



City of Palm Beach Gardens



Community Development Block Grant PY 2024 CONSOLIDATED ANNUAL PERFORMANCE & EVALUATION REPORT (CAPER)

December 2025

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This CAPER reports on the City's accomplishments in carrying out CDBG-funded activities during PY 2024 (October 1, 2024 – September 30, 2025); the fifth year of the City's current 5-year planning period. During PY 2024, the City received a CDBG allocation of \$248,125.00 which was proposed to fund the Mary Circle and Dania Drive waterline Improvements project in order to construct and improve public infrastructure including water main extension and roadway improvements and administration. The PY 2024 funds were budgeted as follows: Public Infrastructure - \$198,500.00 and Administration - \$49,625.00.

Within the first four years of the City's current Consolidated Plan (2020-2024), the City completed the required environmental review, acquired the right-of-way of Dania Drive, completed the water line design, received permits from necessary agencies, completed the installation of the waterline on Marcy Circle and Dania Drive, and conducted testing. The final steps of the project include repaving of the roads. As of November 2024, those items have been completed.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

As listed above, significant progress was made towards the Mary Circle and Dania Drive waterline Improvements project. This is a multi-year project that is being implemented through the 5-year Consolidated Plan period.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG Program Administration	Planning and Administration	CDBG: \$	Other	Other	0	0				
Improve access to public infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1175	1175	100.00	1175	0	100.00%
Rehabilitation of existing units	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	1	10.00%			10%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City’s 2020-2024 Consolidated Plan identified improving access to public infrastructure as its highest priority. During PY 2024, the City completed the installation of the waterline on Marcy Circle and Dania Drive, and completed necessary testing. The final steps of the project include testing and repaving of the roads. The Mary Circle and Dania Drive waterline Improvements project is a multi-year project that is implemented through the 5-year Consolidated Plan period that has been completed. Also, rehabilitation for one home with the Owner-Occupied Residential Rehabilitation Assistance Program was completed. The Owner-Occupied Residential Rehabilitation Assistance Program is a high priority goal of the previous 5-year Consolidated Plan that the City is continuing to impleme

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Grantees that receive CDBG funds must maintain data on the extent to which each racial and ethnic group and single-headed households have applied for, participated in, or benefitted from, any program or activity funded in whole or in part with CDBG funds.

Mary Circle and Dania Drive neighborhoods are within low-to-moderate income level census blocks, resulting in the neighborhoods being income eligible for assistance. The project does not require individual household income certifications. Without the individual household income certification process, racial and ethnic composition data is not available.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,204,519	

Table 3 - Resources Made Available

Narrative

During the year, the City expended \$183,294.19 of available funds on the impletation of the Mary Circle and Dania Drive Waterline project that is now complete.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
The City of Palm Beach Gardens	100	100	Citywide

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Palm Beach Gardens did not identify target areas in the Strategic Plan, however; the City has determined that CDBG funds will be directed to geographic areas in the City that qualify under the Low/Mod Area Benefit (LMA) National Objective. These include residential neighborhoods where a majority of the residents are low- and moderate-income persons. Palm Beach Gardens was an exception community for PY 2024-2025 and can carry out area benefit activities in an area containing at least 48% LMI residents.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

There is no additional land needed for the infrastructure project, all work will be within the right-of-way. The property owners on Dania Drive currently utilize septic systems. Seacoast Utility Authority (SUA) is the City's primary water and sewer provider. SUA supplemented the City's efforts with the installation of a sewer main on Dania Drive. The cost for the project is \$500,000. SUA is funding the project by collecting impact and connection fees from the property owners upon connection to the sewer main, pursuant to SUA's program.

As far as the Owner-Occupied Single Family Home Rehabilitation Program, there are no matching requirements for CDBG funds. The City works closely with the Solid Waste Authority Recycled Paint Donation Program to provide free paint with the help of volunteers through the Paint Your Heart Out program. Partnering with the Solid Waste Authority remains an option that is available to applicants of the program. Federal funds will continue to be used to leverage other resources available to extend the level of assistance the City can provide or scope of project that can be undertaken.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Mary Circle and Dania Drive waterline improvement project is a multi-year project and will take several years to fully realize outcomes. Short term outcomes for the project have been achieved, such as, completion of the required environmental review, acquired the of right-of-way of Dania Drive, completed the water line design, received permits from necessary agencies, completed the installation of the waterline on Mary Circle and Dania Drive, and conducted testing. The Mary Circle and Dania Drive waterline improvement project is complete.

Discuss how these outcomes will impact future annual action plans.

There is no impact to future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Mary Circle and Dania Drive neighborhoods are within low-to-moderate income level census blocks, resulting in the neighborhoods being income eligible for assistance. The project does not require individual household income certifications. Without the individual household income certification process, income level type composition data is not available.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

The City of Palm Beach Gardens, located within Palm Beach County, supports the unified Countywide homeless initiatives to help address the housing needs of homeless persons. The City is in communication with Homeless and Housing Alliance of Palm Beach County (HHA) via email and participates in meetings as much as possible. The HHA is intended to deliver a comprehensive and coordinated continuum of services for homeless individuals and families. The City continues to remain in contact and aware of the endeavors of the HHA (such as the annual Point in Time count and resources available for residents) via email announcements which, if applicable, are placed on the City's CDBG Resources webpage.

