

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																										
A.1	<p>PHA Name: <u>West Palm Beach Housing Authority</u> PHA Code: <u>FL009</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2019</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="180 894 1469 1541"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																													
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																										

B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>To provide safe, decent and affordable housing to persons and families with limited financial resources and to provide residents with access to programs which will assist them in making the transition to greater financial security</p>
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B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

Goal: Manage the West Palm Beach Housing Authority's existing housing stock in an efficient and effective manner and seek to expand the stock of affordable housing in West Palm Beach:

Objectives:

- (1) The West Palm Beach Housing Authority will maintain its vacancy rate at no more than 2%
- (2) The West Palm Beach Housing Authority will continue to decrease the number of days for unit turnaround to less than 5 days.
- (3) The West Palm Beach Housing Authority will improve and re-emphasize policies and procedures for resident orientation.
- (4) The West Palm Beach Housing Authority will strive to eliminate pest infestations in all developments.
- (5) The West Palm Beach Housing Authority shall maintain Section 8 lease up at 100%.
- (6) The West Palm Beach Housing Authority shall attain high performer status.
- (7) The West Palm Beach Housing Authority will contain to maintain rent collections at 99% or more.
- (8) The West Palm Beach Housing Authority will contemplate purchases of expiring use buildings as well as other viable real estate options.
- (9) Acquire existing properties and land for subsequent development
- (10) The West Palm Beach Housing Authority will pursue opportunities to partner with the City of West Palm Beach, Housing Partnership, private developers and other viable housing development entities.
- (11) Pursue the development of a continuum of care for independent living to assisted living, adult day services, and other programs that may include multi-generational housing.
- (12) Establish commercial/retail ventures along Tamarind Avenue.
- (13) Rehabilitate /Construct a Twin Lakes Community Center and Training Facility.
- (14) Apply for any and all local, State and Federal funding opportunities including 9% LIHTC, Tax Exempt Bonds and CRA financing.

Goal: Improve community quality of life and economic viability.

Objectives:

- (1) The West Palm Beach Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System, specifically in the areas of Safety, Communication and Neighborhood appearance.
- (2) The West Palm Beach Housing Authority shall continue to remove all graffiti within 24 hours of discovering it.
- (3) The West Palm Beach Housing Authority shall achieve proper curb appeal for all of its public housing development through landscaping, lawn maintenance, trash pick-up and other means.
- (4) The West Palm Beach Housing Authority shall create an appealing, up-to-date environment in its developments.
- (5) The West Palm Beach Housing Authority shall continue to use its De-concentration policies in an effort to mix its public housing development populations as much as possible with respect to ethnicity, race and income.
- (6) The West Palm Beach Housing Authority will pursue plans to implement mixed finance/mixed income housing developments using public/private collaborations.
- (7) To emphasize quality of life issues for WPBHA elderly residents by improving social services and health care on-site.
- (8) Partner with the City for Vickers House South to secure provision of services in the Southern area.
- (9) Create Economic Initiatives, Department of Financial Services to include a Bank and an IDA (Individual Development Account)
- (10) Establish revenue streams by offering contracted services to a public and private sector customer base.
- (11) The WPBHA will pursue Green housing opportunities for both existing units and for new construction including sustainable irrigation systems.
- (12) The West Palm Beach Housing Authority consistent with its mission to preserve and enhance the availability of affordable housing commits to the allocation of up to twenty percent (20%) or 619 of its Housing Choice Vouchers (HCV) as Project-Based Vouchers in order to accomplish this objective.

Goal: Provide a safe and secure environment in the West Palm Beach Housing Authority's public housing developments.

Objectives:

- (1) The West Palm Beach Housing Authority shall continue to evaluate all developments using second generation Crime Prevention through Environmental Design criteria and implement the recommendations.
- (2) The West Palm Beach Housing Authority continues to reduce crime in its developments.
- (3) The West Palm Beach Housing Authority shall develop more youth activities by partnering with existing social service agencies.
- (4) The West Palm Beach Housing Authority will develop strategies for identifying and reducing crime, will provide to the greatest extent possible security in all developments.
- (5) The West Palm Beach Housing Authority shall reduce its evictions due to violation of criminal laws, by implementing aggressive screening procedures.

