

Fiscal Year 2015/2016

Consolidated Annual Performance and Evaluation Report

Village of Wellington, FL

December 8, 2016

EXECUTIVE SUMMARY

The Village of Wellington was awarded its fourth Community Development Block Grant (CDBG) as an “entitlement” community in Federal Fiscal Year (FY) 2015. Similar to other CDBG entitlement communities, the Village of Wellington elected to use its FY 2015 CDBG grant funding of \$251,645 in the Village’s Fiscal Year 2016 which began October 1, 2015 and ended September 30, 2016.

The Village carried forward \$56,264.53 in unexpended funds from FY 2015 bringing the total CDBG funds available for use in FY 2016 to \$307,909.52

Wellington’s Five Year Consolidated Plan identified the following priorities to which it would target CDBG funding:

- Priority Need 1-Infrastructure Improvements in low and moderate income areas
- Priority Need 2-Increase accessibility to public facilities to improve health and safety standards for special population groups such as persons with disabilities
- Priority Need 3-Improve Neighborhood Recreation areas in low and moderate income areas
- Priority Need 4-Economic Development and Job Training to promoted long term economic and social viability of the community and empower low income persons to achieve self sufficiency
- Priority Need 5-Preservation of housing stock occupied by low and moderate income households

Wellington’s FY 2015/2016 Annual Action Plan identified the following programs and projects to be funded from CDBG:

- Professional Opportunities Program for Students.....\$ 13,000
- Youth Mentoring Program.....\$ 8,500
- Youth Workforce Training Program.....\$ 14,816
- Senior Transportation Assistance.....\$ 15,000
- Housing Rehabilitation Program.....\$150,000
- Planning and Administration.....\$ 50,329

An additional \$34,908.46 in CDBG carryover funds were available for ADA Sidewalk Improvements from FY 2013/2014.

Each of the programs or projects identified in the amended FY 2015/2016 Annual Action Plan addresses one or more of the priority needs in the Village of Wellingtons Five Year Consolidated Plan.

As of September 30, 2016, the Village of Wellington had expended \$9,425.07 in CDBG funding for the Professional Opportunities Program for Students to provide 9 youth from lower income families with life skills training, mentoring and placement in paid five week summer internships with local employers; \$8,445.50 in CDBG funds were expended to provide mentoring and computer coding training to 7 youth

ages 12-17 through the Girls in Technology Program; \$13,564.00 in CDBG funding was expended for the Senior Transportation Program to assist 192 unduplicated senior residents (62 years of age and older) with transportation to medical care and other necessary services; \$33,696.00 of CDBG funds were expended to rehabilitate 2 homes owned and occupied by low and moderate income families and an additional \$68,503.00 of CDBG funds were obligated/encumbered to rehabilitate 4 residences owned and occupied by low and moderate income families and \$42,418.14 in CDBG funds were expended for CDBG planning and general program administration.

Consolidated Annual Performance and Evaluation Report (CAPER)

Required Narratives

1. Performance Measures

The Village of Wellington has adopted the following performance measures for its CDBG Program:

<u>Objectives</u>	<u>Outcomes</u>
1. Creating a Suitable Living Environment	A. Improving availability or accessibility of units or services
2. Providing Decent Housing	B. Improving affordability of housing and other services
3. Creating Economic Opportunities	C. Improving sustainability by promoting viable communities

<u>Activities</u>	<u>Output Indicators/Deliverables</u>
1. A. Youth Workforce Training Program	Provide apprenticeship and training opportunities for local youth in established and emerging industries.
1. A. Youth Mentoring Program	Provide mentoring and anger management training to youth at risk of entering the juvenile justice system
1. A. Senior Transportation and Rides	Provide transportation assistance to 50 senior (age 62 and over) residents.
1. A. Professional Opportunities Program For Students	Provide 10 youth from LMI families with life skills training, mentoring and placement in paid 5 week summer internships with local employers.
2. B. Housing Rehabilitation Program	Provide housing rehabilitation assistance to 10 LMI owner occupied residences.

