

**Streamlined Annual  
PHA Plan  
(High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**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-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 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 PHA Name: West Palm Beach Housing Authority PHA Code: FL009  
 PHA Type:  Small  High Performer  
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/01/2021  
 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) 3572  
 Total Combined 3729  
 PHA Plan Submission Type:  Annual Submission  Revised Annual Submission

**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.

The principal office of the West Palm Beach Housing Authority (WPBHA) is located at 3700 Georgia Avenue, West Palm Beach Florida 33405. The West Palm Beach Housing Authority will make this PHA Plan, all attachments, supporting documents related to this Plan, as well as the policies related to the following elements available for review at the aforementioned principal office, as well as any additional information regarding WPBHA policies not included below :

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs
- Grievance Procedures.
- Homeownership Programs.
- Safety and Crime Prevention.
- Admissions and Continued Occupancy Policy (ACOP)
- Substantial Deviation.
- Significant Amendment/Modification

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual **PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below: The WPBHA has updated its Financial Resources

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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><b>B.3</b></p>	<p><b>Progress Report.</b></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><b>Please see Progress Report Attached</b></p>
<p><b>B.4.</b></p>	<p><b>Most Recent Fiscal Year Audit</b></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><b>Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.2</b></p>	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>C.3</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></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>
<p><b>C.4</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p><b>D</b> <b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	

**D.1** **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.

**Most Recent Approved 5-Year Action Plan was approved: 04/20/2020**

---

## WEST PALM BEACH HOUSING AUTHORITY

---

### PROGRESS REPORT 2021

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 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 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 the Property Quality Manager, The Tenancy Certification Manager, the Tenancy Compliance and Support Manager, and the Tenancy Eligibility and Lease-Up Manager, conducts resident orientation prior to move in. The Asset Managers meet one on one with new residents to review the lease, and rent calculations, as well as 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 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 waitlist, which has been closed since 2011.

**6. *The West Palm Beach Housing Authority shall attain high performer status.***

We have maintained a High Performer Status for 2020

**7. *The West Palm Beach Housing Authority will maintain rent collections at 99% or more.***

The actual collection rate for 2020 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 acquisition of an area ripe for development that is 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/or 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 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 WPBHA is currently exploring funding for a complete redevelopment of the Southridge Elderly development site.

**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. Eight more are under reservation and construction is scheduled to begin in January 2021. There are also 34 town homes scheduled to be built, in MerryPlace four (4) are completed and ready to be sold, and an additional six homes are scheduled to begin in early 2021.



The WPBHA is also in contract negotiations with Palm Beach County to build 17 single family cottage homes in West Palm Beach on a site on Military Trail.

**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 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. 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 did not apply for LIHTC programs in 2020.

**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 in 2019 and 2020.

- 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.***

***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.

**7. *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.

**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 the construction sites associated with our development programs. In 2019, Risk Control Group was licensed by the State of Florida to provide security services to the public at large.

**9. *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.

**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 in order to accomplish this objective.***

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 WPBHA currently has a collaboration with the Palm Beach County School District to identify children and/or 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 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 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, 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*

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

