



Executive Summary

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

1. Introduction

The Fiscal Year for 2018 – 2019 which is the Program Year (PR) 2018 Annual Action Plan, represents the second year of the Town of Jupiter’s Consolidated Plan. The Consolidated Plan for the Fiscal Years 2017-2021 was approved by Town Council and accepted by the U.S. Department of Housing and Urban Development (HUD) in 2017. The Action Plan is the Town of Jupiter’s application for the HUD’s Community Development Block Grant (CDBG) entitlement program and identifies the proposed projects to be funded during the Town’s 2018 – 2019 FY. The purpose of the Town of Jupiter’s Action Plan is to preserve and revitalize very low, low and moderate income neighborhoods; to enhance the quality of life for the Town’s residents, and to address priorities for public services, economic development, and redevelopment needs within applicable local, state, federal statutes and regulations.

The Action Plan outlines the priorities by which the Town of Jupiter's allocation of CDBG funds will be invested to achieve the specific national objectives. It is important to note the Consolidated Plan listed one of its goals and objectives as public improvements. The goals and strategies to be achieved over the 5 year Consolidated Plan period were identified as critical infrastructure and aging facilities improvements in the low and moderate income neighborhoods. The Annual Action Plan details the how the federal funds will be utilized to carry out the programs and includes any proposed local funding matches to provide a complete summary of the Town of Jupiter's efforts that will assist the Town's low- and moderate income residents. This Annual Action Plan covers the period beginning October 1, 2018 through September 30, 2019.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Town's goals for the FY 2018-2019 (PY 2018) focuses on two major projects aimed at creating safe environments and improving the quality of life for residents. The critical infrastructure improvements to the aging water distribution systems in the Eastview Manor neighborhood and its surrounding areas is one project. This project is located in Census Tract 2.04, which has a low and moderate income population of 68.66%.

The second major project is the public Facilities improvements project to be made to Daly Park, a public park located in the Pine Gardens North target area. The park is slated for new playground equipment to be installed to replace old equipment. Also, aesthetics to the landscaping are proposed for the existing park. The Annual Action Plan provides a guide for the Town of Jupiter's allocation of CDBG program funding for the PY 2018. The goals are focused on priority needs and targets available resources designed to meet those needs. The needs include public infrastructure and facilities improvements for low-and moderate-income persons primary in the Pine Gardens North and Eastview Manor communities. The primary emphasis of the goals are the continuance of maintaining and improving the quality of life for low and moderate income residents. The projects selected for CDBG funding in this Annual Action Plan will be managed efficiently and in compliance with program requirements.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Fiscal year 2017-2018 was the sixth year the Town of Jupiter participated in the CDBG Entitlement Program. The Town of Jupiter recognizes the evaluation of past performances is critical to ensuring CDBG funded activities are implemented in an effective manner and align with established strategies

and goals. Over the past six program years, the CAPER determined the Town of Jupiter achieved an acceptable level of accomplishments. This demonstrated that the Town had administered its CDBG program, mainly critical infrastructure improvement projects, effectively. The Town's older communities are in need of repairs for safety reasons and for preventive water hazards issues. New partnerships were developed in PY 2018 with Jupiter Medical Center (JMC), a non-profit hospital that administers care to low- and moderate- income residents of the Town. A partnership was developed with Jupiter Tequesta Athletic Association (JTAA), a non-profit youth sports organization. This youth sports organization assists with crime prevention by providing constructive after-school sports programming.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the preparation of the FY 2018-2019 Action Plan, the Town hosted public meetings on January 25, 2018 at 11 AM and 6 PM. The purpose of the meetings were to educate residents on the uses of the CDBG program funds and answers any questions from the published notice in the Palm Beach Post to solicit citizen participation. Residents were given a brief presentation about the overall CDBG Program as well as the Fair Housing Act. After that summary, meeting attendees were given an opportunity to identify housing and community development priorities for the Town, comment on past performance, and provide input on fair housing in Jupiter.

In addition, needs assessments packets were distributed to the Neighborhood Taskforce members and several of the Town's non profits to submit any projects that would align with the CDBG requirements.

