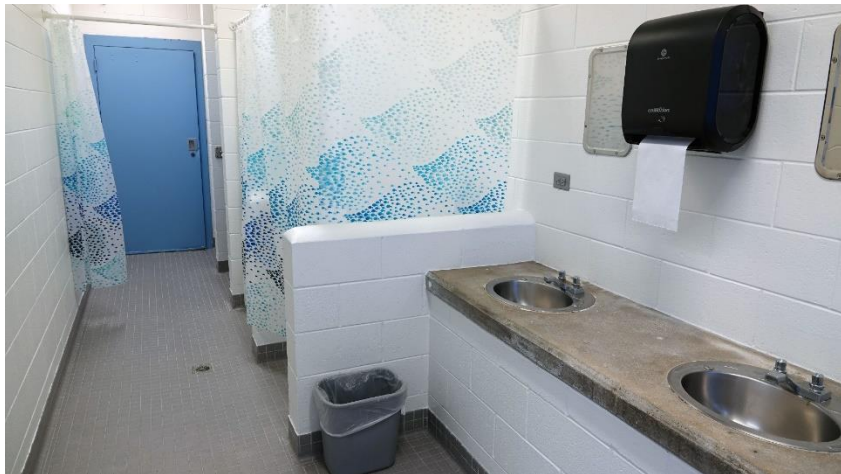
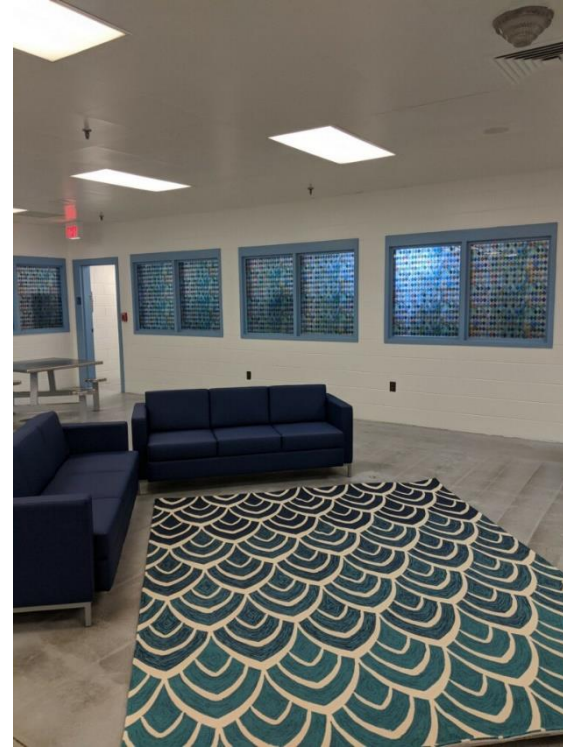
Homeless Beds in PBC:



The Lewis Center (60 shelter beds)



Lewis Center Annex at Fairgrounds



Partners:

- **Goodwill**
- **PBSO**
- **Rebel Recovery**
- **SEFBHN**
- **Parks & Rec**
- **Community Services**
- **TLP**
- **Healthcare District**
- **SCMH**
- **FDO**
- **PBC Fire Rescue**
- **Assorted Healthcare Providers**



Six (6) Bed Intake Facility in Belle Glade, Florida
Forty-two (42) Bed Facility in Pahokee, Florida



Cottage Homes June 2022

The cottage homes of Lake Worth will provide 17 units of supportive housing to families experiencing homelessness



Homeless Resource Center 2 in Lake Worth June 2022

The new HRC will bring an additional 74 beds of emergency shelter to PBC, as well as provide interim housing for families, youth, and singles



The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. The shapes are primarily triangles and polygons, creating a dynamic, layered effect. The text is centered in the white space between these shapes.

AFFORDABLE HOUSING CRISIS IN PBC

Affordable Housing Demand Conditions

1

Since 2014, Palm Beach County's owner-occupancy down from 70.2 to 68.6 percent; renter-occupancy up from 29.8 to 31.4 percent of total occupied housing units

2

The \$42,233 Median Household Income of Renter-occupied Units in Palm Beach County is 58% of the Median Household Income of Owner-occupied Units

3

The majority (57 percent) of Palm Beach County workers are employed in low wage service sector occupations with hourly wages that translate to workers earning 40-60% of the County's median household income

Affordable Housing Demand Conditions

4

There are 97,368 cost-burdened renter households in Palm Beach County, of which, 52.7% (51,282 renter households) are “severely” cost-burdened

5

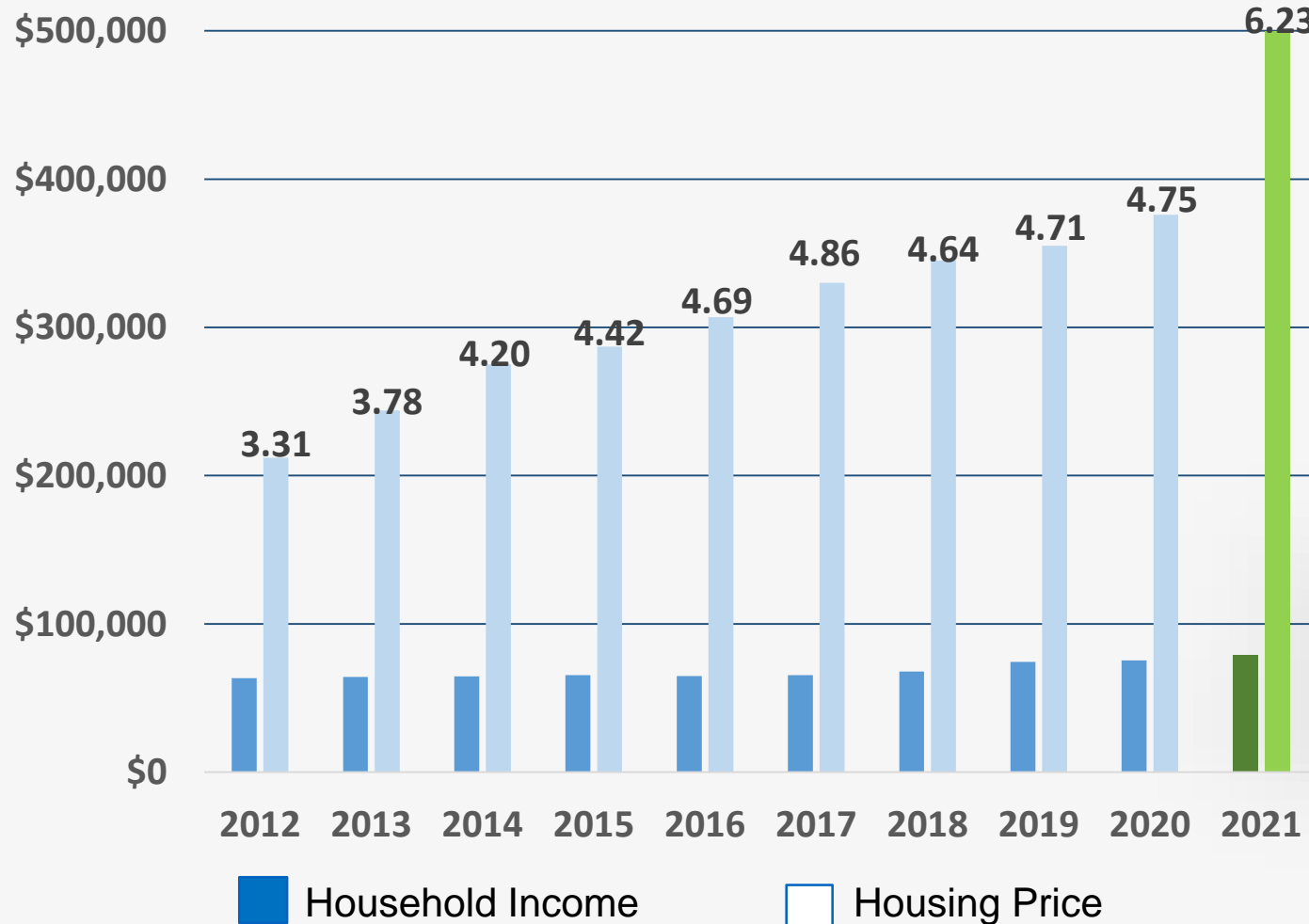
According to Florida DEO 2019-2027 Employment Projections (EP), occupations projected to gain the “most new jobs” include retail salespersons, food preparation & serving workers and customer service representatives

