

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)					

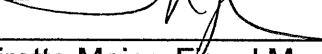
Is Item Included In Current Budget? Yes _____ No _____
 Does this Item include the use of Federal funds? Yes _____ No _____

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 4/25/18	 Contract Development and Control 5/3/18
--	--

B. Legal Sufficiency:


 Assistant County Attorney

C. Other Department Review:

 Department Director

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Melissa Mckinlay, the Mayor of Palm Beach County, Florida
Official's Name Official's Title

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Palm Beach County Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Palm Beach County, Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The activities and plans outlined in the PBCHA's Plan are consistent with achieving the goals and objectives of the County Consolidated and AI since it: increases the supply of affordable housing, improves the quality of existing affordable housing, improve the access to affordable rental housing, and promote equal opportunity housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Melissa McKinlay	Mayor, Palm Beach County, Florida
Signature	Date

Approved as to Form
 And Legal Sufficiency

By: _____
 James Brako
 Assistant County Attorney

ATTEST: Sharon R. Bock,
 Clerk & Comptroller
 By: _____

Deputy Clerk
 form HUD-50077-SL (12/2014)

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 2/29/2016

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

I, Melissa Mckinlay, the Mayor of Palm Beach County, Florida
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Palm Beach County Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
 Impediments (AI) to Fair Housing Choice of the

Palm Beach County, Florida
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

**Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
 Consolidated Plan and the AI.**

The activities and plans outlined in the PBCHA's Plan are consistent with achieving the goals and objectives of the
 County Consolidated and AI since it: increases the supply of affordable housing, improves the quality of existing
 affordable housing, improve the access to affordable rental housing, and promote equal opportunity housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Melissa Mckinlay	Mayor, Palm Beach County, Florida
Signature	Date

Approved as to Form
 And Legal Sufficiency

By: _____
 James Brako
 Assistant County Attorney

ATTEST: Sharon R. Bock,
 Clerk & Comptroller
 By: _____
 Deputy Clerk

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Melissa Mckinlay, the Mayor of Palm Beach County, Florida
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Palm Beach County Housing Authority

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Palm Beach County, Florida

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The activities and plans outlined in the PBCHA's Plan are consistent with achieving the goals and objectives of the County Consolidated and AI since it: increases the supply of affordable housing, improves the quality of existing affordable housing, improve the access to affordable rental housing, and promote equal opportunity housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Melissa McKinlay	Mayor, Palm Beach County, Florida
Signature	Date

Approved as to Form
And Legal Sufficiency

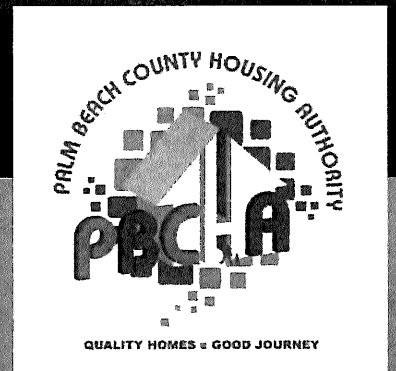
By: _____
James Brako
Assistant County Attorney

ATTEST: Sharon R. Bock,
Clerk & Comptroller
By: _____

Deputy Clerk
form HUD-50077-SL (12/2014)

PBCHA Agency Plan Summary

FY 2019



ATTACHMENT 2

TABLE OF CONTENTS

Contents	Page
Executive Summary	2
Mission Statement	2
Goals & Objectives	2-3
PHA Plan Update	
- Safety and Crime Prevention	3
- Designated Housing for Elderly and Persons with Disabilities	3
- Project Based-Vouchers	4
- Development	4
Five Year Plan Mission, Goals & Brief Statement of Progress	7
Public Hearing	8
Submitting the Plan to HUD	8

EXECUTIVE SUMMARY

The following is a summary of PBCHA's proposed Annual Plan for fiscal year 2018, starting on October 1, 2018, and a progress report on PBCHA's HUD-approved Five-Year Plan (FY2018-FY2022). PBCHA administers subsidized housing programs, funded through the Department of Housing and Urban Development. Within the public housing program, PBCHA owns and operates 428 family and elderly units, and 42 single-family homes. PBCHA also (6) NSP-1, and 148 non-subsidized, income-restricted units. Additionally, PBCHA administers 221 HOPWA vouchers on the City of West Palm Beach's behalf, 75 Mainstream vouchers, and 2,050 tenant-based vouchers.

