

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	JULY 12, 2016	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing
Department:	Department of Economic Sustainability		

I. EXECUTIVE BRIEF


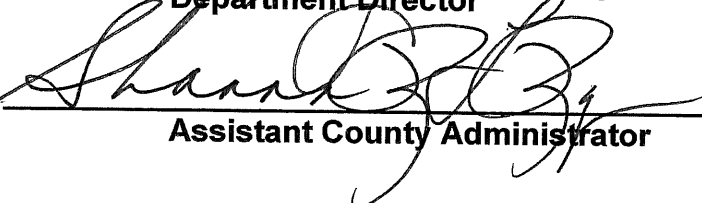
Motion and Title: Staff recommends motion to execute: a "Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan" for the Palm Beach County Housing Authority (PBCHA).

Summary: The U.S. Department of Housing and Urban Development (HUD) requires housing authorities to submit a Five Year Plan and an Annual Plan along with an annual certification of their consistency with the Consolidated Plan of the local jurisdiction. PBCHA has provided an Agency Plan Summary of its Five Year Plan for Fiscal Years 2017-2021 and its Annual Plan for Fiscal Year 2017 to the Department of Economic Sustainability (DES) for review and DES has determined that it is consistent with the Palm Beach County Consolidated Plan. In its review, DES examined the nine (9) goals outlined in the PBCHA Five Year/Annual Agency Plan and determined that they are consistent with the overall goals and specific housing objectives outlined in the County's Consolidated Plan including increasing the supply of affordable housing, improving the quality of existing affordable rental housing, and improving access to affordable rental housing. Since the PBCHA Five Year/Annual Agency Plan is consistent with the County's Consolidated Plan, staff recommends execution of this certification. Countywide (JB)

Background and Justification: Palm Beach County's Consolidated Plan contains the County's strategy for addressing housing, economic, and community development issues over a five-year period. DES is responsible for completing the Consolidated Plan in accordance with HUD regulations at 24 CFR Part 91. The current Consolidated Plan, covering the period Fiscal Years 2015-2020, was approved (R2015-049) by the Board of County Commissioners on July 21, 2015.

Attachments(s):

1. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
2. PBCHA Agency Plan Summary

Recommended By:		<u>6-7-16</u>
	Department Director	Date
Approved By:		<u>6-16-16</u>
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT *					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes _____ No _____
Budget Account No.:

Fund _____ Dept _____ Unit _____ Object _____ Program Code/Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

* No Fiscal Impact.

C. Departmental Fiscal Review: Marcy Thomas for
Shairette Major, Fiscal Manager II

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

[Signature]
OFMB 6/13/16 6/13/16

[Signature] 6/14/16
Contract Development and Control
6/13/16 TR

B. Legal Sufficiency:

[Signature] 6/15/16
Assistant County Attorney

C. Other Department Review:

Department Director

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB# 2577-0226
Expires 02/29/2016

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Mary L. Berger, the Mayor of Palm Beach County, Florida certify that the Five Year and Annual PHA Plan of the Palm Beach County Housing Authority is consistent with the Consolidated Plan and the Analysis of Impediments (AI) to the Fair Housing Choice of Palm Beach County, Florida prepared pursuant to 24 CFR Part 91.

Description of how the PHA Plan is consistent with the Consolidated Plan and AI : The Plan's goals and objectives are consistent with the overall goals outlined in the Consolidated Plan.

(COUNTY SEAL BELOW)

**PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the State of Florida**

BOARD OF COUNTY COMMISSIONERS

ATTEST: Sharon R. Bock,
Clerk & Comptroller

By: _____
Mary L. Berger, Mayor

By: _____
Deputy Clerk

Date: _____

Approved as to Form and
Legal Sufficiency

Document No.: _____

By: _____
James Brako
Assistant County Attorney

Palm Beach County Housing Authority

Agency Plan Summary



**Five Year Plan FY2017- FY 2021
&
Annual Plan FY 2017**

10/01/2016

ATTACHMENT 2

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EXECUTIVE SUMMARY

The Executive Director, governed by the Board of Commissioners, regularly reviews the agency's focus and direction. As a result of strong leadership, rigorous monitoring, and fostering an agency posture of teamwork, all departments work in unison to ensure that the Agency will fulfill a myriad of future needs, and continue to support our mission to be the premier agency in the affordable housing market.

