

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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: West Palm Beach Housing Authority PHA Code: FL009 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 157 Number of Housing Choice Vouchers (HCVs) 3831 Total Combined 3988 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>					
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</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) If the PHA answered yes for any element, describe the revisions for each element below: The WPBHA received the following additional allocation for its Section 8 HCV program: Mainstream Vouchers, Emergency Housing Vouchers (EHV)</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</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 Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input 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> <p>1. The WPBHA plans to apply for demolition and /or disposition approval under Section 18 to demolish 148 units of Public Housing in its Southridge development. The WPBHA plans on project basing at least 148 units. Consistent with its mission to preserve and enhance the availability of affordable the WPBHA has committed 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.</p>
B.3	<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>Progress Report attached.</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent HUD- Approved 5-year Action Plan in Epic was approve on.....</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

It is a policy of the West Palm Beach Housing (WPBHA) Authority to comply fully with all Federal, State, and local non-discrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing employment. The West Palm Beach Housing Authority has taken the following steps to affirmatively further fair housing:

- (1) PHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.
- (2) The Authority will provide Federal/State/local information to Voucher holders regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act.
- (3) All Housing Program Staff is required to attend fair housing training and remain informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service.
- (4) Section 8 Housing Counselors will formally apprise all applicants of the process to report violations of Fair Housing Policy. Names, telephone numbers and mailing addresses of appropriate officials will be provided at orientation.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Issues related to Disability as well as Discrimination related to Race /Color, Familiar Status and National Origin.

- The WPBHA will ensure that all its employees receive periodic refresher training in fair housing issues. Education provided will also concentrate on disability issues, as well as those related to reasonable accommodations.
 - The WPBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled.
 - The WPBHA will continue to implement its policy to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.
 - The WPBHA will continue to refer all allegations of fair housing discrimination to the Fair Housing Center of the Greater Palm Beaches, Legal Aid Society, and the Office of Equal Opportunity as appropriate.
- Fair Housing Issues Related to Zoning, Land Use and Other Public Policies
- The WPBHA will cooperate with the City's Code Enforcement authorities to identify and prevent unintended discriminatory code enforcement issues.
- Fair Housing Issues Related to Mortgage and Credit
- The WPBHA through the implementation of its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Program will help to increase the purchasing power of its clients to help overcome some measures of housing discrimination. Referrals will be made to such agencies as the Community Financing Consortium, as well as other appropriate agencies to provide below market rate mortgage loans for the acquisition and rehabilitation of homes.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The WPBHA through its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Programs will provide to its clients education related to Homebuyer/Homeownership, Credit Management and Repair as well as Budget and Money Management.

WEST PALM BEACH HOUSING AUTHORITY

PROGRESS REPORT 2022

A report on the progress the West Palm Beach Housing Authority (WPBHA) 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 current at 2% or below. Units turn over very quickly, and waitlists are available for immediate move-ins.
- 2. The West Palm Beach Housing Authority will work to decrease the number of days for maintenance unit turnaround to less than five days.***
Units in public housing were turned around for this past year within an average of 8 days.
- 3. The West Palm Beach Housing Authority will improve and re-emphasize policies and procedures for resident orientation.***
The Tenancy Eligibility and Lease-Up Manager conducts resident orientation prior to move and meets one on one with new residents to review the lease and rent calculations and provide updates on housing authority procedures, including encouraging new residents to participate in their Neighborhood Associations (formerly called Resident Councils) 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 all 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. A new and serious menace is the proliferation of feral cats in our senior development. Humane removal and resident education regarding the dangers of feeding and encouraging these creatures is continuous.
- 5. The West Palm Beach Housing Authority shall maintain Section 8 HCV lease-up at 100%.***
Currently, the lease-up rate for the HCV Section 8 program is below 100% due to the lack of affordable rental housing within the jurisdiction, so units are taking longer to lease up. However, the VASH program is always close to or at 100%
- 6. The West Palm Beach Housing Authority shall attain high performer status.***
We currently are a High Performer
- 7. The West Palm Beach Housing Authority will maintain rent collections at 99% or more.***
The actual collection rate for 2021 is 99%.
- 8. The West Palm Beach Housing Authority will contemplate purchases of expiring use buildings as well as other viable real estate options.***

The WPBHA is currently in the market for an appropriate purchase.