6

Notwithstanding future COVID economic impacts, DEO projected population and employment estimates indicate Palm Beach County’s future housing demand will continue to be substantially weighted towards renter households in the “very low” to “moderate” household income categories

Price as a Multiple of Income

Ratio of median housing price to median household income 2012 – 2021



In 2012, a median priced Single Family home cost 3 times median income. In 2021, a median priced SF home (\$500k) costs 6 times median income (\$80,200).

RENTS TOO!

To afford the \$1,468 Fair Market Rent for a 2-bedroom apartment, a tenant needs annual income of \$58,720 or \$28.23 per hour.

Source: U.S. HUD / Miami Association of Realtors

Poverty Rates & Median Renter Incomes

Palm Beach County Poverty Rate	Individuals	Families
2014	14.6%	10.5%
2018	12.8%	9.0%

Poverty Status	Individuals	Families	Median Renter Household Income
Belle Glade	42.1%	34.7%	\$17,195
Pahokee	37.9%	33.0%	\$20,192
Mangonia Park	32.5%	32.9%	\$34,458
South Bay	31.8%	29.5%	\$24,567
Lake Worth	24.7%	18.6%	\$31,312
Riviera Beach	22.8%	17.3%	\$32,392
Glen Ridge	18.9%	6.7%	N/A
Lake Park	17.7%	12.3%	\$35,973
Lantana	17.6%	15.8%	\$34,831
West Palm Beach	17.5%	12.2%	\$40,613

Average Monthly Rent by Submarket

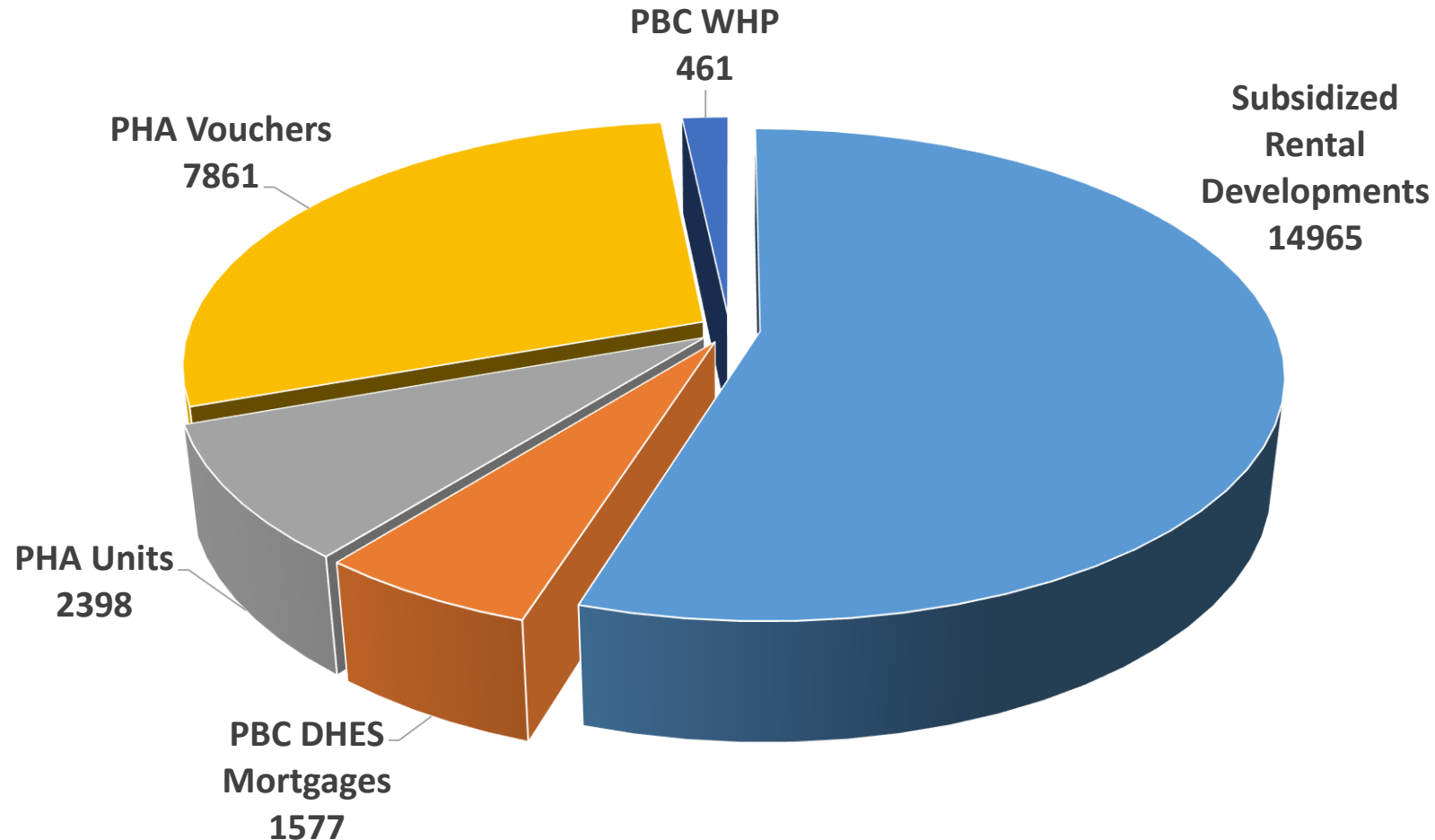
Submarket	1 BR	2 BR	3 BR
Jupiter/Tequesta/Palm Beach Gardens/North Palm Beach	\$1,605	\$1,945	\$2,232
Central West Palm Beach/Royal Palm Beach	\$1,358	\$1,574	\$1,968
Eastern West Palm Beach	\$1,764	\$1,926	\$1,884
Central Lake Worth Beach/Lantana	\$1,315	\$1,572	\$1,906
Greenacres	\$1,357	\$1,593	\$1,915
Wellington/Western Lake Worth Beach	\$1,651	\$1,899	\$2,382
Boynton Beach/Boynton Beach East	\$1,556	\$1,744	\$2,188
Delray Beach	\$1,985	\$2,187	\$2,373
East Boca Raton	\$2,342	\$2,584	\$3,227
Central Boca Raton/West Boca Raton	\$1,674	\$2,002	\$2,402