The following is a summary of PBCHA's Five Year Plan (FY2017-FY2021) and Annual Plan (FY2017) to be transmitted to the Department of Housing and Urban Development (HUD) before the beginning of the PHA's fiscal year.

The purpose of the Agency Plan is to guide and propel the PBCHA to exercise optimum flexibility in meeting local housing needs within the community while also sustaining a high level of performance and excellence.

The Agency Plan contains a FY2017- FY2021 Five-Year Plan that includes the Authority's mission and long range goals and objectives. The FY 2017 Annual Plan contains the Authority's strategies to address housing needs, provides information on the agency's financial resources, and serves as a road map for the Agency's policies, programs, and future development and agency projects.

PBCHA continues to improve its public image and agency profile through marketing and promotion of its vision, mission, values, and goals, through technology, networking, community interactions, and superlative staff. The agency continues to significantly expand its engagement with governmental, non-profit, for-profit, and foundation partners that share the same vision, mission, and values, in an effort to provide greater opportunities for the community.

The PBCHA will respond to the growing affordable housing needs that are evidenced in Palm Beach County by:

- Preserving the affordability and enhancing the quality of existing housing stock
- Pursuing multiple funding sources to acquire or develop additional affordable housing
- Ensuring residents have access to supportive services and community resources that promote self-sufficiency and economic sustainability

The PBCHA will utilize staffing resources of The SPECTRA Organization, Inc. (an instrumentality of the PBCHA), to provide financial, administrative, and operational support services.

The Agency Plan is consistent with the Consolidated Plan/CHAS of Palm Beach County.

MISSION STATEMENT

The Palm Beach County Housing Authority's mission is to provide decent, affordable housing to low and moderate-income families, elderly, and disabled individuals who strive for self-sufficiency and/or independent living. PBCHA's commitment is to become the leading housing agency in Palm Beach County while improving the quality of life of residents and participants through key partnerships with stakeholders that share the same vision for affordable housing, self-sufficiency, and independent living.

GOALS & OBJECTIVES

1. Goal: Expand the supply of affordable housing

Objectives

- a. Leverage private and other public funds to create additional housing opportunities
- b. Acquire or build housing developments
- c. Consider for-profit affiliates for development ventures
- d. Consider partnerships to address the needs of the homeless population of Palm Beach County
- e. Explore the addition of various types of rental vouchers, sale of property or other alternatives to expand supply of affordable housing

2. Goal: Improve the quality of affordable housing

Objectives

- a. Continually enhance customer satisfaction
- b. Enhance self-service options to empower applicants, residents, voucher recipients and landlords
- c. Replace and/or modernize current housing stock
- d. Demolish, dispose and/or repurpose obsolete housing stock
- e. Explore opportunities through the Rental Assistance Demonstration program and/or any other appropriate programs
- f. Provide replacement housing, where possible
- g. Enhance energy-efficiency through green initiatives

3. Goal: Improve quality of life and economic vitality in PBCHA communities

Objectives

- a. Implement measures to increase safety and reduce crime in PHA communities
- b. Increase on-site services for elderly and disabled residents
- c. Continually enhance on-boarding process for program applicants
- d. Continually enhance security protocols at PHA communities
- e. Continually enhance partnerships with public and private agencies to maximize available resources
- f. Support emergency preparedness initiatives and continuously educate residents

- g. Increase resident participation through Resident Councils and Resident Advisory Board

4. Goal: Promote self-sufficiency within residents and voucher recipients

Objectives

- a. Continue to pursue all funding opportunities for programs that promote self-sufficiency
- b. Develop strategic partnerships to connect clients to quality support services that promote economic sustainability and independent living
- c. Encourage and assist public housing residents paying flat rent to pursue homeownership and/or market rate housing
- d. Increase employment opportunities and resident owned business opportunities for PH residents and voucher recipients

