

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
WORKSHOP SUMMARY**

Meeting Date: March 27, 2018
Department: Housing and Economic Sustainability
County Administration

I. EXECUTIVE BRIEF

Title: Round Table Discussion with Palm Beach County's Seven Housing Authorities

Summary: At the August 15, 2017 Board of County Commissioners' meeting, the Board discussed its desire to strengthen communication and coordination with the local housing authorities and directed staff to set up a joint meeting with the various Boards. The Workshop was originally scheduled for December 12, 2017, but was canceled and is now being held. Palm Beach County currently has seven housing authorities which includes six city housing authorities: Belle Glade, Boca Raton, Delray Beach, Riviera Beach, Pahokee and West Palm Beach and one county housing authority. Per Florida Statutes, the cities with populations of less than 25,000 (Belle Glade and Pahokee), the housing authority's area of operation extends five miles outside the territorial boundaries. For cities with populations of 25,000 or more (Boca Raton, Delray Beach, Riviera Beach and West Palm Beach), the housing authority's area of operation extends ten (10) miles outside the territorial boundaries provided the boundaries do not lie within the area of operation of another city housing authority or outside the county. The area of operation for a county housing authority includes all of the county except for areas that lie within the boundaries of a city housing authority. **Attachment 1** is a map of the Authorities areas of operations.

The County's partnership with the Housing Authorities, along with other stakeholders, is essential to addressing the critical need for safe, decent and affordable housing for very-low, low and moderate income households in Palm Beach County. The Authorities typically serve clients earning incomes under 80% of area median income (\$54,320 for 2017) and within certain parameters, also include clients with higher incomes. Among the seven Authorities, the Agencies own approximately 2,400 public housing units with over 11,000 presently on wait lists. Conversely, the Authorities have issued more than 7,800 vouchers for private-sector units with over 5,300 presently on wait lists. The Agencies are also engaged in special projects and programs including development activities through establishment of a 501 (c) (3) i.e., the West Palm Beach Housing Authority. **Attachment 2** summarizes this information and also includes the Authorities' Board members, budgets and source of funds. Funding for programs managed by the housing authorities is primarily provided from the U.S. Department of Housing and Urban Development (HUD). However, housing authorities in rural areas may also receive funding from the U.S. Department of Agriculture (USDA) i.e., the Belle Glade Housing Authority. Countywide (JB)

Background and Policy Issues: Housing Authorities in Florida are governed under Florida Statutes Chapter 421. Appointments to city housing authorities are made by the city mayor with approval of the governing body. Whereas, appointments to county housing authorities are made by the Governor. The County's 2018 Legislative Agenda included a local bill to add two additional seats to the county housing authority to be appointed by the Board of County Commissioners. The Bill, HB 1113, is pending action by the Governor.

Attachment(s):

1. Housing Authorities Area of Operation Map
2. Housing Authorities Matrix

Recommended By: Jonathan Brown 3/20/18
Department Director Date

Approved By: Mauree H. Johnson 3/25/18
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
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 _____
 Does this Item include the use of Federal funds? 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: *SK/m 3-20-18*
 Shairette Major, Fiscal Manager II