1 .a. Comparison of Proposed and Actual Accomplishments

The Village estimated it would provide apprenticeship and training opportunities to 10-15 youth ages 18-24 through a microenterprise assistance program. This activity was cancelled. The Village estimated it would provide mentoring and anger management training to 10 youth. 7 youth ages 12-17 were provided mentoring and training in writing computer code through the "Girls in Technology" Program. The Village estimated it would provide transportation assistance to 50 unduplicated senior (age 62 and over) residents and it provided transportation assistance to 192 unduplicated senior residents. The Village estimated it would provide life skills training, mentoring and placement in paid 5 week summer

internships for 10 youth from LMI families through the Professional Opportunities Program for Students. 13 LMI youth participated in the mentoring and life skills training and 9 of the 13 youth were placed in paid 5 week summer internships. The Village projected it would complete the rehabilitation of 10 owner occupied single family residences. Due to staffing changes, rehabilitation of 2 owner occupied residences were completed with CDBG funds obligated/encumbered but not expended for an additional 4 owner occupied single family residences.

2. a. Assessment of Three to Five Year Goals and Objectives

Wellington's Five Year Consolidated Plan identified the following priorities to which it would target CDBG funding:

- Priority Need 1-Infrastructure Improvements in low and moderate income areas
- Priority Need 2-Increase accessibility to public facilities to improve health and safety standards for special population groups such as persons with disabilities
- Priority Need 3-Improve Neighborhood Recreation areas in low and moderate income areas
- Priority Need 4-Economic Development and Job Training to promote long term economic and social viability of the community and empower low income persons to achieve self sufficiency
- Priority Need 6-Preservation of Housing Stock Occupied by low and moderate income households

Each activity assisted with CDBG entitlement funding by the Village of Wellington addressed one or more of these priorities.

b. Affirmatively Furthering Fair Housing

Concurrent with submittal of the Village of Wellingtons Five Year Consolidated Plan and One Year Action Plan, the Village submitted an Analysis of Impediments of Fair Housing Choice that identified the following impediments:

- 1) Limited Public Education and Awareness Regarding Fair Housing Rights and Responsibilities
- 2) Zoning Restrictions on Housing Choices by Established Zoning District

During FY 2015/2016, the Village of Wellington Community Services Department collaborated with the Legal Aid Society to conduct one "Know Your Housing Rights" workshop in the Village of Wellington. The Village also worked with the Palm Beach County Affordable Housing Collaborative and area mortgage lenders to host a housing workshop for first time homebuyers.

The Villages Planning Department continued the process of updating the Unified Land Development Code which is expected to increase housing options across all residential zoning areas and establish special exceptions for varying forms of residential uses in other zoning districts.

c. Affordable Housing

The Village of Wellingtons Five Year Consolidated Plan does not currently identify affordable housing as a priority need and as such, the Village has not allocated CDBG funds to address this need.

d. Continuum of Care Narrative

Palm Beach County is designated as the lead agency with respect to the development and implementation of the Continuum of Care. While the Village of Wellington remains receptive to collaborating with Palm Beach County, other municipalities and nonprofit organizations to assist in implementing the Continuum of Care strategy and or programs, the resources available to the Village of Wellington are extremely limited.

e. Leveraging Resources

The Village of Wellington provides general fund monies to assist with administration of the CDBG program as well as specifically targeting non-federal resources to the Villages “transitional neighborhoods” where the highest concentration of low and moderate income residents and non-owner occupied properties exist. These efforts are expected to continue in FY 2016/2017 and beyond.

f. Citizen Comments

A summary of the Village of Wellingtons FY 2015/2016 CAPER was made available for public review and comment beginning on December 8, 2016 and continuing through December 22, 2016. The Public Notice announcing the availability of the CAPER and inviting public comment was published in the Palm Beach Post on December 8, 2016.

g. Self-Evaluation

As a fourth year CDBG entitlement grantee, the Village of Wellington received a FY 2015 CDBG allocation of \$251,645. As of 09/30/2016, over 58 percent (\$146,371.22) of the Villages FY 2015 entitlement allocation had been expended or obligated/encumbered for programs or projects principally benefitting low and moderate income persons.