Goal: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- (1) The West Palm Beach Housing Authority shall continue working with its partners to ensure that to the greatest extent possible that residents are working or engaged in job training.
- (2) Continue the successful Section 8 Homeownership Program

Goal: Reduce dependency on federal funding.

Objectives:

- (1) The West Palm Beach Housing Authority shall operate so that income exceeds expenses every year.
- (2) Diversify existing public housing portfolio and develop funding alternatives
- (3) Re-brand agency as developer/provider of affordable housing.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal: Manage the West Palm Beach Housing Authority's existing housing stock in an efficient and effective manner and seek to expand the stock of affordable housing in West Palm Beach.

Objectives:

1. *The West Palm Beach Housing Authority will maintain its vacancy rate at no more than 2%*

The vacancy rate for public housing is at 2% or below. Units turn over very quickly and wait lists are available for immediate move ins

2. *The West Palm Beach Housing Authority will continue to decrease the number of days for unit turnaround to less than five days.*
Units in public housing are turned around in an average of 6 days.

3. *The West Palm Beach Housing Authority will improve and re-emphasize policies and procedures for resident orientation.*
The Director of Asset Management, in collaboration with site Property Managers, conducts resident orientation prior to move in. In addition, the Housing Manager meets one on one with new residents to review the lease, their personal rent calculations, and provide updates on housing authority procedure including encouraging new residents to participate on the Resident Council for their development.

4. *The West Palm Beach Housing Authority will strive to eliminate pest infestations in all developments.*
Although we continue to strive, we cannot claim to have eliminated pest infestations. Professional exterminators are under contract and provide monthly spray/baiting services to all public housing units. When necessary, units are inspected every 30 days to monitor housekeeping compliance. Unit exteriors are regularly inspected to ensure that there is no easy entry for rodents into the units.

5. *The West Palm Beach Housing Authority shall maintain Section 8 lease up at 100%.*
Due to development activities requiring an allocation of Project Based Vouchers, the overall rate has fallen below 100%. However, our VASH program is always close to or at 100%; the developments are on track to be assigned the PBV, and we have finally been able to get close to the last quarter of applicants on our wait list, which has been closed since 2011.

6. *The West Palm Beach Housing Authority shall attain high performer status.*
Our initial score this year was 89. However, we filed an appeal to a systemic deficiency for "overgrowth" at our senior project. This appeal was upheld, and our score was increased by more than two (2) points. We have attained a High Performer Status for 2018.

7. *The West Palm Beach Housing Authority will maintain rent collections at 99% or more.*
The actual collection rate for 2018 is 99%.

8. *The West Palm Beach Housing Authority will contemplate purchases of expiring use buildings as well as other viable real estate options.*
Currently, the WPBHA is contemplating two real estate purchases: a building across the street from our senior development that can be used for public purpose as well as providing development opportunity; and the purchase of an expired HUD 236 property which is a prime candidate for and Acquisition/Rehab application to Florida Housing Finance Corporation in their upcoming round of funding.

9. *Acquire existing properties and land for subsequent development.*
The agency has been approached by a local church that wishes to build senior housing on a vacant section of their property. We are in conversations with a committee charged to explore a possible collaboration in this enterprise.

10. *Revitalize the Dunbar Village and Southridge by HOPE VI Revitalization and/or Demolition grants or by any other means possible.*
The West Palm Beach Housing Authority was never awarded a HOPE VI grant, despite five (5) applications. Dunbar Village, however, has been completely redeveloped. All of the original units built in 1940 have been demolished, and in their stead are 353 units of new, state of the art, affordable housing. Project Based Vouchers support 315 of the units; 9 are public housing; the remaining 29 are Tax Credit units. The "means possible" to bring this into reality include: Tax Exempt Bonds; 4% Tax Credits, an allocation of competitive 9% Tax Credits; State Apartment Incentive Loans from the State of Florida; Impact fee waivers from Palm Beach County; a 221 (d) (4) guaranteed loan; State Housing Incentive Program funds from the City of West Palm Beach; Freddie Mac Permanent Financing; private sector bridge loans; HUD Housing Replacement Factor Funds; and Housing Assistance Payment contracts. Southridge continues as a public housing senior development, also built in 1940. The WPBHA is exploring funding for a complete redevelopment on this site as well.

