

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: 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-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	<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>04/01/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Unit: <u>157</u> Number of Housing Choice Vouchers (HCVs) <u>3369</u> Total Combined <u>3526</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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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. 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:

Financial Resources

Planned dollar amounts and totals have been updated and Sources of Federal funds now include funds from a Housing Counseling grant.

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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(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.

Mixed Finance Modernization or Development

One of West Palm Beach Housing Authority's (WPBHA) goal is to expand the stock of affordable housing and the WPBHA chooses to maintain the option to apply for mixed finance modernization or development activities if possible during this fiscal year.

Demolition and/or Disposition

- (a) The WPBHA received HUD approval to demolish 66 units in Dunbar village to make way for 125 project-based units for the Royal Palm Place development.
- (b) In an effort to manage its existing housing stock in an efficient and effective manner, the WPBHA also chooses to maintain the option to apply for demolition/disposition during this fiscal year.

Conversion of Public Housing to Tenant Based Assistance

Consistent with its goals to maintain its housing stock in an efficient and effective manner, the WPBHA chooses to maintain the option to convert Public Housing to Tenant Based Assistance during this fiscal year if the agency determines that doing so would be more efficient and effective.

Conversion of Public Housing to Project-Based Assistance under RAD

Consistent with its goals to maintain its housing stock in an efficient and effective manner, the WPBHA chooses to maintain the option to convert Public Housing to Project-Based Assistance under RAD during this fiscal year if the agency determines that doing so would be more efficient and effective.

Project-Based Vouchers

- (a) Project-based vouchers have been assigned to the Paul Laurence Dunbar Senior complex. This new construction is scheduled to be completed in early 2017.
- (b) Silver Palm Place a 120 unit family Development is also scheduled to be completed in early 2017, 91 units will be project-based.
- (c)

Units with Approved Vacancies for Modernization

In striving to maintain the quality of its housing stock, the WPBHA chooses to maintain the option to request approval for the modernization of some of its units during this fiscal year.

Other Capital Grant programs

The WPBHA plans to pursue Capital Grant funding opportunities if available during this fiscal year.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

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

In 2016, the West Palm Beach Housing Authority (WPBHA) continued its redevelopment of the prior Dunbar Village public housing site. Construction is nearing completion on the 99 units of project based elderly housing and 120 units of LIHTC family housing. Demolition has commenced on the remaining 17 buildings, making way for 125 units of senior housing with a preference for Veterans. Administrative operations have also been relocated. The WPBHA was able to retire the debt on land it has owned for redevelopment, paving the way for the construction of 12 single family homes. Negotiations are underway with a local bank for a construction loan. In addition, the City of West Palm Beach has expressed an interest in using its remaining NSP funds to support this First Time Homebuyer initiative. The WPBHA managed to trim the existing tree canopy in three of its developments prior to hurricane season, which led to great efficiencies in our preparation for disaster recovery.

Goal: Improve community quality of life and economic viability.

The WPBHA continues its participation in the Purpose Built Communities initiative, coordinated by community activists throughout the city. The stated goal of the program, "Revitalizing Neighborhoods to Break the Cycle of Poverty" had its genesis in the East Lake Meadows HOPE VI revitalization in Atlanta. While still in the planning stages, the breadth of the program is impressive, encompassing education, cultural, health, public safety and housing providers. We look forward to staying involved and becoming one of the pillars of what may be a very real transformation for low income areas in the city. Progress on this initiative is slow, but the WPBHA is committed to providing residents with whatever community improvements may ultimately result.

Pine Ridge Holistic Living Center, a 501 (c) (3) affiliate of the WPBHA, applied for and was granted Community Housing Development Organization (CHDO) status by the City of West Palm Beach. Pine Ridge applied to the City of West Palm Beach for an allocation of HOME funds to provide housing for Youth Aging Out of Foster Care. It was successful in this application; partnering with Friendship Missionary Baptist Church, the CHDO will rehab three existing structures into five apartments, to be known as "Friendship Court." Supportive Services will be provided by the church, while the WPBHA will allocate five TBRA vouchers to this special needs population.

In 2016, the WPBHA entered into an Interlocal Agreement with the School District of Palm Beach County to monitor the attendance of all students between the ages of five and sixteen who live in WPBHA developments. With the permission of parents, this information will be used to guide both students and their families to existing services than can help to ensure academic success. It will also identify those students who are performing well, and enable the community to celebrate their success.

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

Under the direction of its Risk Control Manager, the WPBHA has taken its security patrol program in house. Part time employees have been hired as security guards, who not only patrol the properties, but become actively involved in the communities themselves. Security Patrol Officers attend Resident Council meetings and activities, interact with youth in sponsored activities and work closely with the West Palm Beach Police Department to build a level of trust with residents throughout all WPBHA properties.

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

The WPBHA has continued its success as a HUD Approved Housing Counseling Agency. Twelve clients purchased a home in 2016, and FSS staff helped eligible participants navigate the complex SHIP application process. Although we are pleased that residents in RAD properties can now participate in FSS programs, the lack of systems software has placed undue reporting burdens on staff. We look forward to improvements by HUD in the coming year.

With the on-going construction at the Dunbar site, the Section 3 Compliance Officer is busy matching eligible workers with contractor needs. The WPBHA development partner, Landmark Companies, is committed to hiring a local workforce and posts available jobs at the construction site.

Goal: Reduce dependency on federal funding.

In 2013, the WPBHA purchased a 144 unit multifamily expiring use tax credit property. The terms were very favorable and it was decided to market this property in 2015. The property sold in 2016, and the proceeds enabled the WPBHA to retire the debt on the remainder of MerryPlace, a 14 acre development site now being considered for homeownership opportunities.

The Paul Laurence Dunbar Senior Complex deal includes a \$20,000 per year lease payment for 15 years. Those funds are restricted for use to Southridge, the WPBHA's public housing senior development. With the extreme reduction in PIH capital funding, this lease payment generated by development activity will help with maintenance costs.

The Silver Palm Place development includes a one-time \$300,000 lease payment. These funds are restricted to securing additional affordable housing units, either through purchase or development.

B.4.	<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>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>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>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>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>
C.3	<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>
C.4	<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>
<p>D 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>	
D.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> <p>See HUD Form 50075.2 approved by HUD 03/3/2016.</p>