

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: June 20, 2017 Consent Regular
 Ordinance 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: PBCHA has prepared its Annual Agency PHA Plan for the Fiscal Year beginning July 1, 2017. The U.S. Department of Housing and Urban Development (HUD) requires housing authorities to submit an Annual Agency Plan along with an annual certification of their consistency with the Consolidated Plan of the local jurisdiction. PBCHA has prepared its Annual Agency Plan for Fiscal Year 2018 and has provided it to the Department of Economic Sustainability (DES) for review. 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’s 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 housing, improving access to affordable rental housing and promoting equal opportunity housing. Since the PBCHA’s 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.

- Attachment(s):**
1. Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan
 2. PBCHA Agency Plan Summary

Recommended By:  6/13/17
 Department Director **Date**

Approved By:  6/13/17
 Assistant County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT *	0				

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

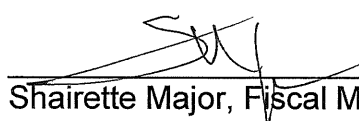
Budget Account No.:

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

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

* No Fiscal Impact.

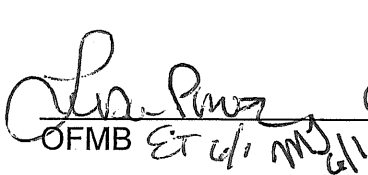
C. Departmental Fiscal Review:



 Shairette Major, Fiscal Manager II

III. REVIEW COMMENTS

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



 OFMB ET 6/1/17



 Contract Development and Control
 6/8/17

B. Legal Sufficiency:



 Assistant County Attorney
 6/12/17

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, Paulette Burdick, 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: _____
Paulette Burdick, Mayor

By: _____
Deputy Clerk

Date: _____

Approved as to Form and
Legal Sufficiency

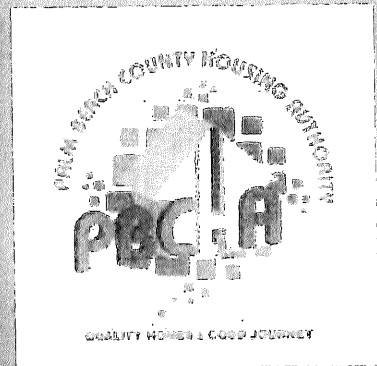
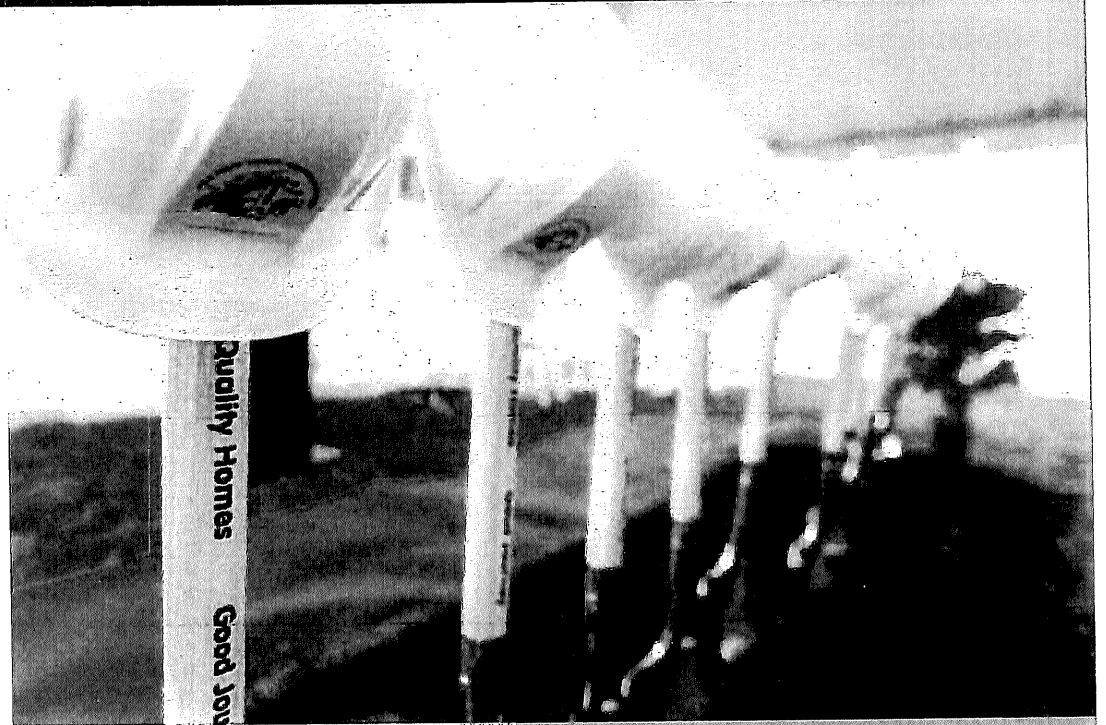
Document No.: _____

By: _____
James Brako
Assistant County Attorney

form HUD-50077-SL (12/2014)
OMB Approval No. 2577-0226

FY2018

PBCHA Agency Plan Summary



ATTACHMENT 2

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EXECUTIVE SUMMARY

The following is a summary of PBCHA's proposed Annual Plan for fiscal year 2018, starting on October 1, 2017, and a progress report on PBCHA's HUD-approved Five Year Plan (FY2017-FY2021). The Annual Plan reflects the continued strategic planning of our CEO, the PHA Board of Commissioners and our dedicated staff, while providing the community with an understanding of the PHA's challenges and accomplishments in the past year.