11. *The WPBHA will pursue opportunities to partner with the City of West Palm Beach, Housing Partnership private developers and other viable housing development entities.*
The City of West Palm Beach provided \$300,000 in a SHIP loan for Royal Palm Place, a 125 unit senior project (with a preference for Veterans) on the Dunbar Village site. In addition, the CWPB is providing down payment assistance and a construction loan to jump start the WPBHA's self-developed single family home production.

12. *Pursue the development of a continuum of care for independent living to assisted living, adult day services and other programs that may include multi-generational housing.*
This activity is being contemplated for the Southridge senior community. Activity is still very much in the planning stages.

B.3 Progress Report – Continued

13. *Establish commercial/retail ventures along Tamarind Avenue.*
The Tamarind Avenue corridor, which forms the western boundary of the redeveloped Dunbar Village, has the immense good fortune to be included in a State of Florida designated Opportunity Zone. This vacant land sits just in front of the 353 new units and discussions have commenced in how best to proceed with this exciting commercial development program. The WPBHA has entered into discussions with a national Bank to pursue funding through its self-funded Opportunity Zone fund.
14. *Develop Paul Laurence Dunbar Senior Complex in Dunbar Village*
Completed. The 99 unit PBV Senior development came on line late in 2017 and is an unqualified success. Residents are happy; the community is happy; the city, the county and the state are happy; the Miami HUD Field Office participated in our Grand Opening Celebrations. Resident retention is strong and the wait list robust.
15. *Rehabilitate/Construct a Twin Lakes Community Center and Training Facility*
The Twin Lakes Development was converted to RAD effective November, 2014. However, the WPBHA is pursuing rehabilitation of this center with the Community Foundation of Palm Beach and Martin Counties.
16. *Apply for any and all local, State and Federal funding opportunities including 9% LIHTC, Tax Exempt Bonds and CRA financing*
The WPBHA and its development partner was successful in obtaining 9% Tax Credits for Silver Palm Place and tax exempt bonds and 4% Tax Credits for Paul Laurence Dunbar Senior Complex and Royal Palm Place, three of the four new project sites on the old Dunbar Village. The WPBHA applied for 9% LIHTC funding in 2016 and was unsuccessful. We were awarded City HOME funding for a project to rehab units for Youth Aging out of Foster Care that unfortunately could not be brought to completion. With a non-profit development partner, we are actively working with the City CRA to develop housing for persons re-entering the community from incarceration.

Goal: Improve community quality of life and economic viability.

Objectives:

1. *The West Palm Beach Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System, specifically in the areas of Safety, Communication and Neighborhood appearance.*
The WPBHA is a High Performing Agency
2. *The WPBHA shall continue to remove all graffiti within 24 hours of discovery*
Accomplished. Graffiti has ceased to be a prominent concern of the agency.
3. *The WPBHA shall continue to achieve proper curb appeal*
Accomplished. New townhouses on Tamarind Avenue have improved the streetscape of the neighborhood; Southridge continues to be a verdant and appealing community.
4. *The WPBHA shall create an appealing, up to date environment*
The new development in the former Dunbar Village is a stunning reminder that affordable housing can be architecturally appealing, with innovative amenities.
5. *The WPBHA shall continue to use De-concentration in an effort to mix its public housing development populations as much as possible with respect to ethnicity, race and income.*
The racial and ethnic mix of public housing properties continues to diversify.
6. *The West Palm Beach Housing Authority will pursue plans to implement mixed finance/mixed income housing developments using public/private collaborations.*
The WPBHA has partnered with Pulte Homes to build 36 Townhomes in its MerryPlace development. Four are currently under construction with two sales pending.
7. *Emphasize quality of life issues for WPBHA elderly residents by improving social services and healthcare on-site.*
The WPBHA has a full time elderly services case manager who provides these services daily.
8. *Partner with Vickers House South to procure provision of services in the southern area.*
Collaboration with Vickers House South is on-going and successful.