During the monthly task force meeting, the Neighborhood Services staff met with and educated various internal department heads who attended on the process for identifying and submitting any town or Town Council priority projects. This meeting included Town of Jupiter Neighborhood Services and the Building, Code Compliance, Engineering, Planning and Zoning, Police, and Recreation departments.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The residents' comments centered on qualifying for CDBG program funding. The major concern was that income is calculated by Census Tract, which is a challenge for the Town of Jupiter. There are low-income homes sitting next to \$1,000,000 homes which manipulate the income for that tract. The Town would like to suggest possibly tracking income based on Census Blocks instead to provide a more precise story of the low-income resident challenges.

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

All comments were taken into consideration in preparing the Action Plan.

7. Summary

The Town of Jupiter Action Plan outlines priorities by which the Town of Jupiter's CDBG program funds will be invested over the fiscal year 2018-2019 (PY 2018) to achieve specific national objectives outlined by HUD. The CDBG program funds will be utilized to leverage local matches for one of the capital improvement projects and address needed repairs for aging equipment for a community park. The Town is directly responsible for the planning, administration, and execution of projects funded with the CDBG program. The Neighborhood Services Department serves as the lead agency for the administration of the CDBG program. They developed this plan in consultation with other Town departments, other governmental agencies, and members of the community in compliance with the Town's citizen participation plan and the five-year Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	JUPITER	Neighborhood Services

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Jupiter Neighborhood Services (NS) Department located in the Jupiter Community Center is the lead agency responsible for the development and implementation of the Annual Action Plan.

Consolidated Plan Public Contact Information

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

1. Introduction

The Town of Jupiter participates in several collaborations to improve the coordination between public and private housing providers as well as among governmental health and services agencies. The consolidate plan regulations require the Town consult with public and private agencies, governmental organizations, and public housing authorities during the preparation of the Action Plan.

The Town previously administered a housing rehabilitation program using CDBG funds mainly serving the low and very low income residents of the Town, many which are female and heads of households. The Town has a partnership with Jupiter Medical Center, a nonprofit hospital that provides services to elderly, disabled, uninsured, underinsured, low and moderate income residents.

The Town is involved in other health-related collaborations mostly related to grant opportunities for the Town's underserved populations. Jupiter received a \$1,000,000 grant to address health issues from Palm Healthcare Foundation for a community initiative called Healthier Jupiter. This initiative addresses chronic health conditions, including Type 2 Diabetes, with behavior modifications. It includes access to better food choices and affordable exercise opportunities. The Town is now in its fifth year of partnership with Palm Healthcare Foundation and the Healthier Together Collaborative.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The Town has established several cross departmental teams to overcome gaps in institutional structures and enhance coordination. The Neighborhood Services Interdepartmental team meets quarterly. It consists of members from the Neighborhood Services; Jupiter Medical Center (JMC), Jupiter Tequesta Athletic Association (JTAA), Code Compliance, Building, Administration, Planning & Zoning; Jupiter Police department; Engineering and Recreation departments. The Team collaborates on issues that affect neighborhoods (especially the L/M income older neighborhoods).

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 Town of Jupiter has a long standing partnership with the West Palm Beach/ Palm Beach County Continuum of Care (CoC). The relationship began in July 2012 when The Lewis Center, Palm Beach County's Homeless Resource Center, opened its doors. The Center became fully operational in January of 2013 providing emergency housing

for homeless individuals, referral services, and dedicated funds for hotel vouchers for homeless families.

The Lewis Center continues to serve as the County's central point of access and a key source of data collection. Homeless individuals are referred to the Lewis Center from community navigation points where initial screening for appropriate referrals takes place. The Town of Jupiter has an Interlocal Agreement with the County to transport potential clients to the Center.

Even though the Town does not currently have any homeless shelters within its town limits, it is committed to serving its homeless populations. To divert people from the system of homeless shelters, the Town assists eligible residents with short-term rent, mortgage, and utility payments.

In addition, the Town continues its long-standing relationship with El Sol. The Town leases a building to El Sol, a non-profit entity, to serve the Town's day laborers, some of whom are homeless. Also, C.R.O.S. Ministries operates a food pantry, which is open on Tuesdays and Fridays in the El Sol facility.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Town of Jupiter Fiscal Year 2018-2019 Action Plan intends to use U.S. Department of Housing and Urban Development (HUD) resources to fund only Community Development Block Grant (CDBG) program projects and will not fund Emergency Solutions Grants (ESG) program projects; therefore, no consultation related to the allocation of ESG funds was conducted.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	El Sol
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	El Sol was consulted on homeless needs and best was of meeting housing needs for that population.
2	Agency/Group/Organization	Jupiter Medical Center
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jupiter Medical Center Executive Director and Patient Financial Counselor were consulted on how the CDBG program could assist the types of very low, low and moderate income person whom have to make a chose between their medical care and paying for their mortgage or rent.