During PBCHA's Fiscal Year 2017, PBCHA focused its efforts on working with development partners, Palm Beach County Department of Economic Sustainability, the City of West Palm Beach, and the Department of Housing and Urban Development to increase the availability of affordable housing in Palm Beach County. In the upcoming years, PBCHA will continue to focus on the modernization of housing units, enhancement of infrastructure, improvements to accessibility, demolition of selected units, construction of new units, and mixed-finance projects.

The PHA will also continue to expand on strategies that emphasize community involvement and encourage productive behavior. Special focus has been placed on improving customer service, and forging partnerships with agencies that further the PHA's mission and values.

MISSION STATEMENT

Our People are committed to the endeavor of preserving and Building quality, affordable housing in Choice inclusive neighborhoods – using Housing as a platform for social and economic Advancement.

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 to serve varied populations
- 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
- f.

2. Goal: Improve the quality of affordable housing

Objectives

- a. Continually enhance customer satisfaction
- b. Strive to increase self-service options to empower applicants, residents, voucher recipients and landlords
- c. Replace and/or modernize current housing stock
- d. Demolish, dispose, repurpose and/or redevelop obsolete housing stock
- e. Explore opportunities through the Housing Opportunity Through Modernization Act (HOTMA) 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. Continually implement measures to increase safety and reduce crime in PHA communities
- b. Increase on-site services for elderly and special needs 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 any and all available resources
- f. Proactively support emergency preparedness initiatives and continuously educate residents
- g. Increase resident participation through Resident Councils and the Resident Advisory Board
- h. Explore the development of various types of communities, including but not limited to residential, commercial, non-dwelling, and mixed residential/commercial/non-dwelling situations

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 evaluate, refine, and implement policies and procedures to ensure compliance with the most current best practices in the industry
- 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 relationships 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 groundwork for 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. Maintain 100% utilization of HCV vouchers
- c. Concentrate on efforts to enhance specific management functions
- d. Increase assisted housing choices
- e. Explore voucher homeownership program
- f. Continuously implement measures to deconcentrate poverty by increasing mixed income properties
- g. Designate developments or buildings for specific resident groups (elderly, persons with disabilities)
- h. Decrease violence and drug-related criminal activity in public housing neighborhoods
- i. Provide or attract support services to improve participants' employability
- j. Provide or attract support services to increase independence for elderly and persons with disabilities
- k. Maintain High Performer designation for Public Housing and Housing Choice Voucher Program

PHA PLAN UPDATE

Operation and Management

PBCHA has modified the Housing Choice Voucher Program's Administrative Plan to adopt policies consistent with HUD's implementation requirements of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). These policies enable the PHA to authorize

occupancy and payments for a unit that does not meet quality standards, but only based on non-life threatening conditions.

PBCHA has modified the waiting list preferences for the Housing Choice Voucher program to include persons with special needs, victims of domestic violence, and veterans. The Public Housing program waiting list preference has also been modified to include persons with special needs, victims of domestic violence, veterans, and displaced families.

Program policies were updated to reflect changes mandated by VAWA, HUD Final Rule and relevant PIH notices.

PBCHA will manage separate waiting lists for each Project-based voucher community.

Safety and Crime Prevention

PBCHA is pursuing an agreement with an independent vendor to provide agency wide security services. It is PBCHA's hope that additional security services will deter acts of vandalism, graffiti, burglary, trespassing, and other hazardous, criminal, or unauthorized activities. PBCHA continues to work closely with the Palm Beach County Sheriff's Office to assist in fraud prevention in all PBCHA housing programs. PBSO designates a community officer to each PBCHA community, who works closely with Site Management staff to ensure the safety of PBCHA residents and staff, to the best of their ability. PBSO also assists PBCHA with various other tasks, including fraud investigations and resolutions.

Designated Housing for Elderly and Disabled Families

PBCHA has one community designated for elderly. Drexel House Apartments, located at 1745 Drexel Road, West Palm Beach, FL 33415, was originally designated elderly-only in 2000, and PBCHA reinstated the designation in 2007. PBCHA will continue to seek elderly-only designation for Drexel House.

PBCHA also continues to administrate the HOPWA voucher program for the City of West Palm Beach, and 75 mainstream vouchers for non-elderly disabled participants.

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.

PBCHA will take full advantage of regulatory relief available through HOTMA, in order to provide additional Project Based Voucher assistance which includes but is not limited to the redevelopment of public housing sites.