Renter Affordability by Household Income Categories

Income Range	Median HH Income Palm Beach County	Income @ Range		Monthly HH Income by Range		Affordable Rent @ 30% of Income		Palm Beach County Mean Rent	Affordability Gap @ Mean	
		51%	80%	51%	80%	51%	80%		51%	80%
Low Income Renters	\$42,223	51%	80%	\$1,759	\$2,815	\$528	\$844	\$1,890	51%	80%
		\$21,113	\$33,778	\$1,759	\$2,815	\$528	\$844		1,362	1,046
Moderate Income Renters		81%	120%	\$2,815	\$4,222	\$844	\$1,267		81%	120%
		\$33,779	\$50,668	\$2,815	\$4,222	\$844	\$1,267		1,046	623
Middle Income Renters		121%	140%	\$4,222	\$4,926	\$1,267	\$1,478		121%	140%
		\$50,669	\$59,112	\$4,222	\$4,926	\$1,267	\$1,478		623	412

Affordable Housing Inventory

Currently, there are over 27,000 affordable housing units countywide for 0 – 140% AMI.



Affordability restrictions on nearly 1,000 of these units will expire by 2025, including 418 elderly and 556 family units.

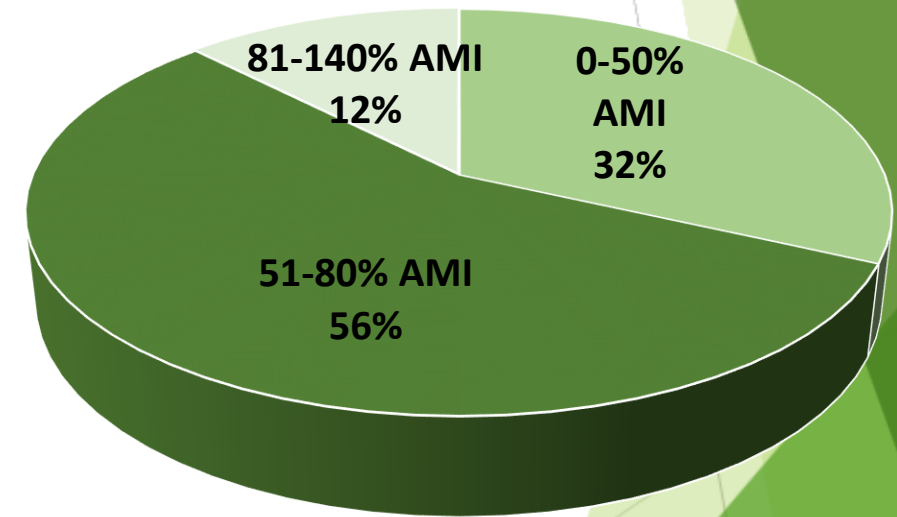
Affordable Housing Production 2018-2020

From 2018 - 2020, DHES and its partners completed 2,042 housing units through new construction, acquisition, rehabilitation, and foreclosure prevention for households up to 140% of Area Median Income (AMI).

Income Group	Units
0-50% AMI	808
51-80% AMI	1,415
81-140% AMI	313
Total	2,536

Source: PBC Department of Housing and Economic Sustainability

Housing Units by Income Group



Metric – County affordable housing production

Metric – housing production for <50% AMI



Units Losing Affordability in Five Years

Year	Name	# Assisted Units	Category
2019	Glades Diamond, 100 Down Circle, Belle Glade	64	Elderly
2019	Boca Islands East, 70 SE 11 th Street, Boca Raton	52	Family
2020	Shirley H. Gould House, 21000 Ruth & Baron Coleman Blvd., Boca Raton	100	Elderly
2020	El Cid Apartments, 315 Almeria Road, West Palm Beach	72	Elderly
2021	St. Andrews Residence, 208 Fern Street, West Palm Beach	182	Elderly
2023	Stoney Brook Apartments, 1555 Martin Luther King Jr. Blvd., Riviera Beach	216	Family
2024	Congress Park, 3010 Congress Park Dr., Lake Worth	288	Family
2025	PBC Group Home, 322 10 th Street, West Palm Beach	5	Disabled
		Total: 979	

Population	Supportive Housing Need
Homeless Individuals and Families (includes 114 Veterans)	491*
Child Welfare Engaged Families and Young Adults in Transition	346
Criminal Justice Involved <i>FUSE popn (166)</i>	806
Intellectual & Developmentally Delayed	305
Group Home Waitlist	125
Nursing Home Waitlist	30
Addiction	6
Total	2163
<i>*Unduplicated</i>	



EMERGENCY RENTAL & UTILITY ASSISTANCE PROGRAM (ERAP-I & ERAP-II)

EMERGENCY RENTAL ASSISTANCE PROGRAMS (ERAP 1 & ERAP 2)

ERAP 1

- Authorized by the Consolidated Appropriations Act of 2021
- **PBC Allocation:\$45,196,100**
- 100% of funds received from Treasury
- Expenditure deadline of 9/30/2022
- Treasury may re-capture funding and re-allocate to grantees who have obligated at least 65% of funding by 9/30/21
- Eligibility:
 - Less than 80% AMI
 - Financial Hardship or unemployment due to covid
 - Risk of experiencing homelessness
- Max assistance 15 months