B3. Progress Report- Continued

9. *Create Economic Initiative, in the Department of financial Services to include a bank and an IDA (Individual Development Account)*
WPBHA FSS program is robust and successful.
10. *Establish revenue streams by offering contracted services to public and private sector customer base.*
The WPBHA has established a revenue stream by providing Security Services to General Contractors on the construction sites associated with our development programs.
11. *Pursue Green housing opportunities for both existing units and for new construction including sustainable irrigation systems.*
All new WPBHA developments are at least Silver LEED certified.
12. *Allocate up to 619 HCV as Project Based Voucher Assistance*
The WPBHA has 410 PBV allocated, with current plans to allocate an additional 200 in projected developments.

Goal: Provide a safe and secure environment in the West Palm Beach Housing Authority's public housing developments.

Objectives:

1. *The West Palm Beach Housing Authority shall continue to evaluate all developments using second generation Crime Prevention through Environmental Design criteria and implement the recommendations.*

The WPBHA has established a department of Risk Control. The current Director of this department serves as the Florida State Director of the CPTED Association and continuously evaluates all properties for an optimum secure environment.

2. *WPBHA continues to reduce crime in its developments*
The WPBHA has established its own security force under the direction of the Director of Risk Control. Twelve (12) part-time Risk Control Officers and one Supervisor patrol all properties on a rotating basis. Crime has been drastically reduced throughout all developments.
3. *The West Palm Beach Housing Authority shall develop more youth activities by partnering with existing social service agencies.*
The Director of Risk Control is a Board Member of the West Palm Beach Police Athletic League and participates in developing programs to serve youth living in WPBHA communities.
4. *The WPBHA shall develop strategies for identifying and reducing crime, and will provide to the greatest extent possible security in all developments.*
The WPBHA's Risk Control Department has developed a strong alliance with the WPB Police Department. The level of collaboration is unique, and has resulted in vastly improved cooperation at all levels operations.
5. *The WPBHA shall ...implement aggressive screening procedures*
The WPBHA is in full compliance with HUD regulations to not let criminal background checks unnecessarily impede participation in housing programs.
6. *Develop Paul Laurence Dunbar Senior Complex in Dunbar Village.*
This goal has been completed. The 99 unit PBV Senior came on line late in 2017 and is an unqualified success. Residents are happy, the community is happy; the county and the state are happy; the Miami HUD Field Office participated in our Grand Opening Celebrations. Resident retention is strong and the wait list robust.
7. *Rehabilitate/Construct a Twin Lakes Community Center and Training Facility.*
The Twin Lakes Development was converted to RAD effective November, 2014.
8. *Apply for any and all local, State and Federal funding opportunities including 9% LIHTC, Tax Exempt Bonds and CRA financing.*
The WPBHA and its development partner was successful in obtaining 9% Tax Credits for Silver Palm Place and tax exempt bonds and 4% Tax Credits for Paul Laurence Dunbar Senior Complex and Royal Palm Place, three of the four new project sites on the old Dunbar Village. The WPBHA applied for 9% LIHTC funding in 2016 and was unsuccessful. We were awarded City HOME funding for a project to rehab units for Youth Aging out of Foster Care that unfortunately could not be brought to completion. With a non-profit development partner, we are actively working with the City CRA to develop housing for persons re-entering the community from incarceration.