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

There were no other organizations that were deliberately not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Town of Jupiter Comprehensive Plan	Developed Action Plan in conjunction with the elements of the Town of Jupiter Comprehensive Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

When necessary, the Town of Jupiter will establish collaborative efforts to partner with other organizations, state and local government entities to ensure complete implementation of the Action Plan.

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AP-12 Participation – 91.105, 91.200(c)

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

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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	Public Meeting	Non-targeted/broad community	At the January 25, 2018 public meeting 5 members of the public attended including staff that live in the city limits.	Residents were mainly concerned about how income is calculated for neighborhoods. In the Town of Jupiter, there are very low, low and moderate income homes next to one million dollar homes. The suggestion is for HUD to look at Census Blocks versus Census Tracts.	N/A	http://www.jupiter.fl.us/165/Neighborhood-Services

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)
2	Email Blast	Non-targeted/broad community Seniors	The Town sent an email notifications of all of the meetings to approximately 11,000 households in Jupiter.	The Town did not receive any comments from the email notifications sent the Town's residents.	There were no comments submitted that were not accepted.	www.jupiter.fl.us
3	Newspaper Ad	Non-targeted/broad community	The Town advertised in the newspaper that is distributed throughout the community.	The Town did not receive any comments from the newspaper advertisements.	There were no comments submitted that were not accepted.	www.palmbeachpost.com

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Town of Jupiter expects to receive CDBG funds of \$310,000 during FY 2018-2019. There is not any program income anticipated to be earned since the Town is a relatively new entitlement jurisdiction and none of the projects that have been funded will likely generate program income.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	310,000	0	0	310,000	0	Based on the amount of the annual allocation the Town of Jupiter is limited to the types of projects and partnerships needed to address all the needs of the Town.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how

matching requirements will be satisfied

The Town of Jupiter will leverage additional resources from the local Community Investment Program (CIP) funding allocation for the Eastview Manor neighborhood. The estimated construction cost for the project that's located within the Town limits is \$540,000. For FY 2018-2019, the Town has requested close to a third of the funding to go towards the project.

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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 proposed projects in the 2018-2019 Annual Action Plan do not require publicly owned land or property to be utilized.

Discussion

The Town of Jupiter has publicly owned land that is utilized as a community center by low and moderate income residents as well as other citizens in need of community services. Within the 5-year consolidated plan, this is the only land that has been identified as having the potential of being a future public facilities improvement project by adding ADA improvements.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Improvements/ Infrastructure	2018	2019	Non-Housing Community Development	Town of Jupiter Eastview Manor	Non Housing Community Development	CDBG: \$148,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.
2	Public Facilities	2017	2018	Non-Housing Community Development	Pine Gardens North Town of Jupiter	Non Housing Community Development	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Public Improvements/ Infrastructure
	Goal Description	<p>Eastview Manor community, located north of Indiantown Road and west of Penn Park, was identified as a low and moderate income area for the Town of Jupiter. The PY 2018 project, Penn Park Water Distribution system improvements, is a Community Investment Program (CIP) project serving the Target Area. Although Penn Park is not located within the Town's limits, the areas surrounding it are within the Town's limits. That is the area where the distribution improvements are needed.</p> <p>The existing water mains made of asbestos cement are over 40 years old and beyond their useful service life. The project consists of abandoning backyard mains, constructing new mains in the road's right of way, and installing additional hydrants for improved fire protection.</p>
2	Goal Name	Public Facilities
	Goal Description	Daly Park is located in Pine Gardens North, which is a very low, low to moderate income neighborhood. This project was identified due to the aging and rusted playground equipment. Public Facilities' improvements will add new play structures to replace the existing rusting structures. Aesthetics to the landscaping will be provided as well.

Projects

AP-35 Projects – 91.220(d)

Introduction

The following table outlines the projects to be carried out by the Town of Jupiter during the 2018-2019 Program Year (PY 2018) covered by this Action Plan. The first project is slated for improvements to the water distribution system in the Eastview Manor neighborhood.

The second project is the public facilities improvement to the playground equipment and landscaping for Daly Park located in the Pine Gardens North neighborhood. The Town plans to utilize 20% of the CDBG funds for planning and administrative costs that are needed to oversee the program.