5. Goal: Promote Equal Opportunity Housing for all Americans

Objectives

- a. Affirmatively further fair housing through education and training
- b. Ensure equal opportunity to all

6. Goal: Strengthen organizational and financial infrastructure to support our mission and goals

Objectives

- a. Effectively utilize financial, administrative, and operational support services provided by The SPECTRA Organization, Inc.
- b. Improve training and development opportunities for staff
- c. Continue to develop, assess, and implement annual performance evaluation system
- d. Continue to develop, evaluate, and implement policies and procedures
- e. Ensure organizational sustainability through succession planning
- f. Explore tools and systems that improve financial management capabilities

7. Goal: Reduce program abuse in assisted housing programs

Objectives

- a. Maintain relationship with Palm Beach County Sheriff's Office and Public Defenders Office to assist with fraud prevention and recovery
- b. Continuously enhance fraud detection and reporting protocols through education and training

8. Goal: Expand Resident Services to provide opportunities and access to services that promote self-sufficiency, maintain independent living, and support making positive life choices

Objectives

- a. Improve application and on-boarding process to ensure successful tenancy
- b. Increase resident accessibility to employment, physical health, mental health, substance abuse, educational services, and all available programs
- c. Promote homeownership opportunities
- d. Increase accessibility to prevention activities such as legal services, financial education services, and housekeeping
- e. Promote resident participation in their communities

9. Other Goals and Objectives include:

- a. Maintain minimal vacancies in Public Housing communities
- b. Concentrate on efforts to improve specific management functions
- c. Increase assisted housing choices
- d. Explore voucher homeownership program
- e. Continuously implement measures to deconcentrate poverty by increasing mixed income properties
- f. Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- g. Decrease violence and drug-related criminal activity in public housing neighborhoods
- h. Provide or attract support services to improve participants' employability
- i. Provide or attract support services to increase independence for elderly and persons with disabilities

PHA PLAN UPDATE

Safety and Crime Prevention

PBCHA continues to work closely with the Palm Beach County Sheriff's Office to assist in crime prevention at all PBCHA communities. PBSO designates a community officer who works closely with Site Management staff to strategize on maintaining a safe community.

PBSO graciously hosts and supports a large variety of extra-curricular activities that promote good community relations, and instill a positive Community influence.

PBSO assists PBCHA with activities that assist in preserving program integrity.

Project Based Vouchers

PBCHA administers a project-based voucher program contract that encompasses 173 units of designated housing for the elderly, near elderly and homeless. The PBV program is currently at two locations: Ninety-three (93) housing choice vouchers set aside for the Quiet Waters center located in Belle Glade. As of June 1, 2012 all ninety-three (93) contracts were completed and housed. Eighty-seven+ (87) of the applicants were homeless. Eighty (80) housing choice vouchers set aside for Project Based Vouchers are allocated to the Westgate Plaza Apartments. Construction was completed in November 2012 and all eighty (80) contracts were completed and housed.

Project-based vouchers will be used primarily as a tool for making projects located in Difficult to Develop Areas (DDA) financially feasible, consistent with our objective of leveraging private and public funds to create additional housing opportunities. PBCHA will solicit proposals by using the request for proposals procurement method. PBCHA shall not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for project-based voucher housing on different sites. Project based assistance for housing at the selected site must be consistent with the goal of expanding housing and economic opportunities for low-to-moderate income families.

Development

Development Name: South Bay Villas – Phase 1: 16-Unit Substantial Rehabilitation

Description of Development: South Bay Villas (Phase 1 Construction) is a 16-Unit rehabilitation project which began with an official PBCHA Groundbreaking Ceremony on September 24, 2014. Residents began occupying units during the month of September 2015. The General Contractor for the project was “2”**SBW** (a local minority contractor). The 16 units being rehabbed were located in two of the community's eight buildings. Each building

contains eight residential units. The County provided an additional \$389,116.00 in grant funds for construction hard costs and an additional \$ 181, 616.00 for concealed conditions.