Goal: Improve community quality of life and economic viability.**Objectives:**

1. *The WPBHA shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the PHAS, specifically in the areas of Safety.*
The WPBHA maintains its own Risk Control Department, which includes 12 part-time Risk Control Officers. These Officers are armed and patrol WPBHA properties at various times throughout at 24 hour cycle. Great emphasis has been placed on sensitivity training for the Officers, and resident feedback has been very positive. The uptick in violence in West Palm Beach has not befallen our communities. There is also a remarkable degree of cooperation with the West Palm Beach Police Department; both the city and the authority are committed to ensuring the peaceful enjoyment of homes in our area.
2. *The WPBHA shall continue to remove all graffiti within 24 hours of discovering it.*
The WPBHA does remove all graffiti within 24 hours. This commitment has resulted in significantly less graffiti on our properties, as those so inclined will “tag” elsewhere due to the certainty of swift removal.
3. *The WPBHA shall achieve proper curb appeal for all of its public housing development through landscaping, lawn maintenance, trash pick-up and other means.*
Curb appeal is maintained through all of the above, as well as striving for a sense of pride in community.
4. *The WPBHA shall create an appealing, up-to-date environment in its developments.*
The 17 acre Dunbar Village site has been transformed into four distinct, but compatible, areas: Sabal Palm Place is a nine unit townhouse style public housing area; Paul Laurence Dunbar Senior Complex is a 99 unit PBV for seniors with a free standing Clubhouse; Silver Palm Place is a 120 unit family 9% Tax Credit property and Royal Palm Place is a 125 units of Project Based Vouchers for seniors with a preference for Veterans. The site has a swimming pool, playgrounds, a flag pole area suitable for ceremonies.

Goal: Promote self-sufficiency and asset development of families and individuals.**Objectives:**

1. *The West Palm Beach Housing Authority shall continue working with its partners to ensure that to the greatest extent possible, that residents are working or engaged in job training*
In 2017 and 2018, the Asset Management Department, under the leadership of its Director, embarked on a program to eliminate Zero Income for those residents who were not elderly, disabled or caring for non-school age children at home. Residents were referred to the Re-employment office, the WPBHA's Financial Literacy classes and encouraged to join FSS. It was notable that a significant number of residents chose to leave subsidized housing rather than become an active participant in this new initiative. For those who did participate, the majority of work available was for minimum wage jobs. Some residents appreciated making steps toward self-sufficiency; all now have the realization that the WPBHA takes the elimination of Zero Rent for applicable populations very seriously.
2. *Continue the Successful Section 8 Homeownership Program*
The WPBHA has continued this program. It has been of great advantage to our Self-Developed Homeownership construction program: all four (4) of the single family homes presently under construction have been reserved by existing residents participating in the FSS Homeownership (three are HCV, one is RAD.) The WPBHA plans to continue this program for as long as it exists.

Goal: Reduce dependency on federal funding.**Objectives**

1. *The West Palm Beach Housing Authority shall operate so that income exceeds expenses every year.*
Accomplished
2. *Diversify existing public housing portfolio and develop funding alternatives.*
The WPBHA has expanded its development activities and is beginning to see Developer Fees. We are a long way from declaring financial independence (80% of our funding is from HCV, LIPH and RAD) but we are looking to build on that 20%. We now own as General Partner or Managing General Partner 527 units of Low Income Housing Tax Credit (LIHTC.) We are also recognized by Florida Housing Finance Corporation as a LIHTC Management Company, and secure fees through our Management Agreements. An additional initiative has been to provide Security to these developments during the construction phase. Fees are paid as part of the construction budget.
3. *Re-brand agency as developer/provider of affordable housing.*
Accomplished. The West Palm Beach Housing has re-branded itself, as a d/b/a, to **The Housing Center of the Palm Beaches**. This has met with a very positive response from the Community. We changed our membership at the West Palm Beach Chamber of Commerce to Housing Center of the Palm Beaches, and all our marketing for our single family homes is done under that name. While the West Palm Beach Housing Authority continues to exist with all its HUD sponsored programs, Palm Beach County is gradually coming to see this operation as an important player in the development of workforce housing.