Projects

#	Project Name
1	Eastview Manor Water Distribution System Improvements
2	Daly Park - Pine Gardens North
3	Program Planning/Administration-Townwide

Table 7 - Project Information

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

The primary objectives of the Community Development Block Grant (CDBG) funds received by the Town of Jupiter are to preserve and revitalize neighborhoods, enhance the quality of life for residents, and to address priorities for non-housing community development projects needs within applicable local, state, and federal statutes and regulations. For the 2018-2019 fiscal years, the CDBG funds were allocated based on the census data analysis for areas within the Town where low- and moderate-income households, comprising 51% or more of the population, resides.

The greatest obstacle to meeting underserved needs is funding. The Town has used general funds to implement several programs geared towards lower income residents, especially seniors. However, the needs of this population are significant and far exceed the available resources. CDBG funds will allow the Town to assist more low- and moderate-income residents and have the greatest impact by leveraging other resources and by addressing the highest priorities.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Eastview Manor Water Distribution System Improvements
	Target Area	Eastview Manor
	Goals Supported	Public Improvements/ Infrastructure
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$148,000
	Description	Construct improvements to the water distribution system in the Eastview Manor neighborhood and it surrounding areas. The resulting benefit to these low income residential areas will be improved water pressure and flow, better fire protection, and enhanced water quality.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The project improve water distribution for 85 low income homes with a force multiplier of familes in those home bring the number to approxiamatley 200 persons assisted.
	Location Description	This project does not have an exact location. The perimeter boundaries are as follows: North Whitney Drive, Southview Drive, North Pennock Lane, Northview Drive, and Chippewa Street.
Planned Activities	Watermain installation will occur along North Whitney Drive, Southview Drive, and North Pennock Lane. Abatement of asbestos cement pipe along Northview Drive, Southview Drive, Chippewa Street, North Whitney Drive, and North Pennock Lane.	
2	Project Name	Daly Park - Pine Gardens North
	Target Area	Pine Gardens North Town of Jupiter
	Goals Supported	Public Facilites
	Needs Addressed	Non Housing Community Development
	Funding	CDBG: \$100,000
	Description	Improvements to a .25 acre low and moderate income neighborhood park including adding new play structures. Daly Park was completed originally in 2009 with CDBG Funding.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Daly Park is located within the 33458 zip code in the Town of Jupiter. Approximately 22,970 households will have access and benefit from improvements made to the park.
	Location Description	The address for the park location is 700 Douglas Drive, Jupiter, FL 33458.
	Planned Activities	The goal is to upgrade new play structures to the park and replace existing rusting structures. Improvements will also be made to the aesthetics of the landscaping.
3	Project Name	Program Planning/Administration-Townwide
	Target Area	Town of Jupiter
	Goals Supported	Public Improvements/ Infrastructure Public Facilities
	Needs Addressed	Non Housing Community development
	Funding	CDBG: \$62,000
	Description	Program Administration for the Neighborhood Services Department for the CDBG Program.
	Target Date	9/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Town-Wide
	Location Description	200 Military Trail, Jupiter, FL 33458
	Planned Activities	The planned activities are drafting and submitting the Annual Action Plan, CAPER, related reports and program administration.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Pine Gardens North and Eastview Manor are the geographic areas within the Town of Jupiter where assistance will be directed for Census Tracts 2.02 and 2.05.

Geographic Distribution

Target Area	Percentage of Funds
Pine Gardens North	80
Town of Jupiter	20

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Community Development Block Grant (CDBG) funds will be used to address the needs of low and moderate income areas. These areas are determined using Census Tracts which have a low and moderate income population of 51% or higher. CDBG funds will be designated for use on a project located in the low and moderate income Census Tract 2.02 and 2.05 within the boundaries of the Town of Jupiter.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Town will encourage rehabilitation of single-family homes to provide safe and affordable housing for all family types, particularly elderly low-income households. The Town is not allocating FY 2018-2019 CDBG funding for rehabilitation activities.

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

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

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

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

Discussion

In consequent years the Town is planning on addressing the aging housing stock. For the FY 2018-2019, there will not be any CDBG funds for the production of new units or the rehabilitation or acquisition of existing units. Based on the data available on a county-wide level as well as the count in the Town of Jupiter, the Town has few homeless persons located in the Town. Therefore, CDBG funds will not be used to serve the homeless population directly; however, the prevention of homelessness will be addressed. The Town and its community partners will provide additional services for the homeless by utilizing other sources of funds as well.