III. REVIEW COMMENTS

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

Lisa Perez 3/22/18
 OFMB *3/21/18* *OKM 3/21 4/3/21*

Ann J. Jacobson 3/22/18
 Contract Development and Control
3/22/18 TR

B. Legal Sufficiency:

Gene Bork 3/26/18
 Assistant County Attorney








C. Other Department Review:

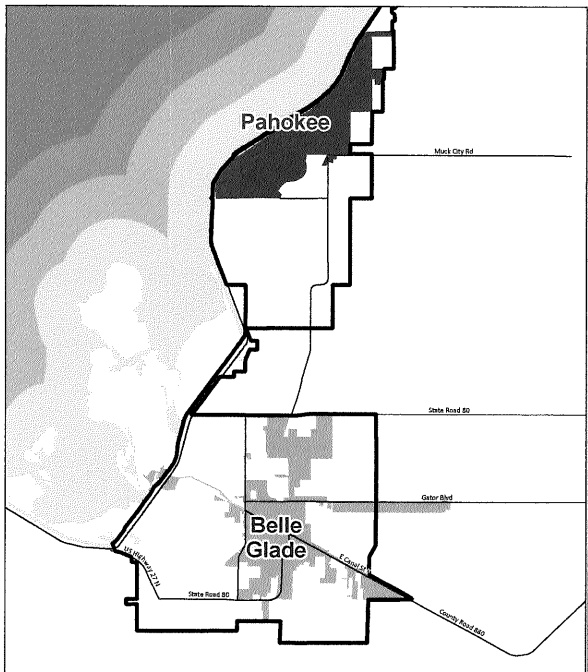
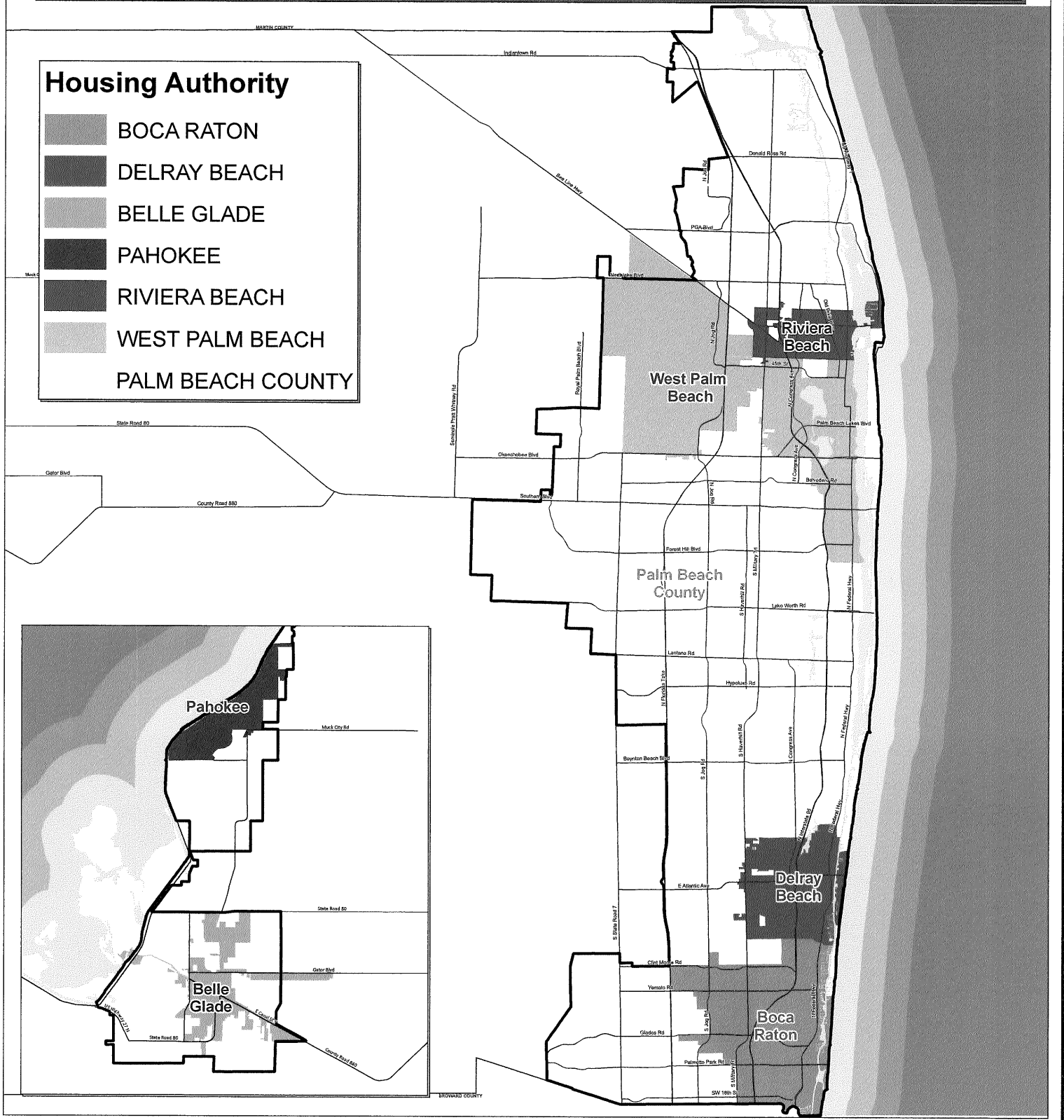
 Department Director