ERAP 2

- Authorized by the American Rescue Plan Act
- **PBC Allocation:\$48,921,763.90**
- 40% of funds received, remaining 60% to be released once 75% of funds received are obligated
- Expenditure deadline of 9/30/2025
- Treasury may re-capture funding and re-allocate to grantees who have obligated at least 50% of funding by 03/30/2022
- Eligibility:
 - Less than 80% AMI
 - Financial Hardship or unemployment due to OR DURING covid
 - Risk of experiencing homelessness
- Max assistance 18 months (Can not exceed 18 months from ERAP & ERAP2)

funds may be used for rental assistance, relocation assistance, utility assistance, and housing stability services*

Area Median Income (80% and Below)

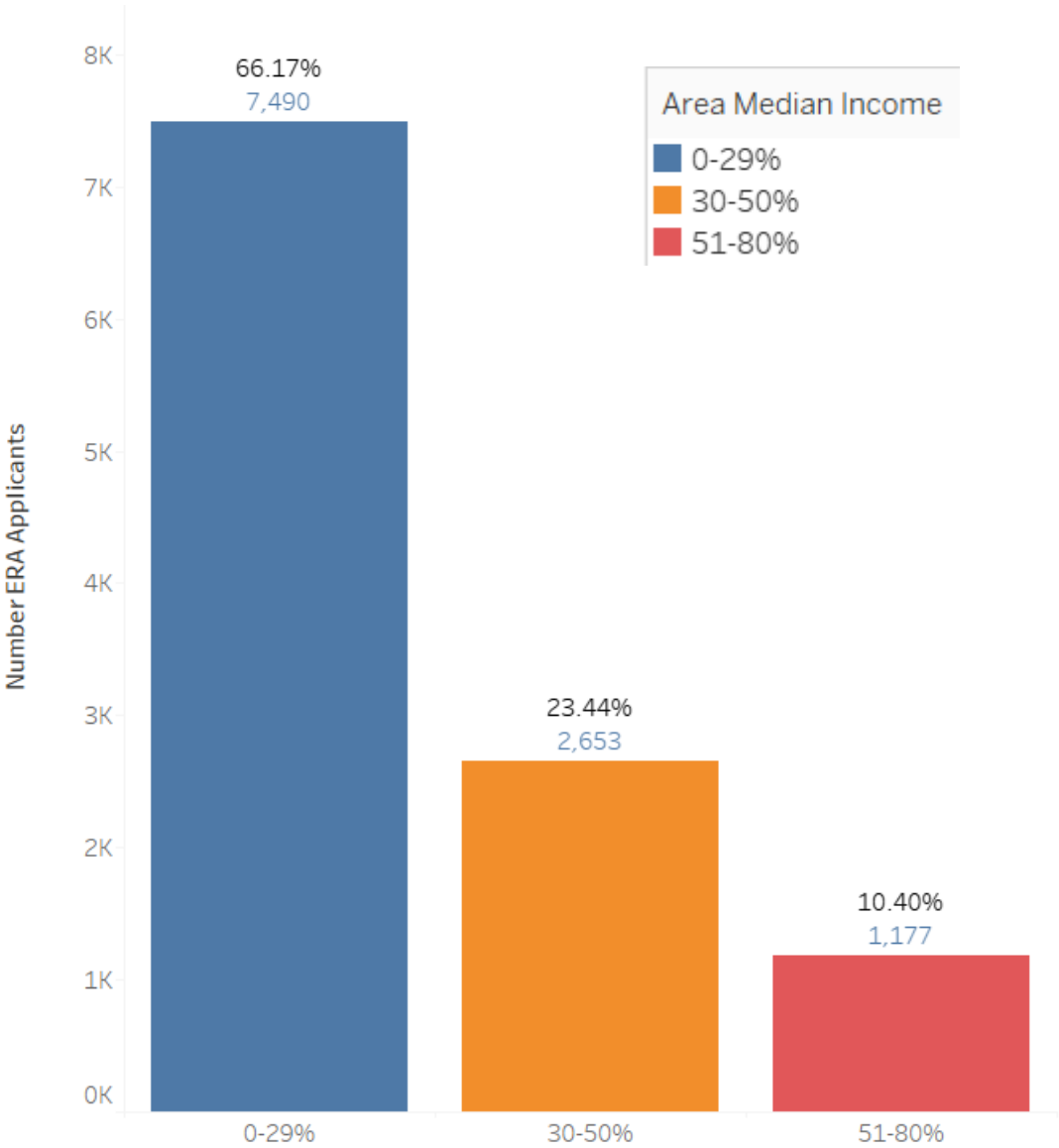
Household/ Family Size	30%	50%	80%
1	\$18,450	\$30,750	\$49,200
2	\$21,100	\$35,150	\$56,200
3	\$23,750	\$39,550	\$63,250
4	\$26,350	\$43,900	\$70,250
5	\$30,680	\$47,450	\$75,900
6	\$35,160	\$50,950	\$81,500
7	\$39,640	\$54,450	\$87,150
8	\$44,120	\$57,950	\$92,750
9	\$48,600	\$61,500	\$98,350
10	\$53,080	\$65,000	\$104,000

