



October 28, 2024

Bambi McKibbon-Turner, Interim Town Manager
Town of Lake Park
535 Park Avenue
Lake Park, FL 33403

RE: Community Development Block Grant (CDBG) Target Area

Dear Ms. McKibbon-Turner:

Palm Beach County Department of Housing and Economic Development (DHED) has commenced preparation of the Five Year Consolidated Plan, a requirement to receive certain grant funds from the U.S. Department of Housing and Urban Development. The Five Year Consolidated Plan requires, among other things, the identification of geographical areas in which expenditure of CDBG funding may be concentrated. A CDBG Target Area qualifies a municipality for an annual share of CDBG funding through the County's local entitlement process.

The Town of Lake Park currently has an established CDBG Target Area, but now has the opportunity to create a new Target Area or to recertify the existing one. In either case, the Town must provide data to support the area's designation as a CDBG Target Area. A Target Area must meet all of the following criteria:

- At least 51% of the residents must be of low and moderate incomes;
- Land use must be at least 51% residential;
- Be one contiguous geographic area, no less than 0.5 square mile and no more than 2.0 square miles in size bounded by naturally occurring or man-made features (municipal boundaries, canals, roadways, etc.) to demarcate the Target Area.
- Area must exhibit visible signs of deterioration or underdevelopment, such as sub-standard housing, inadequate infrastructure (water, sewer, streets and sidewalks), or inadequate public facilities (parks, libraries, community centers, etc.). Sub-standard housing is defined as residential structures with code violations, or exhibiting visible signs of deterioration or deferred maintenance, structural damage or collapse.

Department of
Housing & Economic
Development

Strategic Planning Division

100 Australian Avenue - Suite 500

West Palm Beach, FL 33406

(561) 233-3600

www.pbc.gov/hed

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Enclosed is a map which delineates your existing CDBG Target Area as well as other areas in the Town of Lake Park where the low and moderate income requirement is met, as well as a questionnaire to support the designation of the proposed Target Area.

Please provide the completed questionnaire with a revised map to DHED by December 2, 2024. Your timely response will be greatly appreciated. If you have questions or need clarification on any matter in this correspondence, please contact Sheila Brown, Senior Planner at 561-233-3688 or sabrown@pbc.gov.

Sincerely,

A handwritten signature in blue ink that reads "Jonathan B. Brown".

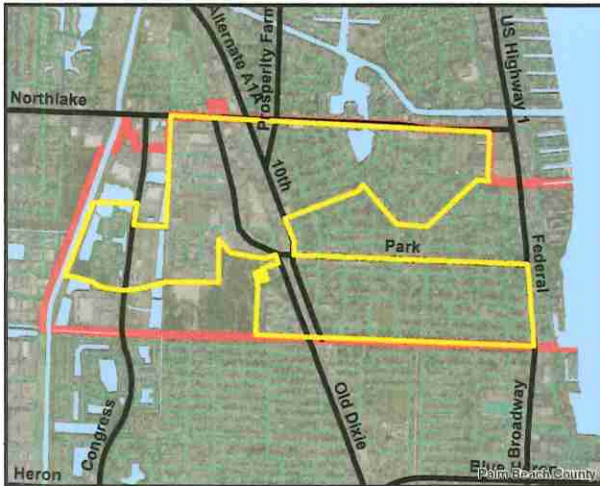
Jonathan B. Brown, Director
Department of Housing and Economic Development

Enclosure

cc: Nadia DiTommaso, Comm. Dev. Dir., Town of Lake Park
Sherry Howard, Deputy Director, DHED
Carlos Serrano, SPO Director, DHED
Elizabeth Jo Miller, Principal Planner, DHED



Palm Beach County Community Development Block Grant Program Town of Lake Park - CDBG Target Area



Legend

- CDBG Target Area
- Municipal Boundaries
- Water Bodies
- Major Roads

Department of Housing & Economic Development

Source: 2011-2015 American Community Survey (Low/Mod Income)
Prepared by PBC Department of Housing and Economic Development - February 2020

CDBG Target Area Verification Questionnaire

Municipality: Town of Lake Park

Criteria for Target Area:

- Be one contiguous geographic area, no less than 0.5 square mile and no more than 2.0 square miles in size bounded by naturally occurring or man-made features (municipal boundaries, canals, roadways, etc.) to demarcate the Target Area.
- Land use must be at least 51% Residential
- At least 51% of area’s residents must be low- and moderate-income.
- Area must exhibit visible signs of physical deterioration, underdevelopment, or need for improvements (substandard housing; inadequate infrastructure-water, sewer, streets and sidewalks; inadequate public facilities- parks, libraries, community centers).

1.	Target Area Size and boundaries
2.	Percentage of land area which is residential (Explain how this was determined)
3.	Number of Housing units and the number determined to be substandard. (Substandard housing defined as having one of the following conditions: showing visual signs of deterioration or deferred maintenance; having code violations; having structural damage; and lack complete kitchen, plumbing).
4.	State the condition of the existing public facilities and identify where upgrading, expansion or new construction is needed. Estimate the cost of undertaking the needed work.
5.	State the condition of the existing infrastructure and identify where upgrading, expansion or new construction is needed. Estimate the cost of undertaking the needed work.

Prepared By: _____

Name and Title

Date