The Village continues to monitor all CDBG assisted activities to ensure that funds are being spent in a timely manner and will reprogram funding to other eligible programs or projects in the event that it determines the CDBG funds will not be used in a timely manner.

3. a. Relationship of CDBG funds to the priorities, needs, goals and specific objectives identified in the Consolidated Plan.

The Village of Wellington budgeted 100 percent of its FY 2015 CDBG entitlement allocation to address priorities, needs, goals and specific objectives identified in the Village’s approved Five Year Consolidated Plan. While all priorities and needs identified in the Consolidated Plan were not addressed during FY 2015/2016, such as economic development, job creation and microenterprise assistance, FY 2015/2016

was the fourth year of the Villages Five Year Consolidated Plan and the Village expects to address these priorities and needs in subsequent years.

b. Nature of and Reason for Changes in Program Objectives.

Not applicable. During FY 2015/2016, the Village of Wellington made no changes to its program objectives. While the Village of Wellington is generally satisfied with the programs and projects funded and the progress made towards accomplishing the goals and objectives established in the Villages Five Year Consolidated Plan, it expects to continue to make changes to programs where CDBG funds are not being spent in a timely manner.

c. Assessment of grantees efforts in carrying out the planned actions described in the action plan as part of the grantees certifications that it is following a current HUD approved Consolidated Plan.

The Village of Wellington believes it is carrying out the planned actions contemplated in the One Year Action Plan and its HUD approved Consolidated Plan and expects to make no significant changes in the programs and projects receiving CDBG entitlement funds in FY 2016/2017.

d. If grantee funds are not used exclusively for the three national objectives, or if the grantee did not comply with the overall benefit certification the narrative explanation must be included to address these issues.

Not applicable. All Fiscal Year 2015 CDBG entitlement funds awarded to the Village of Wellington were expended or obligated for programs or projects addressing at least one of the three national objectives.

e. If any activities specified for the program year involve acquisition, rehabilitation or demolition of occupied real property, a narrative must be submitted that identifies the activities and that describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG assisted activities, (2) steps taken to identify households, businesses, farms or nonprofit organizations who occupy the site of a CDBG assisted project subject to the requirements of the Uniform Relocation Act (URA) or Section 104(d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences, and (3) a description of the steps taken to ensure the timely issuance of information notices to displaced households, business, farms, or nonprofit organizations.

1) During FY 2015/2016 a total of \$33,696.00 in CDBG funds were expended to rehabilitate two LMI owner occupied single family residences. \$68,503.00 was obligated/encumbered to rehabilitate four additional owner occupied single family residences. Rehabilitation of these 4 additional residences is expected to be completed prior to December 31, 2016. The nature of the work (roof replacements, window upgrades, air conditioning system replacement, etc.) will not involve displacement or require temporary relocation of any of the occupants of these six properties.

2) The Village's CDBG Housing Rehabilitation Program is only available to income eligible owner occupied, single family residences. Non owner occupied rental properties are not eligible for assistance through the Village's CDBG Housing Rehabilitation Program

3) Not applicable. No property acquisitions, demolitions or conversions to non-residential use were undertaken with CDBG funds during FY 2015/2016.

f. If during the program year there were economic development activities undertaken where jobs were made available to low-or moderate income persons but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low and moderate income persons.

Not applicable. No FY 2015 CDBG entitlement funds were budgeted or expended for economic development activities.

4. Monitoring

The Village carried out its FY 2015/2016 CDBG funded activities with assistance from the Professional Opportunities Program for Students. A written subrecipient agreement was prepared and executed with this organization and all activities were conducted within the Village of Wellington. Community Services Department staff were in attendance at each of these events and were provided with sign-in sheets and beneficiary information at each event.

