

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: <u>West Palm Beach Housing Authority</u> PHA Code: <u>FL009</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2023</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>4054</u> Total Combined <u>4211</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> 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 : </p> <ul style="list-style-type: none"> • 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. • Pet Policy. • 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. Plan Elements

B.1 Revision of Existing 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) 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)

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

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 Rental Assistance or Project-Based Vouchers 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>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 also plans on project basing at least 148 of these 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 10/27/2022</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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Material Adjustment to the Financial Statements. Corrective Action Plan was put in place to prevent reoccurrence</p>
C.	<p>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, 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.</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>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 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>

(a) Did the public challenge any elements of the Plan?

Y N

If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing.

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.

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.

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WEST PALM BEACH HOUSING AUTHORITY

PROGRESS REPORT 2023

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 vacancy unit turnaround to less 20 days.***
Units in public housing were turned around for this past year within an average of 16 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-in 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.
- 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 2022 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.***

In November 2022 the WPBHA acquired 3.118 acres of land adjacent to one of our 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.***

Update

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..... Thirty-four (34) townhomes and two single-family homes have been built by Pulte Homes. To datetownhomes 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. Construction will begin in... 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. We are still actively pursuing other opportunities for a joint venture with Purpose Built Communities.

- 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 in 2020 of the Twin Lakes Community Center using operating funds.

- 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 in the Westgate area of West Palm Beach. An additional tax credit application for the Southridge redevelopment with developer Smith & Henzy is planned for December 2022.

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 2022.

- 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 developments on the former Dunbar Village site 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.***

The WPBHA Family Self-Sufficiency program is robust and thriving. In addition, the WPBHA recently received Moving to Work (MTW) status under the asset building cohort for its FSS participants. The WPBHA MTW Asset Building Program goal is to have successful collaborations with community partners that will assist program participants build and strengthen household assets, provide greater financial security, have better housing options, and/or achieve home ownership.

- 8. Establish revenue streams by offering contracted services to public and private sector customer base.***

In 2019, the WPBHA Risk Control Group became licensed by the State of Florida to provide security services to the public. The WPBHA currently uses this revenue stream 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 voucher 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 Risk Control Department's Director serves as the Florida State Director of the CPTED Association and continuously evaluates all properties for an optimum secure environment.

- 2. 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.

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

The WPBHA has established its own security force under the direction of the Director of Risk Control. Full-time and part-time Risk Control Officers and one Supervisor patrol all properties on a rotating basis. Crime has been drastically reduced throughout all developments.

The WPBHA's Risk Control Department has also 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.

- 4. 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*

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.

PHA Name : West Palm Beach Housing Authority

PHA Code : FL009

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 4/1/2023

PHA Program Type: Combined

MTW Cohort Number: Asset Building

MTW Supplement Submission Type: Annual Submission

B. MTW Supplement Narrative.

In our first year as an MTW Agency, the West Palm Beach Housing Authority's (WPBHA) vision is to build successful collaborations with community partners that will assist our program participants in moving towards economic self-sufficiency; building and strengthening their household assets, providing greater financial security, having better housing options, or achieving home ownership.

The Asset Building program will work with current FSS families to provide the tools and knowledge to assist them in increasing their income, achieving higher education, establishing banking products, establishing and building credit, improving money management, and increasing savings. The impact of this work will be twofold; firstly, it will reduce cost by promoting economic mobility and transitioning families to financial self-sufficiency, and secondly, through the identification of learnings and procedural improvements that will facilitate streamlining of operational expenditures as the program evolves.

The WPBHA will contribute a minimum of \$480 over 24- months to participants' savings accounts. To augment this, the WPBHA will collaborate with external financial institution(s) and community-based organizations to undertake a matched savings program for our participants. This program will facilitate the building of household assets and create an enhanced matched savings program with access to unrestricted savings. Unrestricted savings will mean greater flexibility and choice for our families.

Participants will be provided with coaching, networking, and educational incentives to overcome homeownership barriers and increase their buying power. The WPBHA will examine the outcomes and outputs of the proposed program with a view to expanding the impact of the program.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Not Currently Implemented
d. Stepped Rent (HCV)	Not Currently Implemented
e. Minimum Rent (PH)	Not Currently Implemented
f. Minimum Rent (HCV)	Not Currently Implemented
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Not Currently Implemented
w. Alternative Income Inclusions/Exclusions (HCV)	Not Currently Implemented
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Not Currently Implemented
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Not Currently Implemented
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Not Currently Implemented
b. Alternative Reexamination Schedule for Households (HCV)	Not Currently Implemented
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Not Currently Implemented
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Not Currently Implemented
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Not Currently Implemented
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Not Currently Implemented
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Not Currently Implemented
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Not Currently Implemented
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Not Currently Implemented
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
a.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Not Currently Implemented
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that West Palm Beach Housing Authority Plans to Implement in the Submission Year or Is Currently Implementing

D.	Safe Harbor Waivers.
D.1	Safe Harbor Waivers seeking HUD Approval: No Safe Harbor Waivers are being requested.

E.	Agency-Specific Waiver(s).
E.1	Agency-Specific Waiver(s) for HUD Approval: The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, Agency-Specific Waivers may be requested. No Agency-Specific Waivers are being requested.
E.2	Agency-Specific Waiver(s) for which HUD Approval has been Received: MTW Agency does not have approved Agency-Specific Waivers

F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2022	\$594,399	\$594,399	\$0	

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	
	49%-30% Area Median Income	
	Below 30% Area Median Income	
	Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
MTW agency did not established a rent reform policy to encourage employment and self-sufficiency	

G.3	Substantially the Same (STS) – Local, Non-Traditional.	
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months	
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months	

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	If 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.	

I.	Evaluations.
No known evaluations.	