Activity Type: Mixed Finance Substantial Rehabilitation

Application Status: Approved

Number of units affected: 16 Units

Projected start date of activity: September 24, 2014

Projected end date of activity: August 31, 2015

(Project Completed)

Development Name: New South Bay Villas: Repositioning & Redevelopment of Marshall Heights(South Bay Apartments) and South Bay Villas

Description of Development: New South Bay Villas: Redevelopment of Marshall Heights (South Bay Apartments) and South Bay Villas is a proposed mixed finance – Substantial Rehabilitation and New Construction project involving the Palm Beach County Housing Authority and Co-Developers. South Bay Villas was built in 1987, and is comprised of 8 buildings, which contain a total of 65 residential units. Marshall Heights (South Bay Apartments) consists of 62 residential units spread throughout 28 townhome style buildings. The property was constructed in 1975. When completed, South Bay Villas and Marshall Heights (South Bay Apartments) will be combined to form one new Community called **New South Bay Villas (NSBV)**. New South Bay Villas will offer a wide range of supportive services including services that will be tailored to the working family. We expect to purchase an existing, now defunct, Community Center from the City of South Bay. This Center is located adjacent both properties and will be totally rehabilitated and transformed into a suitable “Community Center” for New South Bay Villas. Construction at South Bay Villas is expected to begin in the Fall of 2016.

Activity Type: Mixed Finance Substantial Rehabilitation and New Construction

Application Status: HUD Approval of Demolition/Disposition Application during the summer of 2015

Date Application planned for submission: May, 2015

Number of units affected: 131 Units

Projected start date of activity: August 7, 2014

Projected end Date of activity: Fall 2017

Development Name: Covenant Villas: 144-Unit Substantial Rehabilitation

Description of Development: Covenant Villas is the proposed rehabilitation of a 144-unit apartment complex located in Belle Glade, Florida. It was constructed by NOAH Development Corporation, a non –profit organization whose mission is to create affordable housing in the Glades area. Due to the extreme challenges facing the Glades Region for the past several decades, the Covenant Villas apartment complex is in need of significant repairs and is currently less than 40% occupied. In an effort to address the challenges faced by the Covenant Villas rehabilitation process, PBCHA has entered into a joint venture with other affordable housing developers who will provide financing guarantees, and oversight for the redevelopment effort. PBCHA will provide (128) project-based vouchers, (26) ACC units,

and will ultimately assume management of the newly renovated property. The project funding will be a combination of public and private financing in addition to 9% tax credits.

Activity Type: Mixed Finance Modernization, Project-based vouchers.

Application Status: 9% Tax Credit Application approved

Date application planned for submission: 9% tax credit financing app submitted in March, 2015

Number of units affected: 144 Units

Projected start date of activity: December 2015

Projected end date of activity: Winter 2017

Development Name: Brighten Development (Vacant Land – City of Boynton Beach)

Description of development: Brighten Development is a proposed redevelopment project involving the PBCHA and a co-developer. The redevelopment will take place on 9.75 acres of vacant land owned by PBCHA. The proposed project will involve the construction of Senior Rental Housing which may include a mix of independent and assisted senior living.. The specific number of units has yet to be determined. PBCHA's development team is in the process of reviewing various options in order to insure the best use of the property,

Activity Type: Development

Application Status: Pre-Application

Date application planned for submission: TBD

Number of units affected: N/A

Projected start date of activity: TBD

Projected end date of activity: TBD

Development Name: Belle Glade Campus of Learners

Description of Development: Belle Glade Campus of Learners is the rehabilitation, repositioning and rebranding of the Belle Glade Gardens Apartment complex (Grand Lakes Apartments), 384-unit property located in Belle Glade, Florida. The "campus-like" configuration of the property provides a viable setting for a sustainable, holistic, live-work-learn environment. PBCHA proposes to re-brand the property "Belle Glade Campus of Learners" (BGCL) and reposition it as a housing development that provides its residents with education, job training, employment and supportive services. Negotiations are currently underway.