9. *Acquire existing properties and land for subsequent development.*

Currently, the WPBHA is pursuing the acquisition of an area ripe for development adjacent to one of our successful non-assisted developments. Plans call for blending the properties and bringing a mix of for-sale and rental affordable and workforce housing to the area.

10. *Revitalize the Dunbar Village and Southridge by HOPE VI Revitalization and Demolition grants or by any other means possible.*

Dunbar Village has been completely redeveloped. All of the original units built in 1940 have been demolished, and in their stead are 353 of new, State of the art, affordable housing. Project-Based Vouchers support 315 of the units. In addition, the WPBHA recently selected a developer and entered into a Master Development Agreement for the redevelopment of the Southridge Elderly development.

11. *The WPBHA will pursue opportunities to partner with the City of West Palm Beach, private developers, and other viable housing development entities.*

The City of WPB has provided down payment assistance and a construction loan to jump-start the WPBHA's self-developed single-family home production. Four single-family homes have been built and sold, and Eight more are under reservation, and construction began in July 2021. Thirty-four (34) townhomes and two single-family homes are scheduled to be built by Pulte Homes. Four of these townhomes have been completed, sold, and occupied. The WPBHA also contracted with Palm Beach County Board of County Commissioners to build 17 single-family cottage homes for the homeless on a site in West Palm Beach on Military Trail. In addition, a partnership with Landmark development received 9% tax credit funding to build Autumn Ridge, a 106 elderly development in West Palm Beach.

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.

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 the State of Florida designated Opportunity Zone. This vacant land sits just in front of the 353 new units, and discussions have commenced on how best to proceed with this exciting commercial development program. Unfortunately, we were unable to reach any agreements with OZ investors. We are still actively pursuing other opportunities for a Joint Venture.

14. *Rehabilitate/Construct a Twin Lakes Community Center and Training Facility*

The Twin Lakes Development was converted to RAD effective November 2014. Due to limited funding, the WPBHA completed a limited rehab of the Twin Lakes Community using operating funds in 2020.

15. *Apply for any and all local, State, and Federal funding opportunities, including 9% LIHTC, Tax-Exempt Bonds, and CRA financing*

The WPBHA in partnership with Landmark, applied for and received a 9% allocation in 2021 for Autumn Ridge to build 106 units of elderly housing.

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 from 2019 to 2021.

- 2. The WPBHA shall continue to remove all graffiti within 24 hours of discovery***
Goal 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. Work to enhance the neighborhoods continue in all WPBHA developments.

- 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 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 in partnership with Landmark applied for and received a 9% allocation in 2021 for Autumn Ridge to build 106 units of elderly housing.

- 7. Create Economic Initiative in the Department of Resident Financial Services to include a bank and an IDA (Individual Development Account)***

WPBHA FSS program is robust and thriving.

- 8. 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 construction sites associated with our development programs. Additionally, in 2019, the Risk Control Group became licensed by the State of Florida to provide security services to the public.

- 9. Pursue Green housing opportunities for both existing units and new construction, including sustainable irrigation systems.***

All new WPBHA developments are at least Silver LEED certified.

- 10. 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 to accomplish this objective.***

The WPBHA has 385 PBV allocated, with current plans to allocate an additional 234 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 WPBHA currently collaborates with the Palm Beach County School District to identify children and families who are residents of the WPBHA developments and require counseling and/or programmatic intervention.

- 4. The WPBHA shall develop strategies for identifying and reducing crime and provide security in all developments to the greatest extent possible.***

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 of operations.

- 5. The WPBHA shall reduce its evictions due to violations of criminal laws by implementing aggressive screening procedures***

The WPBHA is in full compliance with HUD regulations to not let **criminal background checks unnecessarily impede participation in housing programs.**

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, under the leadership of its Director, the Asset Management Department embarked on a program to eliminate Zero Income for 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 many 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. Nevertheless, some residents appreciated making steps toward self-sufficiency; all are now aware that the WPBHA takes the elimination of Zero Rent for applicable populations very seriously.

2. ***Continue the Successful Section 8 Homeownership Program***

This program continues to be a great advantage to our Section 8 clients. 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.***

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. However, total re-branding has not been fully implemented. The agency is still working on ensuring that all areas such as websites and correspondence are fully rolled out.