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

The City of Palm Beach Gardens is committed in serving homeless and unsheltered populations. The City does not currently have any homeless shelters within its City limits but supports countywide homeless initiatives to help address the housing needs of homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Palm Beach Gardens is committed in serving homeless and unsheltered populations. The City does not currently have any homeless shelters within its City limits but supports countywide homeless initiatives to help address the housing needs of homeless persons. The County operates the Lewis Center, which serves as a single point of intake for all County shelter resources.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Palm Beach Gardens works with and supports countywide homeless initiatives to help address the housing needs of homeless persons through the Palm Beach County HHA. The City also has the Homeless Coalition of Palm Beach County's website listed as a resource for the public to find for assistance and has even supported Coalition through occasional voluntary monetary donations from the City employee morale association, the SPIRIT team. The City Council also often participates as a donor to the Lewis Center annual luncheon, outside of CDBG funds, so that more money can be used to directly benefit households in Palm Beach Gardens.

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 City supports the efforts of the HHA, which addresses the transition to permanent and independent housing, for chronically homeless individuals and families.

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CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Palm Beach Gardens does not have any public housing facilities within the jurisdictional boundaries, and therefore relies on and supports the assistance provided by Palm Beach County Housing Authority, which is an efficient regional approach.

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

Although the City does not have any public housing residents, the City has and will continue to remain in contact with the Palm Beach County Housing Authority and HHA. The City will continue to make efforts to communicate with the agency regarding any ways the City can assist.

Actions taken to provide assistance to troubled PHAs

According to the PBC Housing Authority draft fiscal year 2026 Action Plan, the agency is designated as standard and not troubled.

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CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

In 2022, Land Development Regulations were adopted to codify workforce and affordable housing incentives including density bonuses, fee waivers, and expedited permitting, as well as regulations for accessory dwelling units in certain zoning districts, consistent with the adopted November 2020 Workforce Housing Program. The Workforce Housing Program includes incentive-based policy recommendations, such as providing density bonuses for developments that include workforce housing units, allowances for waiving impact fees or building review fees for workforce housing projects and expedited permitting.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Mary Circle and Dania Drive waterline project meets underserved means by providing access to potable water to residents whose properties do not meet Florida Health Department standards of 75-feet of separation between wells and septic sewer systems.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty by implementing projects and activities that have been identified as the most f

The City continued single family home rehabilitation in Program Year 2023 with prior year resources. If the City comes across a project that was built prior to 1978, testing is conducted. If the testing results identify lead-based paint as an issue, the City will address and take appropriate steps to mitigate the hazard. These steps include coordinating with a contractor who is certified to remediate lead-based paint and conducting clearance testing. Homeowners are provided a copy of the test report and the clearance report if applicable. The last single family home rehabilitation project was completed in March 2025.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City will continue to carry out goals and objectives established within the Consolidated Plan to assist in reducing poverty by implementing projects and activities that have been identified as the most beneficial to its residents and to assisting families in need.

The City will continue to partner with both public and private entities to address the needs of low- and moderate-income families as well as addressing families living in poverty. The City also assists residents in locating existing services in Palm Beach County and other municipalities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

City departments are working together to implement the Mary Circle and Dania Drive waterline project including the Engineering Department, Finance Department and Purchasing Department. Additionally, the City is in communication with the Homeless and Housing Alliance of Palm Beach County, the local Continuum of Care, for awareness and support of the programs they offer.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City will continue to partner with both public and private entities to address the needs of low- and moderate-income families as well as addressing families living in poverty. The City also assists residents in locating existing services in Palm Beach County. The City is in communication with the Homeless and Housing Alliance of Palm Beach County, the local Continuum of Care, for awareness and support of the programs they offer.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Palm Beach Gardens completed an Analysis of Impediments to Fair Housing Choice in companion with the 2020 Consolidated Plan. Certain actions were identified to overcome impediments to fair housing choice.

There are four impediments identified in the City's analysis of impediments to fair housing choice: Single-family zoned communities as a majority for housing, no publicly assisted housing within City limits, HOAs being prominent within the City, and the most common reason for home denial in the City is poor credit history.

Several actions were taken to overcome the effects of the referenced impediments through City Council adoption of the City's Workforce Housing Plan, which prioritized allowing accessory dwelling units in certain residential zones, and encouraging density within the Urban Core of the City to create multifamily supply for workforce housing. These actions are specifically identified in the City's adopted Analysis of Impediments to Fair Housing Choice report.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City closely monitors the timely expenditure of CDBG funds through use of several tracking spreadsheets and project schedules. The City has a system in place for submitting quarterly financial reports that are reconciled with grant records to ensure the accuracy.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

To provide citizens with reasonable notice and an opportunity to comment on performance reports, a two-column display advertisement was published on Sunday, December 7, 2025, in the *Palm Beach Post*, a newspaper of daily general circulation, announcing a 15-day comment period on this CAPER which was available for review both in person at City Hall, as well as on the City's CDBG webpage. The advertisement also included a section in Spanish encouraging members of the limited English proficiency (LEP) public to provide feedback about the program. The advertisement also indicated that a public hearing would be held on Monday, December 22, 2025, where comments from the public could also be accepted. The public hearing location is ADA accessible, and all members from the public were invited to comment. The City also has a TDD machine available for members of the public that require assistance for hearing impairments. All comments from the public will be considered.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City has not implemented any changes to program objectives but may explore other potential projects to benefit City residents in the future.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The City does not have any open Brownfields Economic Development Initiative (BEDI) grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

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CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

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