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The WPBHA has adopted policies to help ensure that all actual and potential beneficiaries of the Housing Choice Voucher and Public Housing Program are aware of their rights under VAWA, including their right to confidentiality and the limits thereof, following and incident, as well as when they are denied assistance, when they are admitted to the program, and when they are notified of an eviction or termination of housing benefits. The WPBHA will post the following information regarding VAWA in its offices and on its Website. It will also make the information readily available to anyone who requests it.</p> <ul style="list-style-type: none"> ▪ A copy of the notice of occupancy rights under VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault or stalking. Form HUD-5380 ▪ A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking or stalking and Alternate Documentation ▪ A copy of the WPBHA's emergency transfer plan ▪ A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 ▪ The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) ▪ Contact information for local victim advocacy groups or service providers
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The West Palm Beach Housing Authority will consider the following changes to its Annual and 5-year plan to be "significant".</p> <ul style="list-style-type: none"> ➤ Any Change required by amendment in federal statutes, regulations or HUD notices that in the opinion of the West Palm Beach Housing Authority (WPBHA) have either substantial programmatic or financial or administrative burdens beyond the programs under administration at the start of the Plan Year. ➤ Any change that the WPBHA Board determines to be significant. ➤ Any additional plans for demolition of any housing owned or managed by the WPBHA.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>West Palm Beach Housing Authority</u> PHA Code: <u>FL009</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>157</u> Number of Housing Choice Vouchers (HCVs) <u>3504</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	<p>Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).</p>
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(1) The WPBHA amended its Family Self-Sufficiency Action Plan to include a selection preference for Family Unification Program (FUP) participants.</p> <p>(2) Changes to Financial Resources detailed in the Financial Resources document attached</p> <p>(3) ACOP was amended to include the following:</p> <p>(a) Pursuant to HOTMA requirements, a policy addressing the implementation of over income families was added</p> <p>(b) adopted a provision to streamline income determination for any family member with a fixed income</p> <p>(c) included a policy that limits interim reexamination decreases to 10% and over.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <ul style="list-style-type: none"> The WPBHA has plans to partner with MCurdy Senior Housing Corporation from Belle Glades to provide 120 project based vouchers to the Quiet Meadows housing for seniors and disabled adults. A Joint Venture is planned with the owners of Christian Manor, a 200 unit senior housing development, to rehabilitate the facility. This will involve project base vouchers for some or all of the units. The WPBHA is exploring possible mixed finance to facilitate the rehabilitation of the 148 unit Elderly Southridge development. This will necessitate project based voucher being part of the financing mix. <p>All of the above is consistent with the WPBHA's goals to preserve and enhance the availability of affordable housing and the commitment to allocate up to twenty percent (20%) or 619 of its Housing Choice Vouchers (HCV) as Project-Based Vouchers in order to accomplish this objective.</p>

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See 5-Year Plan Progress Report</p>
<p>C.</p>	<p>Annual Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a PHA is submitting its 5-Year PHA Plan.</p>
<p>C.1.</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>C.2</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-SM, Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
<p>D</p>	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
<p>D.1</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-SM-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
D.3	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
E	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
E.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Financial Resources FY-2019

Planned Sources and Uses

SOURCES	PLANNED \$	PLANNED USES
1. Federal Grants (FY 2019 grants)		
a) Public Housing Operating Fund	720,000	Estimated - Operations
b) Public Housing Capital Fund	549,000	Estimated - as HUD Regulations allow
c) Annual Contributions for Section 8 HCV Tenant-Based Assistance	32,200,000	Housing Assistance Payments (HAP)
d) LIPH FSS (ROSS) & HCV FSS	127,534	FSS Coordinator /Case Manger
e) Housing Counseling	20,713	Housing Counseling related Activities
Other Federal Grants (list below) RAD – Twin Lakes & RVPC	1,254,622	
Replacement Housing fund	0	Program Administration
HUD Family Unification Program (FUP) Grant	\$726, 926	
Total 2019 Grants estimated	\$35,598,795	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
a) Public Housing Capital Fund (CFP)	0	
b) American Recovery and Reinvestment Act (ARRA)	0	
c)Replacement Housing Fund (RHF)	0	
Total Unobligated prior-year grants		
3. Public Housing Dwelling Rental Income	369,000	
RAD Rents	792,000	
4. Other income (list below)	0	
a) Section 8 Administrative Fees	1,950,000	
	0	
5. Non-federal sources (list below)	0	
Total Resources	\$38,709,795	