P a l m B e a c h C o u n t y

H o u s i n g A u t h o r i t i e s

Housing Authority

-  BOCA RATON
-  DELRAY BEACH
-  BELLE GLADE
-  PAHOKEE
-  RIVIERA BEACH
-  WEST PALM BEACH
-  PALM BEACH COUNTY



Revision Date: 3/16/2018
 Contact: PBC Planning Division
 Filename: N:\Division Projects\Work Force Housing\2017 Housing Summit

 Urban Suburban Tier



Planning, Zoning & Building
 2300 N Jog Rd
 West Palm Beach, FL 33411
 Phone (561) 233-5300



Note: Map is not official, for presentation purposes only.

**Palm Beach County
County and City Housing Authorities**

Establishment and Areas of Operation of Housing Authorities in Cities with a Population Less than 25,000

Established in accordance with Florida Statute 421.05 the mayor, with approval of the governing body of the city, appoints commissioners. There must be no less than five and no more than seven members, with at least one commissioner who is a resident "current in rent in a housing project" or a person who is of low- or very-low income who resides within the housing authority's jurisdiction and is receiving a rent subsidy through a program administered by the city housing authority. Areas of operation include the city and extends 5 miles outside the territorial boundaries.

Municipal Housing Authority	Commissioners	Annual Budget	# Public Housing Units	# Housing Vouchers/Wait List	Funding Source
Belle Glade (1947) City Population: 18,855 Contact: Allan Sullivan	Steven Weeks - Chair Julio Sanchez George Burch Paul Hall Horace Harris Robert Hooker Fritz Stein III	\$2,872,500	714 units	86	USDA Assistance to agricultural workers.
			Wait List:	Wait List: 48	
Pahokee (1947) City Population: 6,022 Contact: Julie Hale	Omega Graham - Chair Mattie Crawford Dr. Richard Johnson D'Andra Holmes Juanita Maybon	\$5,024,017	480 units	Vouchers: 86 Section 8 HCV (72 standard, 2 tenant protection, 9 VASH)	HUD
			Wait List: 140	Wait List: 42	
PHA currently partners with the Housing Trust Group to rehabilitate 129 housing units at Padgett Island and Fremd Village. PBC is contributing CDBG funds for sewer system upgrades. PHA also operates resident opportunities and self sufficiency programs. In 2017, 50 residents participated in the program with 15 retaining employment.					

**Palm Beach County
County and City Housing Authorities**

Establishment and Areas of Operation of Housing Authorities in Cities with a Population of 25,000 or More

Established in accordance with Florida Statute 421.05 the mayor, with approval of the governing body of the City, appoints commissioners. There must be no less than five and no more than seven members, with at least one commissioner who is a resident "current in rent in a housing project" or a person who is of low- or very-low income who resides within the housing authority's jurisdiction and is receiving a rent subsidy through a program administered by the city housing authority.