AP-60 Public Housing – 91.220(h)

Introduction

The Town of Jupiter does not have a Public Housing Authority. Parties requiring assistance in public housing or those desiring to transition to homeownership will rely upon the County's public housing authority. The Town of Jupiter's Consolidated Plan cannot address public housing without relying on Palm Beach County.

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

The Palm Beach County Housing Authority (PBCHA) will continue to collaborate with Palm Beach County Sheriff's Office (PBSO) to combat crime in public housing. The PBCHA has entered into a Public Safety Contract to provide security to all of its locations. It provides the Community Policing Unit office space at certain locations. PBCHA plans to continue acquiring property in the Glades area including a 384-unit gated community, which will become the Campus of Learners. The Campus of Learners will be a live-work-learn complex, where participants enroll in a learning curriculum in the same location as their residence. PBCHA plans to continue expanding its real estate department to reposition its vacant land and redevelop its existing housing stock.

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

To enable residents to establish self-sufficiency goals and develop individual training plans, the Family Self Sufficiency (FSS) Program will be available to all Public Housing residents. The PBCHA works closely with Housing Partnership to provide homeownership counseling to participants interested in becoming homeowners. PBCHA's annual budget sets-aside \$25.00 per household to help establish and fund Resident Councils at five of the authority's locations. There is presently one active Resident Council at Drexel House. With the collaboration of local agencies, initiatives are being put in place to establish Councils at other developments. The PBCHA had one resident elected for a three year term on its Board of Commissioners, as required by Florida Statutes. All residents are invited to various Board meetings and their comments are usually solicited regarding policy, living environment, and/or management issues. The PBCHA has a computer learning center at the main office and computer labs for resident use at all Public Housing locations. There is a reading program at Schall Landings and a Teen Outreach Program at Dyson Circle Apartments.

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

PBCHA has not been designated as a troubled housing authority.

Discussion

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

Introduction

The Town of Jupiter is committed to serving its homeless populations even though it does not currently have any homeless shelters within its Town limits. As previously mentioned in this plan the town has a long-standing reciprocal relationship with El Sol, a non-profit entity that assists with the very low, and low-income non-English speaking residents. The town leases a building to El Sol for a \$1 a year to assist them in serving the Town's day laborers, some of whom are homeless.

In addition, C.R.O.S. Ministries operates a food pantry in El Sol that is open on Tuesdays and Fridays.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

A collaboration with Jupiter Medical Center (JMC) was established during FY 2017-2018 provided financial assistance to aid in the reduction of homelessness by assisting LMI, elderly and disabled residents with emergency assistance for short term rent and mortgage and utility payments.

The Town will continue its partnership with Palm Beach County's Homeless Outreach Team (HOT), which spearheads the County's homeless outreach program. The HOT Team will continue to travel to various locations within Palm Beach County where homeless people are known to congregate to conduct initial on-site assessments and to determine what programs and services are most needed.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town of Jupiter has an Interlocal agreement with the County to transport potential clients to the Lewis Center, which is the main point of access for homeless services in 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

The Town of Jupiter is within the boundaries of the WestPalm/Palm Beach County CoC. Palm Beach County will continue to utilize HUD's Continuum of Care funding to

support the operation of permanent supportive housing programs.

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 Lewis Center will continue to coordinate with various hospitals and other facilities to enter into Memorandums of Agreement that establish the policies and procedures for hospitals and mental health institutions to make referrals to the Lewis Center.

Discussion

In addition to the Town's partnership with the Lewis Center there have been enhanced efforts made to strengthening the relationship with the non profit medical facility financial assistance office.

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

Introduction:

A variety of barriers exist which make increasing affordable housing stock in the Town of Jupiter difficult. The following list highlights some affordable housing issues, however, this list should not be considered exhaustive. Many other circumstances may occur which prevent the market from providing affordable housing.