All proposed activities were initially evaluated for eligibility with the CDBG regulations and to determine if they meet a CDBG National Objective. Environmental Review Records were prepared by Village staff in accordance with the requirements set forth at 24 CFR Part 58. Village staff review each activity funded with CDBG funds on a quarterly basis to determine if the program/project is making satisfactory progress in achieving its goals and objectives.

In the event that the Village should continue to utilize subrecipients to carry out its CDBG program, it will require a detailed scope of services, performance measures, budget, a list of positions assigned to the program/project to be included in the subrecipient agreement. The Village will provide pre-award technical assistance and will conduct on-site monitoring of the subrecipient not less than once per program year.

5. Other Actions

a. Address Obstacles to meeting underserved needs

The Village's rapidly growing senior population represents a challenge as much of this population has indicated that they intend to "age in place". The issues of senior transportation, home health care, home repair and accessibility modification will continue to be at the forefront of issues facing our community.

b. Foster and Maintain Affordable Housing

After expanding the CDBG funded Housing Rehabilitation Program to income eligible non-senior households in FY 2014/2015, the Village budgeted \$150,000 from its FY 2015 CDBG allocation for the Housing Rehabilitation Program. This program helps to preserve the existing stock of owner occupied housing affordable to households at or below 80 percent of the Area Median Income.

c. Eliminate Barriers to Affordable Housing

The supply of developable land within the boundaries of the Village is very limited and the Village estimates it is rapidly approaching 100 percent build-out. This increases the importance of preserving the existing supply of housing that is affordable to LMI residents and in revitalizing the neighborhoods where this housing is located. Through its "Safe Neighborhoods Initiative" the Village conducts neighborhood "Walk and Talks" and promotes Neighborhood Watch groups to assist in keeping these neighborhoods crime free.

d. Overcome gaps in institution structure and enhance coordination

In FY 2014/2015 the Village instituted a "Senior Services Division" within its Community Services Department. Senior Services staff schedule and coordinate "Senior Symposiums" designed to educate senior residents on issues they believe are important. Senior Services staff coordinates with all Village departments, outside agencies and local organizations to better serve the Villages senior population. Senior Services was recently transferred to the Village's Parks and Recreation Department which also offers Senior Recreation Programs. Community Services staff continues to coordinate efforts with the Senior Services Division on programs such as the Senior Transportation Program and the Housing Rehabilitation Program.

e. Improve public housing and resident initiatives

The Village does not have any public housing located within its municipal boundaries and does not expect that any will be constructed prior to the Village reaching 100 percent build-out. Through its "Neighborhood Walk and Talks" and other Safe Neighborhoods Initiatives, it is able to determine when a resident may be facing an emergency such as utility shut-offs, evictions, health issues or other life changing events and to refer these households to outside agencies, private foundations and non-profit service providers.

f. Evaluate and reduce lead based paint hazards

Well over 90 percent of the Villages housing stock was constructed after 1978 when lead based paint was banned. In the event that the Village determined that a property contained lead based paint and the structure was eligible for rehabilitation through the Village's Home Repair Program, the Village would conduct testing and if necessary, abate the affected surfaces.

g. Ensure compliance with program and comprehensive planning requirements

The Village has adopted a Citizen Participation Plan for its CDBG program and follows this plan when preparing the Five Year Consolidated Plan, Annual Action Plan, Annual Action Plan Amendments and the Consolidated Annual Performance and Evaluation Reports. Village of Wellington Community Services staff put forth extra efforts to gain a better understanding of the Section 8 Housing Choice Voucher Program and to identify those areas within the Village having a high concentration of renters receiving Section 8 assistance. The Village will continue these efforts in FY 2016/2017 by reaching out to neighboring public housing authorities administering Section 8 assistance within the Village.

h. Reduce the number of persons living below the poverty level

Many of the programs and activities carried out by the Villages Community Services Department, such as neighborhood “Walk and Talks”, holiday food and toy drives and the department’s involvement in the Village’s Education Committee help to identify and assist the Villages economically disadvantaged residents. In program year 2016, the Village expects to increase its involvement in identifying and funding programs targeting youth from LMI households who are at risk of entering the juvenile justice system.