Activity Type: Development

Number of units affected: 384 Units

Projected start date of activity: TBD

Projected end date of activity: TBD

Development Name: Drexel Senior Apartments Substantial Rehab

Description of Development: Drexel Senior Apartments Substantial Rehab is the proposed rehabilitation of the existing 100 units of affordable multi-family rental housing at Drexel House Apartments. The 4-story, (100) - (1) bedroom apartment building is designated as senior housing. Financial options to be considered for the project include 4% LIHTC, 9% LIHTC, and Section 18 rent increases. PBCHA is also contemplating development of the two adjoining parcels on the Drexel Property and reviewing the possibility of partnering with co-developers for the project.

Activity Type: Development and Rehabilitation
Application Status: Pre-application
Date application planned for submission: TBD
Number of units affected: 100 Units / TBD
Projected start date of activity: February, 2015
Projected end date of activity: TBD

Development Name: Schall Landings Special Needs Units

Description of Development: PBCHA is proposing to build (6)-(5 new and 1 reconstructed)-fully ADA compliant units at our Schall Landings Site. These special needs units are being constructed to assist with the County's need for special purpose housing.

Activity Type: Development and Rehabilitation
Application Status: Planning
Date application planned for submission: TBD
Number of units affected: 5 / 1
Projected start date of activity: Winter 2015
Projected end date of activity: Fall 2017

FIVE YEAR PLAN MISSION, GOALS & BRIEF STATEMENT OF PROGRESS

- Workshops, trainings, and Resident Council meetings assist program participants with reaching their goals and to also create an overall better quality of life.
- PBCHA secured funding to continue administering the Family Self-Sufficiency program.
- PBCHA established partnerships to collaborate on assisting participants attain self-sufficiency, promote healthy living, and youth programs.
- The Executive Director sits on the Board of the Homeless Coalition to contribute to Palm Beach County's strategy to end Homelessness by 2020.
- Between 2009 and 2011 PBCHA, Public Housing Authority sites underwent significant hurricane hardening. Impact windows were installed throughout all 490 public housing units, and impact rated exterior doors installed in more than three quarters of our Public Housing stock. This project was made possible through use of CDBG and DES grants.
- The Housing Authority is considering submission of an application requesting permission to dispose of all of the Public Housing "Scattered Sites" which includes forty-four (44) single family homes and one (1) vacant parcel of land where a single family scattered site home was demolished in November 2012.
- PBCHA installed central air-conditioning in all seventy-five (75) Seminole Estates public housing units in 2012. The Agency is always scouting for any funding opportunities which will enable the installation, maintenance, and upkeep of central air conditioning systems at additional Public Housing Sites.
- As described in 24 CFR Part 903.7(c), the Authority has adopted a site-based waiting list for all sites in both AMPs. This is also outlined in Palm Beach County Housing Authority's Resolution #821, as well as in the revision of chapters four (4) and five (5) of the Agency's Admissions and Continued Occupancy Policy (ACOP). These site-based waiting lists are consistent with all applicable civil rights and fair housing laws and regulations. PBCHA has procured a consultant to assist with the transition and ensure compliance with all relevant Federal, State and Local regulations.
- PBCHA acquired 75 mainstream vouchers from Housing Partnership in 2015. The vouchers represent a new program under the PBCHA's Housing Choice Voucher Program. Additionally, PBCHA became sub-recipient of the HOPWA grant through an agreement with the City of West Palm Beach. PBCHA currently administers 222

HOPWA vouchers, and also oversees the support services, provided by Ryan White providers, for clients of the HOPWA program.