ERA 1 ASSISTANCE THROUGH SEPTEMBER 20TH

\$31,926,747
disbursed

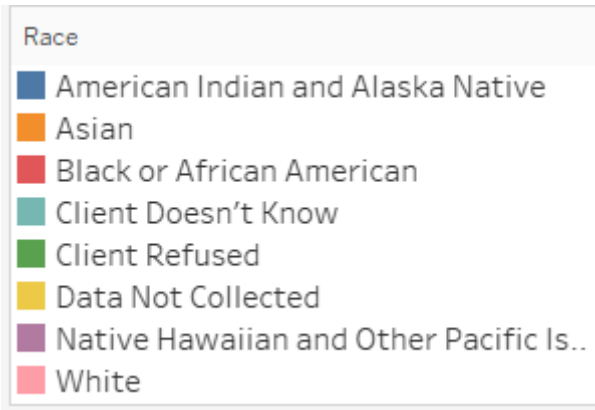
5,277 unique
households

Area Median Income (AMI) of Applicants

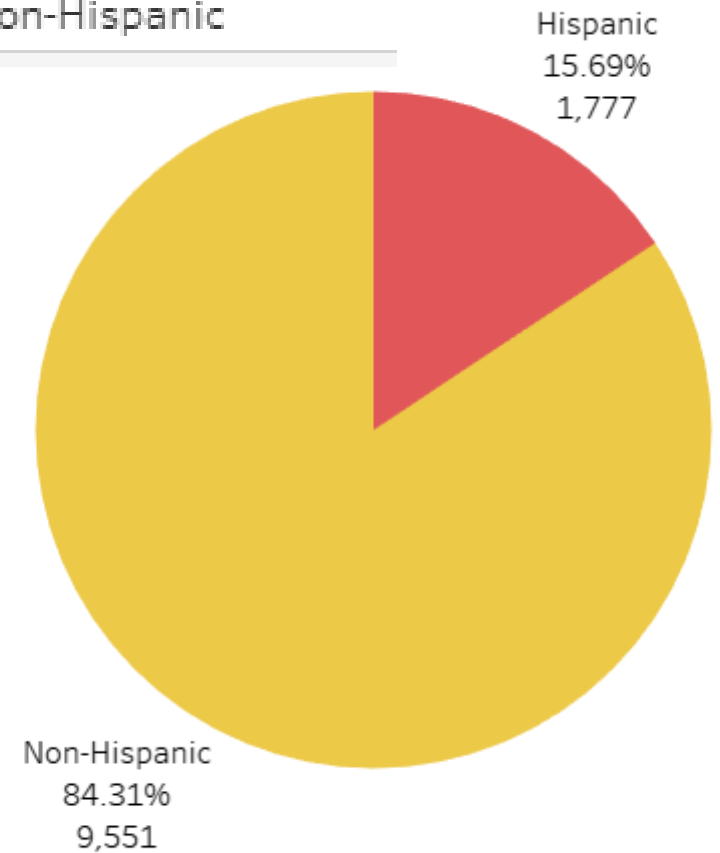
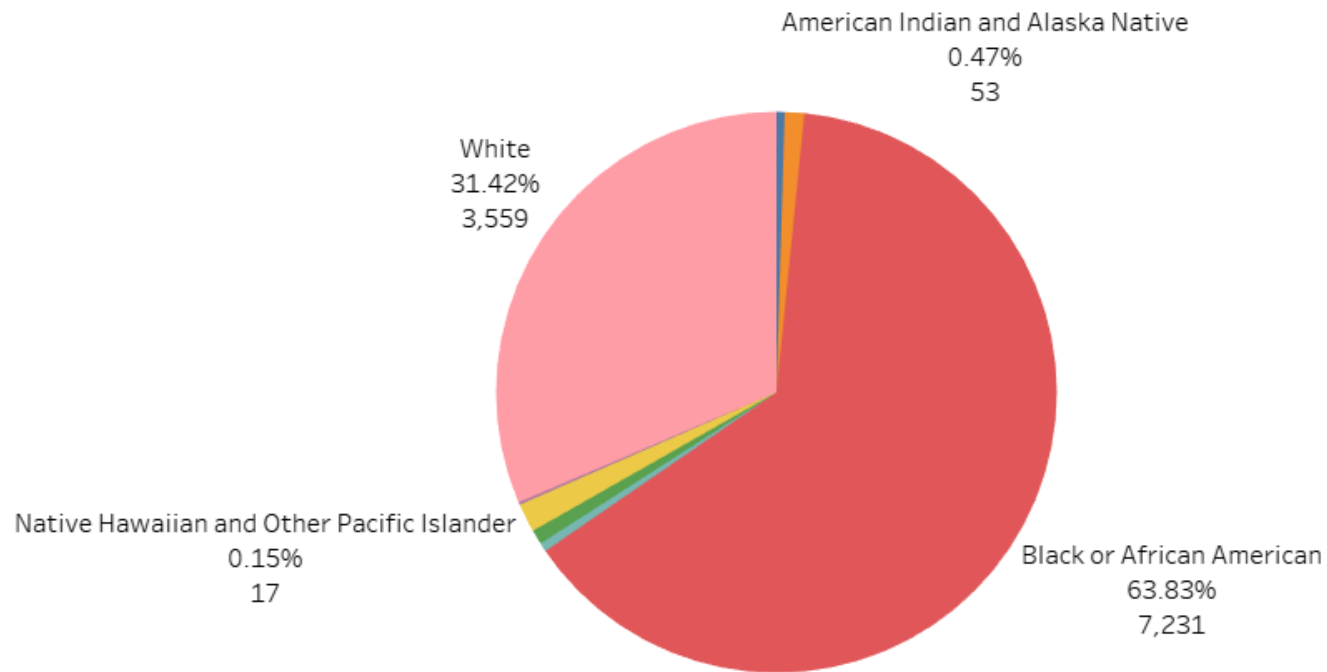


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RACE & ETHNICITY OF APPLICANTS