Area of operation includes the city and extends within ten of the territorial boundaries. However, the area of operation of a housing authority of any city does not include any area which lies within the territorial boundaries of another city housing authority. No housing authority has power or jurisdiction outside of the county in which the City is located. (Florida Statute 421.03(6))

Municipal Housing Authority	Commissioners	Annual Budget	# Public Housing Units	# Housing Vouchers/Wait List	Funding Source
Boca Raton (1979) City Population: 91,702 Contact: John H. Scannell	Gary Richardson-Chair Carol Wolfe Mohammed Abdalla Kevin Rickard Wendy Powell	\$9,000,000	95 units	Vouchers: 621 Section 8 HCV	HUD
			Wait List: 374	Wait List: 670	
Offers after-school program for children ages 5-12 and family self sufficiency program to assist families wanting to live independently/without a housing subsidy. Also has a 51 unit affordable housing complex.					
Delray Beach (1973) City Population: 65,044 Contact: Dorothy Ellington	Guarn Sims - Chair Jesse Saginor - Vice Chair Ezra Krieg Gregory Wicklman Marcia Beam Sylvia Morris, Ivan Gomez	\$17,733,141	13	Vouchers: 1242 Section 8 HCV, including 145 project-based vouchers for families 55+ and 498 non-HUD Affordable Housing	HUD
			Wait List: 13	Wait List: 1261	
Operates Family Sufficiency Program that promotes employment and increased savings for families served through Section 8. Also helps clients to become economically independent, acquire jobs, further their education, and eventually purchase a home.					

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Riviera Beach (1968) City Population: 33,683 Contact: John Hurt	Delvin M. Thomas - Chair Jeffery B. Jackson Horace Towns Rance S. Gaede Jessica Thurmond		0	Vouchers: 0	HUD
				Wait List: N/A	
Currently operates 4 rental units purchased under the NSP program.					
West Palm Beach (1938) (Housing Center of the Palm Beaches) City Population: 104,978 Contact: Laurel Robinson	Denise Smith Barnes-Chair Ricky Aiken Larry D. Brown Ren Nardoni Nicholas T. O'Neal Cynthia Riviera Zenobia Scruggs	\$42,080,614	648 units	Vouchers: 3,369 Includes: VASH, project-based, home ownership, non-elderly disabled, Section 8 Housing Choice Vouchers (HCV), family self-sufficient, incoming/outgoing portability	HUD
				Wait List: 9,909	
<p>WPBHA is a HUD-approved Housing Counseling Agency serving first time homebuyers throughout Palm Beach county. The WPBHA has implemented a requirement for non-working adult residents of public housing to perform at least 8 hours of community service per month, and has a family self-sufficiency program that allows financial assistance for home purchases and furthering educational opportunities. The WPBHA has a 501(c)(3) affiliate, Pine Ridge Holistic Living Center, that provides supportive services and is a qualified CHDO in the City of West Palm Beach. The WPBHA has a development instrumentality, Baobab Development, that functions as a managing/general partner in several multifamily/LIHTC projects.</p>					

**Palm Beach County
County and City Housing Authorities**

Establishment and Area of Operation of the Palm Beach County Housing Authority

Established in accordance with Florida Statute 421.27, with commissioners appointed by the Governor.* PBCHA area of operation includes all of the county, except those areas which lie within the territorial boundaries of any city as defined in the Housing Authorities Law.

Proposed local bill HB 1113 would increase the number of PBCHA commissioners from five to seven, with the two additional commissioners appointed by the PBC BCC. HB 1113 has passed the Florida House and Senate and is pending the Governor's signature.

County Housing Authority	Commissioners	Annual Budget	# Public Housing Units	# Housing Vouchers/Wait List	Funding Source
Palm Beach County (1969) Contact: E. Lesleigh Varner	Paul Dumars-Chair Phyllis Choy-Vice Chair Digna Mejia Brenda Clements Charlie Fetscher	\$33,877,942	448 units	Vouchers: 2,457 Includes: Tenant Based, Mainstream, Project Based, Tenant Protection Vouches, HOPWA	HUD
			Wait List: 857	Wait List: 1,955	
Acquired South Bay Villas in 2013 with funding assistance from PBC. Currently developing with Marshall Heights into 130 public housing units. Also has 148 Workforce Housing units and 6 NSP homes.					