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 rehabbed were located in two of the community’s eight buildings. Each building contains eight residential units. The County provided \$389,116.00 in grant funds towards 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 mixed finance – Substantial Rehabilitation and New Construction project involving the Palm Beach County Housing Authority and Co-Developer. 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 66 townhouse style residential units. The property was constructed in 1975. When completed, South Bay Villas and Marshall Heights (South Bay Apartments) will be combined to form one new cohesive Project Based Voucher 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 purchased an existing (non-operational) 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 the entire New South Bay Villas community. Construction

at South Bay Villas began in the Spring of 2017. Relocation efforts at Marshall Heights (South Bay Apartments) began in January of 2017, in preparation for demolition.
Activity Type: Mixed Finance Substantial Rehabilitation and New Construction
Application Status: HUD Approval of Demolition/Disposition Application during the Fall of 2016
Date Application: June, 2016
Number of units affected: 131 Units
Projected start date of activity: April 2017
Projected end Date of activity: December 2018
Financial Closing: March 2017

Development Name: Covenant Villas: 144-Unit Substantial Rehabilitation

Description of Development: The Covenant Villas project emphasizes the rehabilitation of a 144-unit family-apartment complex located in Belle Glade, Florida. It was built in 1987 by NOAH Development Corporation, a non-profit organization whose mission was to create affordable housing in the Glades area. The extreme challenges that faced the Glades Region for the past several decades left Covenant Villas apartment complex in need of significant rehabilitation. In addition to the physical deterioration, the occupancy was consistently under 50%. In an effort to help make Covenant Villas rehabilitation come to fruition, PBCHA has entered into a joint venture with another affordable housing developer who will provide financing guarantees, and oversight for the redevelopment effort. PBCHA will provide (128) project-based vouchers, and anticipates providing (26) ACC units. PBCHA 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: October 2016

Projected end date of activity: Winter 2018

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

Description of development: The Brighten Community is a proposed development project involving PBCHA and a co-developer. The project is intended to be built on 9.75 acres of vacant land owned by PBCHA, and may possibly include the acquisition of additional acreage. The proposed project will involve the construction of Rental Housing all of which, or a significant amount may be for seniors, and may include a mix of independent and assisted living. The specific number of units has yet to be determined. PBCHA's development team is reviewing various options in order to insure the best use of the land.

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), a 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) or similar, and reposition it as a housing development that provides its residents with education, job training, employment and supportive services.

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 Campus

Description of Development: Drexel Senior Apartments Campus 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 being considered for the project include 4% LIHTC, 9% LIHTC, and Section 18 rent increases as well as various Grants and subsidies for special needs. Additionally, PBCHA intends to development the two adjoining vacant parcels and is also contemplating the acquisition of additional acreage in order to enhance the projects. The Agency is contemplating the possibility of partnering with co-developer(s), and sees this Campus as a significant residential and commercial "hub" setting the standard for best practices for a multitude of supportive services for seniors and special needs clients (veterans, disabled, homeless etc.).

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 intends 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
BRIEF STATEMENT OF PROGRESS

- The Palm Beach County Housing Authority continues to maintain High Performer designation, and continues to assess management factors to maintain current designations on PHAS and SEMAP scores.
- 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 continues to partner with support service agencies to assist participants in attaining self-sufficiency, promote healthy living, and youth programs.
- PBCHA's Executive Director sits on the Board of the Homeless Coalition to contribute to Palm Beach County's strategy to end Homelessness by 2020.
- The Housing Authority continues to evaluate strategies 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 demolished in November 2012.
- The PHA continues to pursue funding opportunities that will enable the installation, maintenance, and upkeep of central air conditioning systems at additional Public Housing Sites.
- 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 South Bay, FL, adjacent to an existing PBCHA Public Housing community (Marshall Heights). Phase 1 of the rehabilitation project was partially funded by \$773,191 in NSP-2 funds, and Agency funds. Sixteen (16) of the 65 units went through considerable rehabilitation and have been occupied since August 2015. On March 6, 2017, PBCHA officially broke ground on Phase-2 which includes the rehabilitation of the remaining units in South Bay Villas, and the demolition and rebuilding of 66 units in Marshall Heights, to create a new community New South Bay Villas. The acquisition also included a presently non-functioning community center, and an auxiliary building which is presently occupied by a child development center.
- 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 revamp of the Agency's housing stock. Possible projects include senior housing, and mixed-population developments in various areas of the County.
- Currently, PBCHA is focusing on assessing the housing needs in the City of West Palm Beach and Palm Beach County, keeping in mind the housing needs of the community.

PBCHA is in the process of pre-development activity with various co-developers.

- The Housing Authority has released various Requests for Proposals in FY2016-FY2017:
 - 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)
 - Professional Landscaping Services
 - Dyson Circle Re-Roof Project
 - Real Estate Development Legal Services

PUBLIC HEARING

The PHA will hold a Public Hearing to discuss the new Annual Plan and the Five-Year Plan progress.

The Agency Plan Public Hearing will take place at 1:00 P.M. on Wednesday, July 7th at Banyan Club Apartments, located at 2300 Banyan Lane, West Palm Beach, FL 33415. 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.**

SUBMITTING THE PLAN TO HUD

The Agency Plan will be submitted to HUD on around July 17th, 2017.