During PBCHA's Fiscal Year 2018, PBCHA focused its efforts on working with development partners, Palm Beach County Department of Housing and 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. Goals and Objectives:

- a. Increase training and career development opportunities for staff
- b. Explore measures to reduce cost of operations
- c. Reduce public housing vacancies, with a goal of 98% occupancy rate
- d. Consider reduction of payment standard for particular units
- e. Improve rent collections
- f. Improve public housing management and customer service
- g. Maintain Public Housing and Housing Choice Voucher file integrity
- h. Explore Homeownership Options and/or Disposition of Single Family Home(s)

- i. Continue efforts to revitalize PBCHA's FSS Program with additional enrollments, and maintaining an effective Program Coordinating Committee
- j. Pursue MOU's with support service agencies
- k. Implement Public Housing security improvements
- l. Explore PHA wide community safety initiatives
- m. Increase Quality Control oversight for all PHA subsidized-housing programs
- n. Increase resident participation in Public Housing communities
- o. Make capital improvements to existing housing stock
- p. Maintain High Performer designation for Public Housing and Housing Choice Voucher Program
- q. Promote equal housing opportunity by holding landlord workshops and providing education to clients through briefings and orientations
- r. Explore the addition of various types of rental vouchers, sale of property or other alternatives to expand supply of affordable housing

PHA PLAN UPDATE

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 PHA community, who works closely with Site Management to ensure the safety of 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. 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 289 units of designated housing for the families, elderly, near elderly and homeless. PBCHA currently administers Project-Based Vouchers at three locations:

Property Name	Number of Vouchers	Occupancy
Quiet Waters	93	93%
Westgate	80	99%
Covenant Villas	130	100% *
New South Bay Villas		

*Covenant villas is a mixed-housing project. Occupancy rate applies to PBV units only.

Project-based vouchers are being 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. When able, PBCHA solicits proposals by using the request for proposals procurement method. PBCHA ensures that project based assistance at the selected site is consistent with the goal of expanding housing and economic opportunities for low-to-moderate income families.

To that end, the PBCHA has allocated an additional 130 PBV in the Glades region. New South Bay Villas will be a welcomed addition to the area, offering 130 units of 1, 2, 3 & 4 bedrooms family units.

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. Construction at South Bay Villas began in the Spring of 2017. Relocation efforts at Marshall Heights (South Bay Apartments) began in January of 2017. Now completed, the first 48 units of South Bay Villas has began to lease to the Glades region and added an additional affordable housing inventory that is needed in western Palm Beach County.

The Marshall Heights (South Bay Apartments) developments has been completed demolished and is being rebuilt 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.

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 encompassed the rehabilitation of a 144-unit family-apartment complex located in Belle Glade, Florida. It was built in 1988 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 entered into a joint venture with another affordable housing developer who provided financing guarantees, and oversight of the redevelopment effort. PBCHA allocated 116 project-based-vouchers, and anticipates providing (28) ACC units by the end of 2020. All project-based-voucher units are leased as of Spring 2018. PBCHA will ultimately assume management of the newly renovated property. The project funding was 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: Fall 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 ensure 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: Schall Landings Special Needs Units

Description of Development: PBCHA 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

The agency is reviewing and may pursue development opportunities in a multitude of areas, including but not limited to the Western Communities, Boynton Beach, and existing PBCHA properties.

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.
- 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.
- PBCHA 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.
- 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.
- PBCHA completed lease-up for 116 project-based vouchers after the completion of substantial rehabilitation of Covenant Villas.
- PBCHA is in the process of leasing 48 project-based vouchers at New South Bay Villas.
- Currently, PBCHA is focusing on assessing the housing needs in the Palm Beach County, keeping in mind the housing needs of the community.
- PBCHA added preferences under the Public Housing and Housing Choice Voucher program to include the homeless, victims of domestic violence, disabled, displaced, and veterans.
- PBCHA is pursuing the Security and Safety grant for 2018.
- The Housing Authority has released various Requests for Proposals in FY2017-FY2018:
 - Information Technology Services
 - Audit Services
 - Forensic Financial Audit
 - Pest Control

(This area left intentionally blank)

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, June 6, 2018 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 18, 2018.