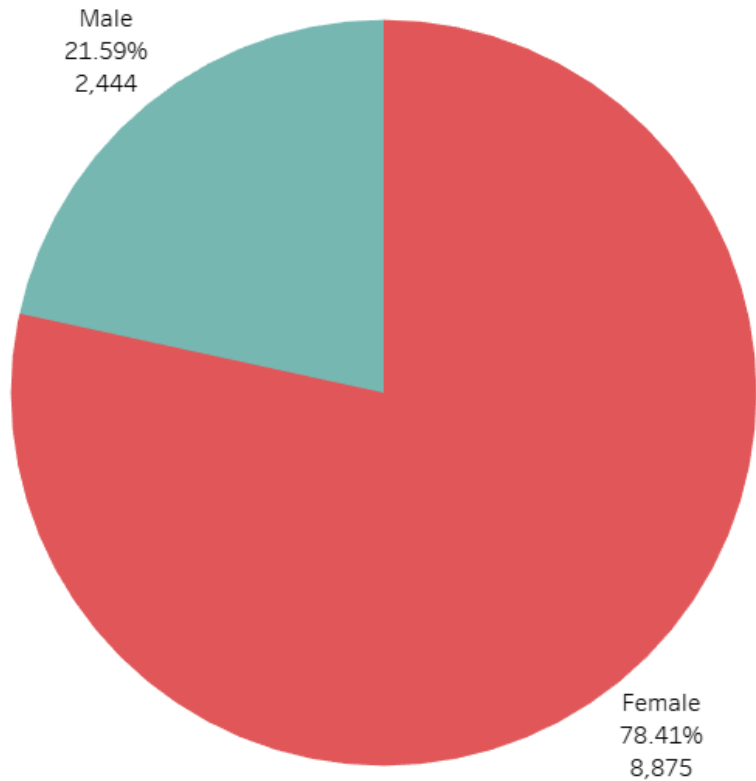
Ethnicity Ind



AGE, SEX/GENDER OF APPLICANTS

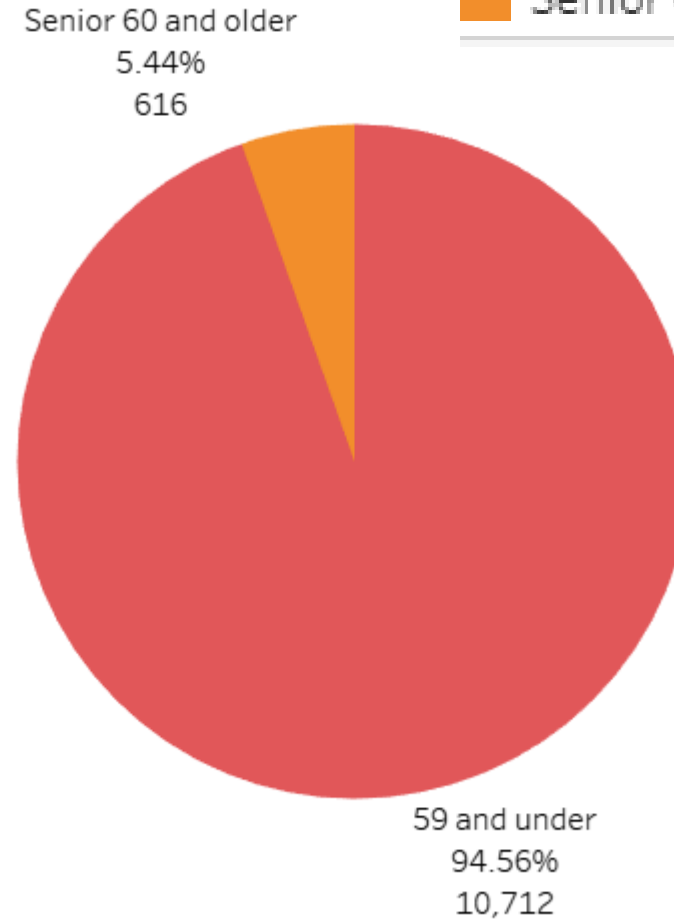
SEX

- Female
- Male



Age Groups

- 59 and under
- Senior 60 and older










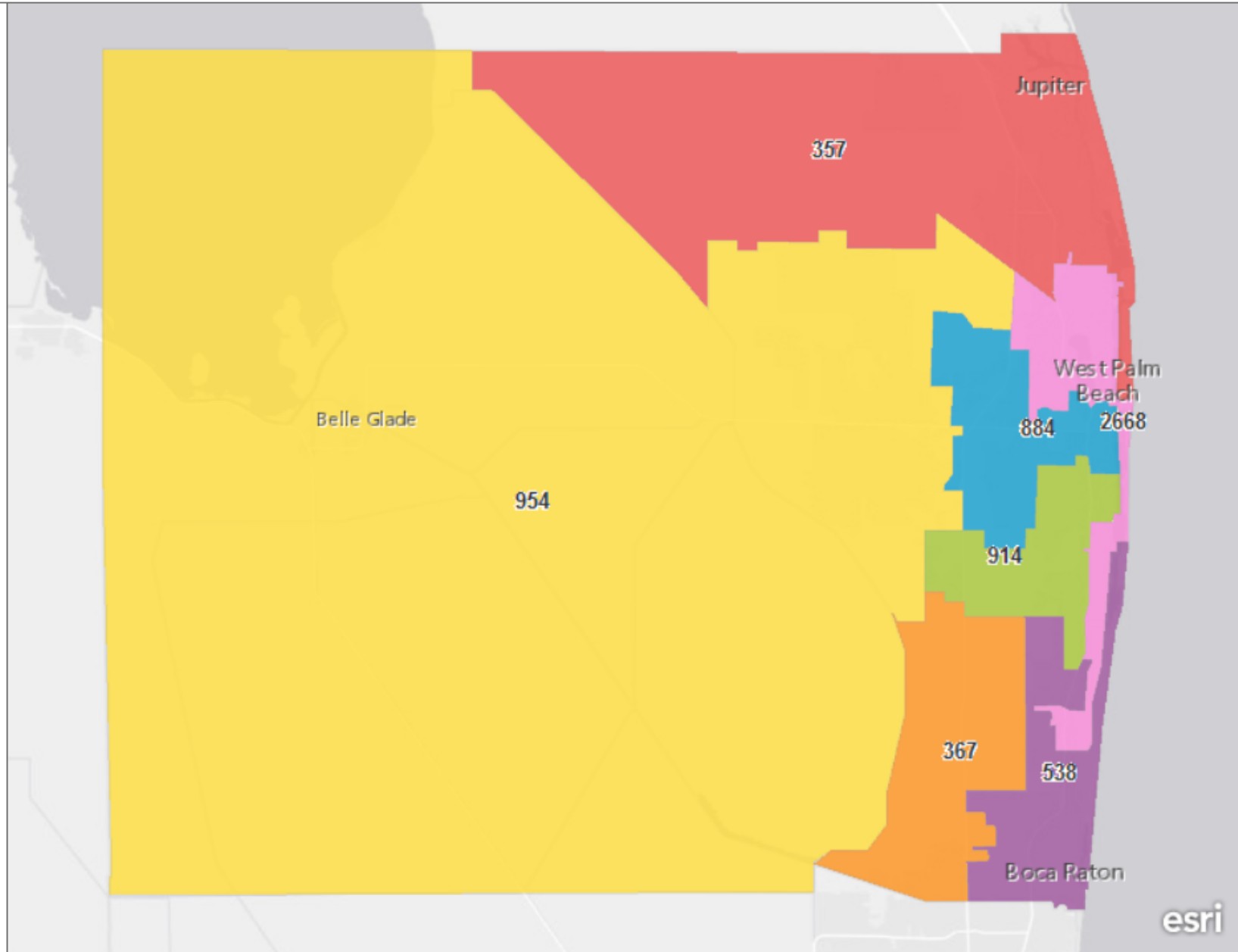
APPLICANTS BY COMMISSIONER DISTRICT

District Boundaries and Total Number of Applicants

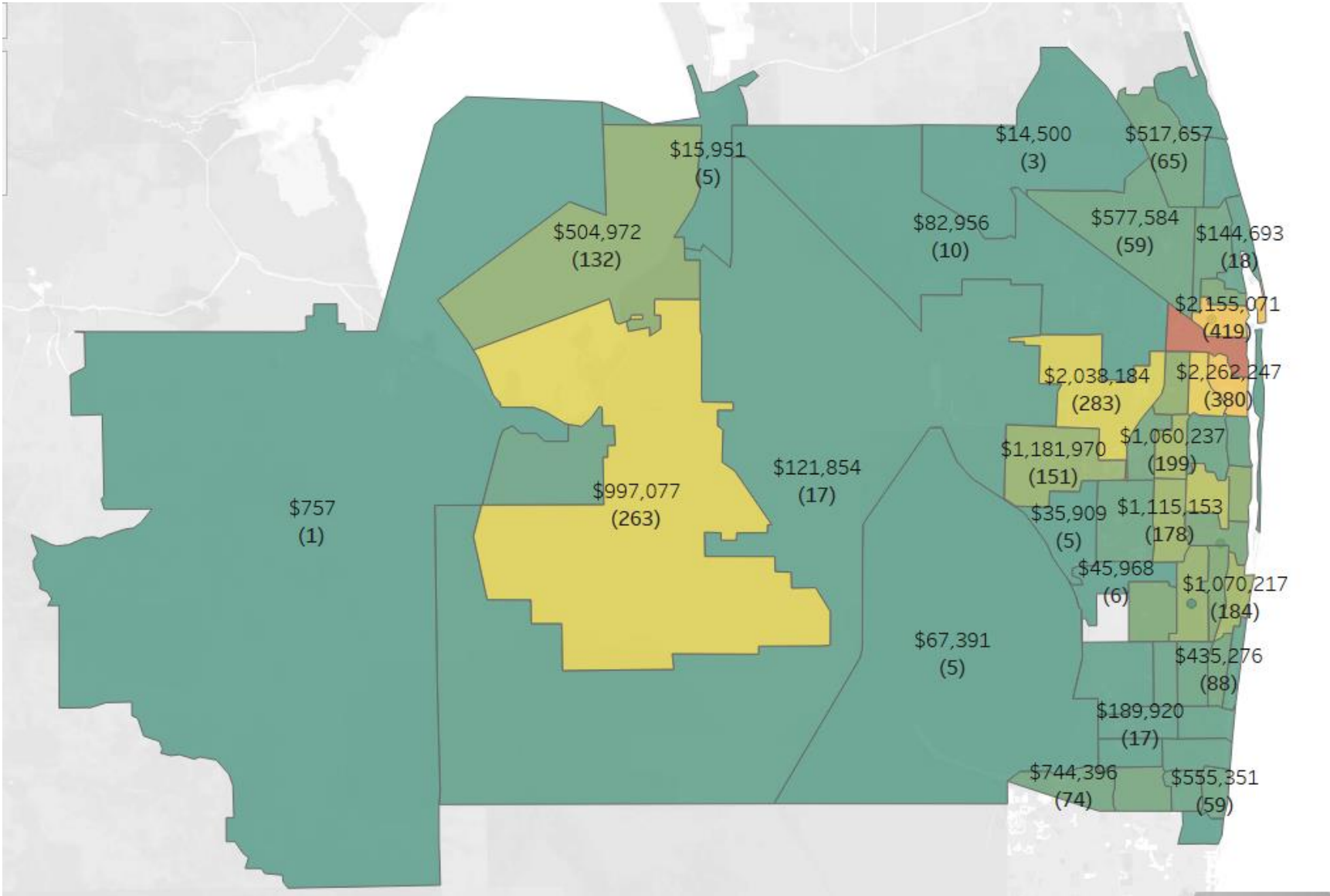
County Commission Districts

Commissioner Name and District

-  District 1- Maria G. Marino
-  District 2- Gregg Weiss
-  District 3- Dave Kerner
-  District 4- Robert S. Weinroth
-  District 5- Maria Sachs
-  District 6- Melissa Mckinlay
-  District 7- Mack Bernard



CITY OF RESIDENCE OF APPLICANTS



ATLANTIS	1
DEERFIELD BEACH	1
HAVERHILL	1
JUNO BEACH	1
HIGHLAND BEACH	1
