

<b>Streamlined Annual PHA Plan (Small PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 03/31/2024</b>
---	---	--

**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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only 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> <b>PHA Name:</b> <u>West Palm Beach Housing Authority</u> <b>PHA Code:</b> <u>FL009</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Small  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/01/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units:</b> <u>157</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>4034</u>  <b>Total Combined</b> <u>4191</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:																	
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>B.</b>	<p><b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Five-Year PHA Plan</b> submission?</p> <p>Y   N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<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><i>See Progress Report Attached.</i></p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>

B.5	<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: (1) Non-Material finding related to incorrect calculation of overtime processing for one employee (2) Non-Material finding related to rent calculation.</p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
B.1	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.  <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.  <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.  <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.  <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(a) 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.</p> <p><i>The WPBHA have submitted a demolition application for approval under section 18, for the Southridge elderly development which currently consists of 148 units. The plan is to demolish all 148 units and redevelop the entire 14-acre public housing site and increase density up to 300 units. The redevelopment will be done in two phases. It is planned that demolition for Phase I will occur in fiscal year 2025</i></p> <p>(b) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p><i>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%) of its Housing Choice Vouchers to Project Based. The WPBHA plans to use project-based vouchers in many of its planned mixed finance deals and affordable housing projects. For 2025, the WPBHA have Project based vouchers planned for the Rehabilitation of Boynton Bay Apartments, new construction at 1400 Henrietta, new construction at the Southridge Redevelopment, Phase I and Phase II, and at the City View development a partnership with Landmark development. It is estimated that the WPBHA will project based approximately 440 vouchers in 2025.</i></p> <p><i>Where feasible, and to help achieve its housing goals and objectives, the WPBHA will also utilize activities and sources such as the HUD held HAP reserves, capital grant programs, conversion of public housing to tenant based assistance, conversion to RAD, as well as apply for funding through any HUD published NOFA</i></p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>

B.2	<p><b>Capital Improvements.</b> 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><i>The WPBHA has an approved 5-year Action Plan in EPIC – Date Approved-05/20/2024</i></p>
C	<p><b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></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><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).				
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" data-bbox="196 598 1459 1407"> <tr> <td data-bbox="196 598 1459 636"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="196 636 1459 1407"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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. The West Palm Beach Housing Authority has taken the following steps to affirmatively further fair housing:</p> <p>(1) The WPBHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 or LIPH Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> </td> </tr> </table> <table border="1" data-bbox="196 1438 1459 1946"> <tr> <td data-bbox="196 1438 1459 1476"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="196 1476 1459 1946"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><u><b>Fair Housing Issues related to Disability and Discrimination related to Race /Color, Familiar Status and National Origin.</b></u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The WPBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled.</li> <li>• 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.</li> </ul> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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. The West Palm Beach Housing Authority has taken the following steps to affirmatively further fair housing:</p> <p>(1) The WPBHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 or LIPH Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><u><b>Fair Housing Issues related to Disability and Discrimination related to Race /Color, Familiar Status and National Origin.</b></u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The WPBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled.</li> <li>• 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.</li> </ul>
<b>Fair Housing Goal:</b>					
<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>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. The West Palm Beach Housing Authority has taken the following steps to affirmatively further fair housing:</p> <p>(1) The WPBHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 or LIPH Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>					
<b>Fair Housing Goal:</b>					
<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p><u><b>Fair Housing Issues related to Disability and Discrimination related to Race /Color, Familiar Status and National Origin.</b></u></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The WPBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled.</li> <li>• 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.</li> </ul>					

- 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 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. The WPBHA, through its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Programs will provide to its clients, education related to Homebuyer/Homeownership, credit management and repair as well as budget and money management.

---

## WEST PALM BEACH HOUSING AUTHORITY

---

### PROGRESS REPORT 2025

A report on the progress the West Palm Beach Housing Authority (WPBHA) has made in meeting the goals and objectives described in the 2024-2028 Five (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. In addition, at one-on-one meetings at the time of annual recertification, the Lease-up manager reemphasizes policies and procedures.
- 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 will maintain rent collections at 99% or more.***  
The actual collection rate for 2024 is 99%.