- Quiet Waters is a 93 unit Project-Based Housing Choice Voucher site. The property maintains an occupancy rate of over 99%, is located in Belle Glade, Florida, and has been occupied since July 2009. A separate waiting list is maintained for the property, and specific preferences that relate to Project Based Vouchers are followed as noted in the Administrative Plan. There is consideration for an expansion project tentatively referred to as "Quiet Waters II". This second phase potentially represents seventy-five (75) units that would warrant seventy-five (75) additional Project-Based Vouchers from PBCHA.
- Westgate Plaza is an 80 unit Project-Based Housing Choice Voucher site. The property maintains an occupancy rate of over 99%, is located in West Palm Beach, Florida, and has been occupied since November 2012. A separate waiting list is maintained for the property, and specific preferences that relate to Project Based Vouchers are followed as noted in the Administrative Plan. The development project was a joint venture between PBCHA and Landmark Corporation funded in part by NSP-2 through the Department of Economic Sustainability.
- The Housing Authority was awarded \$750,000 in NSP-1 grant funds and in 2009 purchased six (6) foreclosed homes in the following areas: Lake Worth, Greenacres, Loxahatchee, West Palm Beach, Lantana and Jupiter. These homes are offered for rent, and are all currently occupied.
- The Housing Authority was the sub recipient of \$1,408,021.50 in NSP-3 grant funds from the Department of Economic Sustainability. After considerable research, PBCHA identified and acquired a property named South Bay Villas in the Glades area. The 65 residential units will serve to house a diverse low income population, after an extensive rehabilitation project. (See Annex 1).The acquisition also includes an auxiliary building which is presently occupied by a child development center. South Bay Villas is specifically located in the City of South Bay, and sits adjacent to PBCHA's Marshall Heights (South Bay Apartments) development. South Bay Villas is currently undergoing significant rehabilitation, which started in September 2014. Phase 1 of the rehabilitation project is partially funded by \$773,191 in NSP-2 funds, and Agency funds. PBCHA is proposing the demolition and reconstruction of Marshall Heights (South Bay Apartments), and a merger with South Bay Villas to create one unified Community to be known as New South Bay Villas.
- In collaboration with non-profit and for-profit developers, PBCHA is evaluating the most effective usage for Agency-owned vacant land, and the expansion or revamping of the Agency's housing stock. Possible future projects include senior housing, and mixed-population developments in various areas of the County, as well as the pursuit of any and all other viable development projects.
- For the past several years, PBCHA has received outstanding scores (95-98) during

the REAC inspections; performed by HUD to evaluate the physical condition of subsidized housing.

- PBCHA is planning modernization and rehabilitation projects and is review opportunities to procure private debt, tax credits, bonds, and other sources to fund these projects.
- Currently, PBCHA is focusing on assessing the housing needs in the City of West Palm Beach and throughout Palm Beach County, keeping in mind the Community's need for affordable housing.
- PBCHA is reviewing a plethora of potential development activities and is currently in the process of pre-development activity with various co-developers.
- There is a general need for accessible housing in potentially walkable communities, not only for current program participants but for the Community at large. PBCHA takes these needs into consideration when planning future development projects, and rehabilitation.
- The Housing Authority released various Requests for Proposals to expand collaborations in development, and to procure services:
 - Stair Repair (Dyson Circle)
 - Modernization and Improvements to Banyan Club
 - Real Estate Development Services
 - Project Based Vouchers for South Bay Villas
 - Project Based Vouchers for Covenant Villas
 - Substantial Rehabilitation of Drexel House Apartments (Senior Housing)
 - Lawn Maintenance
 - Hurricane Trimming

PUBLIC HEARING

The PHA must conduct a Public Hearing to discuss the new Annual Plan and the current Five-Year Plan.

The Agency Plan Public Hearing will take place at 1:00 P.M. on Friday, July 8th at Banyan Club Apartments, located at 2300 Banyan Lake Circle, West Palm Beach, FL 33415. (Subject to change)

The public may review copies of the 5-Year and Annual Plan at the main administrative office located at **3432 West 45th street in West Palm Beach, Florida**. The public may also review copies of the 5-Year and Annual Plan at the locations listed below:

Dyson Circle Apartments: 4695 N Dyson Circle, West Palm Beach, Florida 33415

Marshall Heights Apartments: 2802 Ilex Court, South Bay, Florida 33493

Schall Landings Apartments: 2402 Schall Circle, West Palm Beach, Florida 33417

Seminole Estates: 6388 Seminole Circle in Lantana, Florida 33462

Drexel House Apartments: 1745 Drexel Road in West Palm Beach, Florida 33417

SUBMITTING THE PLAN TO HUD

The Agency Plan will be submitted to HUD on around July 15th, 2016.