SOUTH PALM BEACH	2
TEQUESTA	4
CANAL POINT	5
OCEAN RIDGE	2
PALM BEACH SHORES	5
HYPOLUXO	6
LOXAHATCHEE	17
PALM BEACH	24
NORTH PALM BEACH	23
LAKE WORTH BEACH	39
MANGONIA PARK	39
SOUTH BAY	46
LANTANA	71
JUPITER	75
LAKE PARK	84
PALM SPRINGS	89
PALM BEACH GARDENS	108
ROYAL PALM BEACH	95
WELLINGTON	139
PAHOKEE	132
GREENACRES	157
DELRAY BEACH	204
BELLE GLADE	267
BOCA RATON	332
RIVIERA BEACH	430
LAKE WORTH	476
BOYNTON BEACH	595
WEST PALM BEACH	1,856
Grand Total	5,277

RELOCATION ASSISTANCE

- ▶ LIST OF REALTORS TO ASSIST THE TENANT
- ▶ PRE-QUALIFICATION/BALANCE STATEMENT FOR PROPERTY OWNERS
- ▶ WILLING TO PAY INCREASED DEPOSITS
- ▶ CAN ALSO PAY FIRST AND LAST MONTHS RENT
- ▶ CAN ASSIST WITH BACK RENT FOR PREVIOUS LANDLORD AND NEW LANDLORD AS WELL