**8. *The West Palm Beach Housing Authority will contemplate purchases of expiring-use buildings and 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 the Colony Oaks, one of the WPBHA's non-assisted developments. Preliminary 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 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 2022, the WPBHA issued an RFP, selected a developer and entered a Master Development Agreement for the redevelopment of the Southridge elderly development. The plan is to demolish all 148 units and redevelop the entire 14-acre public housing site and increase density up to 350 units. This will be done in two phases. In partnership with the developer, Smith & Henzy, the WPBHA applied and received 9% tax credits to fund the construction of Roseland Gardens, Phase I. Roseland Gardens was also awarded an additional \$3,000,000 from the Palm Beach County Department of Economic Development and 2 million in National Housing Trust funds towards this project. Consequently, the WPBHA submitted a demolition application to HUD to demolish Southridge. The WPBHA is awaiting HUD's approval. The financial closing for Phase I is scheduled to take place between February 2025 and March 2025.

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

***MerryPlace Estates***

The WPBHA partnered with a nationally recognized home-builder to offer 50 affordable homeownership opportunities to families in MerryPlace Estates, located in the Pleasant City neighborhood of West Palm Beach. The City of WPB provided down payment assistance and a construction loan to jump-start the project. The WPBHA will also self-develop 14 of the 50 units as single-family home construction. To date, eight single-family and thirty-four townhomes (total of 42 homes) have been built and sold, leaving a total of eight units left to be completed. An RFP was issued and a building contractor selected in July 2024, to complete six of the remaining eight units. The selected contractor has experienced a significant delay in getting started. It is estimated that construction will begin in January 2025.

***Prosperity Village Cottage Homes***

The WPBHA contracted with the Palm Beach County Board of County Commissioners to build 17 single-family cottage homes for the homeless on a site located at 5431 Clemens Street and Military Trail in West Palm Beach. Construction of these cottage homes was completed in October of 2024, and a ribbon cutting ceremony took place on October 30, 2024. Lease up of these units is expected to be completed by December 15 2025.



### ***Autumn Ridge***

The Landmark Development, in partnership with the WPBHA applied and received 9% tax credit funding to build Autumn Ridge, a 106-elderly development in the Westgate area of West Palm Beach. Construction has begun, and is estimated that Certificate of Occupancy for all units is scheduled to be received by November 2024 and units leased by December 31st 2024

### ***1400 Henrietta***

The WPBHA is in the preliminary planning stages with the City of West Palm Beach to develop 1.59 acres of the City's land on Henrietta Avenue in West Palm Beach. All project financing has been secured, and the Development and Conveyance Agreements were executed. An RFP for Architect and Civil Engineer were issued and selections made. The WPBHA will serve as the General Contractor for the construction of 18 units. A kickoff was held on October 25<sup>th</sup> 2024 with the professional firms to determine timeline and have questions answered. The design and permitting phase will be ongoing through the remainder of 2024. In addition, a Brownfield Grant for a Phase I Environmental Assessment (ESA) of the site was also submitted to the County in October.

### ***Boynton Bay Apartments***

The West Palm Beach Housing Authority (WPBHA) has partnered with Smith and Henzy Affordable Group, Inc. to undertake the rehabilitation and new construction of units at the Boynton Bay Apartments. The development will consist of two phases. Phase I will be the acquisition and rehab of 240 rental units, and Phase II will be for new construction of multifamily housing up to 140 units. The development includes 21.35 acres of land at 499 Boynton Bay Circle, Boynton Beach Florida. The WPBHA will allocate up to 180 project-based vouchers for the elderly and up to 60 units for families at or below sixty percent (60%) of area median income (A.M.I.) for Phase I.

The Rehab for Phase I is currently underway. The contractor discovered polybutylene pipes when work commenced. This discovery cost the project significantly Residents are being relocated to "hotel" units while their units are being renovated. On September 25, 2024, the WPBHA conducted an inspection of the rehabilitation work of some of the completed units which looked good and reflected quality work and materials. To date 20% of the units has been rehabbed The rehab is currently ongoing.

### ***City View Apartments***

This year, 2024, Landmark and the WPBHA, as co-developers, submitted LIHTC and SAIL applications respectively for the construction of 98 units for the elderly in Boynton Beach. City View did not receive funding from either funding sources. We are exploring other possibilities with our developer partner.

