

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	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>04/01/2018</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>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>						
<input type="checkbox"/> 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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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.

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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.

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) 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 its 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 the remainder of its 157 Public Housing units 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) 99 Project-based vouchers have been assigned to the Paul Laurence Dunbar Senior complex. This new construction was completed in August 2017, and is currently 89% occupied.
- (b) Silver Palm Place a 120 unit family Development of which 91 units will be project based, is scheduled to be available for occupancy November of 2017.

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.

Progress in Meeting Mission and Goals:

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.

The West Palm Beach Housing Authority has converted most of its LIPH housing stock to the RAD program. Therefore, we now manage 157 public housing units, allowing us to be designated a "Small Agency." This small agency designation permits centralized management, maintenance and most importantly removes the requirement for Asset Based Management of these units. This has improved our efficiency in staffing, lowered our equipment costs and significantly removed many of the regulatory barriers to modern property management.

Goal: Improve community quality of life and economic viability.

Our Interlocal Agreement with the Palm Beach County School District to identify resident students who are chronically truant and refer them to appropriate services got off to a slow start. There appeared to be an entrenched reluctance to share information with the housing authority (even with the prerequisite parental authorization) and it required diligence and commitment on the part of WPBHA staff to establish relationships with district staff to put this program into operation. We were once again disappointed that the City of West Palm Beach did not fund our CDBG grant request for a full time counselor to take this program to a successful operational level. The WPBHA has, however, been able to effect positive change for some of our students. We will persevere with this program, and are looking at joining the national effort to bring all children up to reading level by Grade 3.

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

The WPBHA has an in-house security program under the direction of the Risk Management Director. Twelve part-time Security Officers patrol our developments on varied 24 hour schedules. All are state certified, and receive monthly Continuing Education training on ethics and the techniques necessary to maintain a safe environment. Every armed on duty officer is equipped with body cams, radios and a commitment to keeping residents out of harm's way. Of note, the city's police department recently re-deployed their officers to cover "hot spots" where shootings and crime are on the increase: NONE were in our developments.

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

The WPBHA has continued its success as a HUD Approved Housing Counseling Agency. Maintaining a rate of approximately one closing per month, this department (along with our FSS activities,) has kept homeownership and educational achievement an attainable goal for program participants. As we break ground on our self-developed single family homes, we remain committed to the Section 3 mission, targeting subcontractors whose participation will keep the local labor force employed.

Goal: Reduce dependency on federal funding.

The WPBHA is striving to replace subsidy with developer fees, management fees from both properties we own and others, the advantageous purchase and sale of real estate, and creating public/private partnerships to increase the number of affordable units and our bottom line. It is a heavy lift. Public Housing was designed as a deep subsidy program, and the loss of the political will to sustain it in a safe, decent, sanitary condition will – and in many cases has already – brought it to the breaking point. That this program still has so many engaged individuals willing to dedicate their professional careers to keeping the doors open for individuals and families desperate for a place to live is testament to the worthiness of our mission.

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>