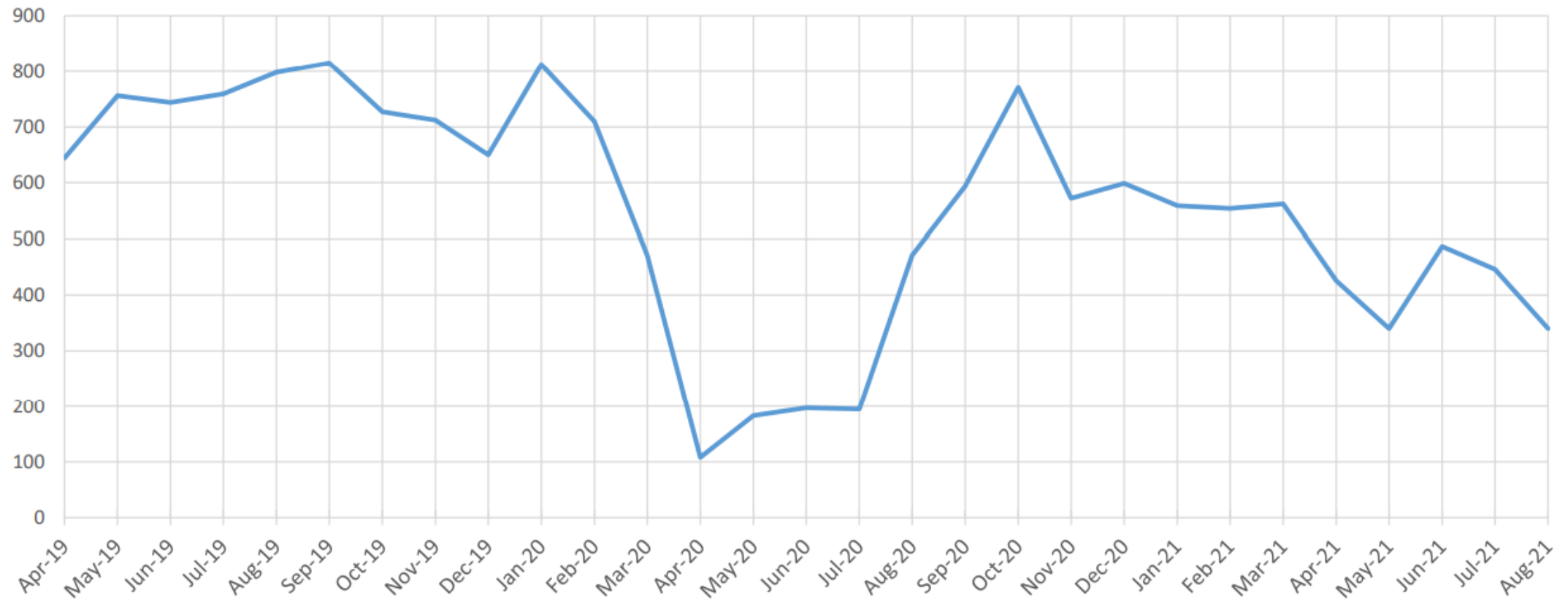
OUTREACH STRATEGIES

- ▶ Weekly lunch and learns held for community on applying for ERA services
- ▶ Mobile outreach vans in communities
- ▶ Partnerships with Florida Rural Legal Services and Legal Aid working directly with courts
- ▶ Door Hangers & Mailers
- ▶ Targeted Radio Ads/Social Media postings
- ▶ News releases
- ▶ Outreach to Municipalities, Faith based entities, Targeted businesses and Nonprofit/System partners

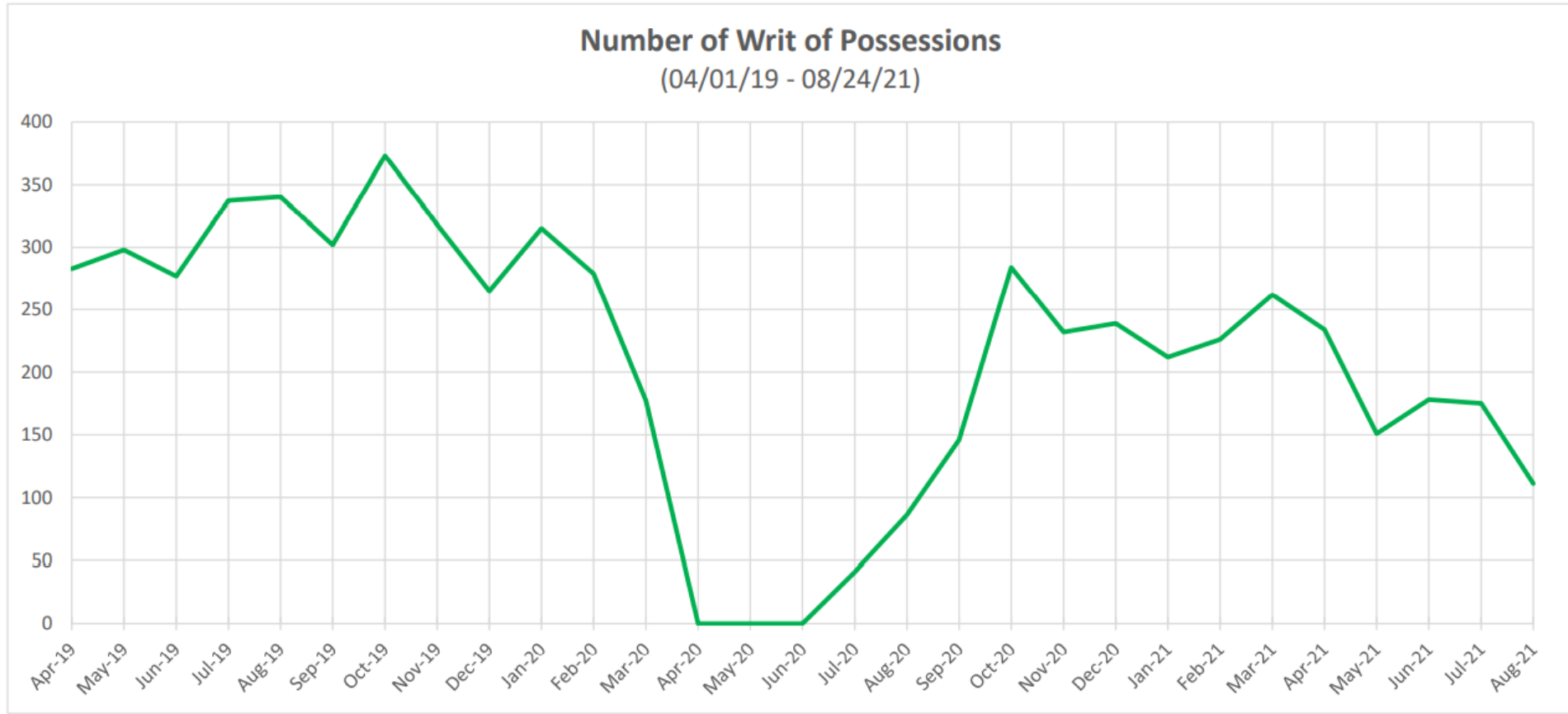


Eviction Cases Filed (By Month) April 1, 2019 - August 24, 2021

Number of Eviction Cases Filed (04/01/19 - 08/24/21)



Writ of Possessions
(Eviction Case Types - By Month)
April 1, 2019 - August 24, 2021



Data generated from Infoview reports.

August 24, 2021

PRE-FILING EVICTION CLINICS, EVICTION DIVERSION PROGRAM & LEGAL SERVICES



Break Out Groups (30 Minutes)

- ▶ All Three Rooms: What Questions or Comments Do You Have About the Data?
- ▶ Room #1: What innovative strategies should we consider to prevent further evictions?
- ▶ Room #2: What strategies should we consider to increase awareness about services available to prevent eviction?
- ▶ Room #3: What are some innovative ways to engage more property owners to increase the availability of affordable housing?