## ***12 Establish commercial/retail ventures along Tamarind Avenue***

The WPBHA owns vacant land on the Tamarind Avenue corridor, which forms the western boundary of the redeveloped Dunbar Village. This land sits just in front of the WPBHA's 353 newly developed affordable units. The WPBHA is actively pursuing opportunities for a joint venture with the Health Care District of Palm Beach County ("HCD") to provide a Health and Housing Center, which will include a health care facility, and supportive services for the community. The feasibility study conducted by the architect determined that the concept for the LA Kirksey Health & Housing Center (the "Center") is in fact physically feasible as envisioned. The Center was originally conceived as a three- story building, of 36,000 sq. feet with the HCD housed on the ground floor and the WPBHA's offices and housing services on the remaining two floors. The building would be an anchor community institution along the Tamarind corridor

along with the historic Roosevelt School redevelopment. The study confirmed that this three-story building situated on the corner of LA Kirksey and Tamarind, would be at least 36000 sq. ft. building with ground parking along Tamarind and a parking structure along LA Kirksey. In concert with the site and floor plan options, the architects also provided an opinion of probable construction Cost. The three-story building option with a parking garage cost is estimated at \$23,391,333. This cost did not include many soft costs or financing costs necessary to develop the project, but provides a foundation for our total development budget.

On August 19, 2024, the WPBHA met with its interested parties from the HCD, North End Rise, and Quantum Foundation to share the progress and discuss next steps. Understanding potential project financing is critical to the next feasibility analysis. The WPBHA discussed utilizing New Market Tax Credits as a well-matched program for this type of development. This could bring in much needed gap financing to support the project. Financial feasibility review and analysis is ongoing.

### ***13 Rehabilitate/Construct a Twin Lakes Community Center and Training Facility***

The Twin Lakes Development was converted to RAD effective November 2014. Because of limited funding, the WPBHA completed a limited rehab in 2020 of the Twin Lakes Community Center using operating funds. Opportunities are being researched as to the highest and best use of the Land on which the Twin Lakes development is located.

### ***14 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% LIHTC (Low Income Housing Tax Credit) allocation in 2021 for Autumn Ridge to build 106 units of elderly housing in the Westgate area of West Palm Beach. The development is estimated to be completed in November 2024.

In 2023, the WPBHA also applied for and received a 9% tax credit application with co-developer Smith & Henzy for the redevelopment of Southridge Phase I, Roseland Gardens. In addition, pursuant to a Palm Beach County Housing and Economic & Development NOFA, the WPBHA was also awarded an additional \$3 million towards Roseland Gardens development, and \$2 million in National Housing Trust Funds towards the project.

In 2024, in partnership with Landmark the WPBHA also submitted an application for 9% LIHTC application for City View Apartments, but unfortunately project was not funded. We then submitted an application for SAIL, (Sate Apartments Incentive Loan) funding but was also unsuccessful. We will continue to pursue other avenues.

## **GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VIABILITY**

### **Objectives:**

#### ***1. 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 continues in all WPBHA developments.

**4. *The WPBHA shall create an appealing, up-to-date environment***

The new developments on the former Dunbar Village site, the Prosperity Village Cottage homes, Merry Place Estates Homes, and Autumn Ridge Development are 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. *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. The WPBHA MTW Asset Building Program's goal is to have successful collaborations with community partners that will assist program participants in building and strengthening household assets, provide greater financial security, have better housing options and/or achieving home ownership. The Asset Building is active and currently have 25 participants.

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

In 2019, the WPBHA Risk Control Group obtained state licensing in Florida to provide security services to the public. However, the agency has faced challenges in generating a profitable revenue stream due to rising insurance and labor costs. Despite these obstacles, the agency remains committed to exploring revenue-generating opportunities that align with its mission.

**8. *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.

**9. *The West Palm Beach Housing Authority, consistent with its mission to preserve and enhance the availability of affordable housing, commits to an allocation of at least twenty percent (20%) of its Housing Choice Vouchers (HCV as Project-Based Vouchers to accomplish this objective***

WPBHA currently has to a total of 1209 vouchers available to be project base and to date only 7% of project base vouchers utilized count against the 20% cap.

**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 through its affiliate Pine Ridge Holistic Living Center identifies children and families who are residents of the WPBHA developments and require counseling and/or programmatic intervention and collaborates with the appropriate agencies in the community to provide supportive services.

***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 and Program Compliance. Full-time and part-time Risk Control Officers and one supervisor patrol all properties on a rotation 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 allow criminal background checks to 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, residents are working or engaged in job training***

Under the leadership of its Director of 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 the WPBHA's Financial Literacy classes and encouraged to join the FSS program. Those residents who chose to participate obtained mostly minimum wage jobs. Nevertheless, some residents appreciated taking 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%. As General Partner, Managing General Partner, or owner, we manage and operate 799 units of Low Income Housing Tax Credit (LIHTC.) and affordable units. We are also recognized by Florida Housing Finance Corporation as a LIHTC Management Company and secure fees through our Management Agreements.

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 marketing for our MerryPlace single-family homes and Enterprise Properties is done under that name.