- Land costs are a limiting factors in the construction of affordable housing units.
- Land supply is a finite resource as the Town approaches built-out.
- Construction costs which continue to increase are a factor in development of affordable housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Affordable housing is encouraged through the Town of Jupiter Comprehensive Plan. The Town's comprehensive plan addresses the need for the development of workforce housing. The Town has passed legislation to require any new development to commit to a 6% workforce housing requirement. This strategy will assist in addressing the Affirmatively Furthering Fair Housing (AFFH) requirements. The Town is also looking at the following actions to remove barriers:

- Density bonuses up to 100 percent of base density of residential land use
- Other incentives include traffic performance standard exemptions for workforce housing units and expedited permitting
- Payment of fee or donation of land in lieu of constructing workforce dwelling units

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The Town of Jupiter is committed to providing exemplary services to its residents. The Town of Jupiter anticipates taking the following actions throughout the fiscal year 2018-2019 (program year 2018) to address the challenges as listed below.

Actions planned to address obstacles to meeting underserved needs

As part of the 2018-2019 fiscal year (program year 2018), the Town of Jupiter will determine where underserved populations are located. To reduce the number of obstacles in meeting the needs of the underserved populations, Town staff may assist with facilitating collaborations with area service organizations which spearhead community-wide solutions to local needs.

Actions planned to foster and maintain affordable housing

Given local market conditions, homeownership costs remain high; however, the Town has undertaken several different affordable housing actions.

The Town of Jupiter created a workforce housing task force to review all of the Town's affordable housing policies. The Town will continue to focus its funds to support activities across the housing needs spectrum seeking to increase and improve affordable housing stock, including modifications to housing for persons with disabilities through housing rehabilitation programs, preservation of historic housing, and rehabilitation of single and multi-family housing to Affirmatively Further Fair Housing. The Town continues to fund Rebuilding Together of Palm Beach to rehabilitate low-income homes.

Actions planned to reduce lead-based paint hazards

Data for lead-based paint hazards in the Town of Jupiter is unavailable. The number of units built before 1980 may be used to represent a baseline for the number of units which may pose a lead-based paint threat. At this time actions to address lead-based paint hazards have not been identified. But as necessary, the Town will require a risk assessment to identify lead-based paint hazards, perform interim control measures to eliminate any hazards that are identified, or in lieu of a risk assessment, perform standard treatments throughout a unit.

Actions planned to reduce the number of poverty-level families

In 2010, Jupiter Medical Center partnered with the Florida Public Health Institute to conduct a Community Needs Assessment to study the need for primary medical care services for low-income individuals in the Jupiter area. This research revealed some startling statistics. Over ten percent of the population was living at or below 200% of the federal poverty level; female-headed households (with children) earned 15.6% less than their male counterparts or non-English speaking day laborers. Twenty-five percent of school-aged children in our community were eligible for free or reduced lunches.

As the lead agency in the implementation of the Consolidated Plan the Town's Office of Neighborhood Services will coordinate efforts among its many partner organizations to ensure that the goals outlined in the consolidated plan are met. These partners include neighborhood residents, health care and social services agencies, faith based organizations, and the town's other departmental staff.

The Town has partnered with C.R.O.S. Ministries to open a food pantry in El Sol that serves area residents.

Actions planned to develop institutional structure

The Town has in place strong relationships with external organizations as well as internal departments to deliver the projects, programs and services outlined in the Consolidated Plan and the Action Plan. Entities involved include the Palm Beach County Department of Economic Sustainability, Treasure Coast Regional Planning Council, The Solid Waste Authority, and Career Source.

In developing a strategy to identify and address institutional priority needs, the Neighborhood Services Staff conducted a needs assessment, market analysis, and citizen and stakeholder engagement study as part of this Action Plan to identify current conditions and serve as the basis for the priority needs established in this plan. Following the development of this strategic plan, the Town will undertake a competitive application process and award funds based on the application and relation to the priority needs established in this plan.

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

The Town of Jupiter actively participates in several collaborations to improve the coordination between public and private housing providers as well as governmental health, mental health and service agencies.

The Town of Jupiter created a needs assessment application that was sent to the neighborhood task force members and social service agencies including faith based organizations. The application allowed those who wanted to apply for CDBG funds for the operating costs of providing a public service program, direct services to clients, an economic development initiative, or eligible housing activities to participate in an application briefing that was held on July 14, 2017. The participants learned what CDBG is and the eligible activities that could submit applications for grant assistance.

The Town has established several cross-departmental teams to overcome gaps in institutional structures and enhance coordination.

Discussion:

Program Specific Requirements

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

Introduction:

The Town of Jupiter expects to receive \$310,000 for the 2018-2019 fiscal year (PY 2018) to carry out its activities.

Attachments