

**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, Dave Kerner, 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

Pahokee 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

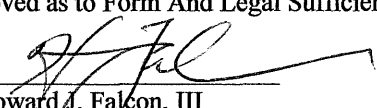
Local Jurisdiction Name

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 Pahokee Housing Authority 5- Year and Annual PHA Plans are consistent with the goals and objectives of the County's Consolidated Plan and A.I. The PHA Plans stress increase in the supply of affordable assisted housing, increase in assisted housing choices, improvement in the living environment, promotion of self-sufficiency, and the ensuring of equal opportunity and affirmatively furthering fair 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 Dave Kerner	Title Mayor, Palm Beach County, Florida
Signature	Date
Approved as to Form And Legal Sufficiency	Attest: Sharon Bock, Clerk & Comptroller
By:  Howard J. Falcon, III Chief Assistant County Attorney	By: _____ Deputy Clerk

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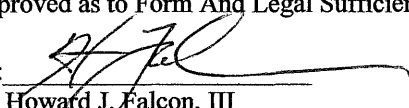
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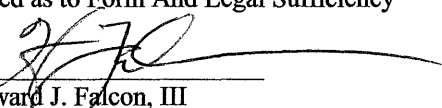
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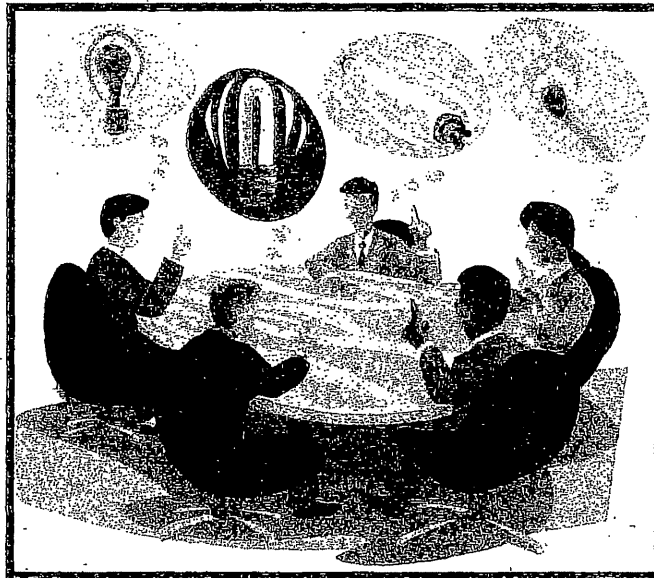
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**PHA Plans for the
Pahokee Housing Authority
Five-Year Plan for FYB 2020**

Satyanarayana Polineni, Executive Director

FYB July 1, 2020

FINAL DRAFT



Presented by:

The **Nelrod** Company

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ATTACHMENT 2

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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A PHA Information.

A.1 PHA Name: Pahokee Housing Authority
PHA Code: FL021
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020
PHA Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. 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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The following are the specific locations where the public may obtain copies of the 2020 5-Year PHA Plan:

- Administrative Office – 465 Friend Terrace, Pahokee, FL 33476

PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

B	5-Year Plan. Required for <u>all</u> PHAs completing this form
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ <i>Apply for additional rental vouchers if available</i> ▪ <i>Reduce public housing vacancies</i> ▪ <i>Leverage private or other public funds to create additional housing opportunities</i> ▪ <i>Acquire or build units or developments</i> <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ <i>Improve public housing management</i> ▪ <i>Improve voucher management</i> ▪ <i>Increase customer satisfaction</i> ▪ <i>Concentrate on efforts to improve specific management functions</i> ▪ <i>Renovate or modernize public housing units</i> ▪ <i>Provide replacement public housing</i> ▪ <i>Provide replacement vouchers</i> ▪ <i>Dispose of vacant public housing property to PADEVCO (PHA instrumentality) to develop affordable housing</i> <p>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ <i>Provide voucher mobility counseling</i> ▪ <i>Conduct outreach efforts to potential voucher landlords</i> ▪ <i>Implement voucher homeownership program</i> ▪ <i>Apply for Project-Based vouchers or partner with Project-Based voucher agency</i>

B.2

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- *Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments*
- *Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments*
- *Implement public housing security improvements*

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- *Increase the number and percentage of employed persons in assisted families*
- *Provide or attract supportive services to improve assistance recipients' employability*
- *Provide or attract supportive services to increase independence for the elderly or families with disabilities*

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- *Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability*
- *Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability*
- *Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required*
- *Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance*

PHA GOAL #7: REDUCE FINANCIAL DEPENDENCY ON HUD PUBLIC HOUSING SUBSIDY

The PHA established the following objectives to strive in meeting goal #7:

- *Seek and acquire additional federal, state and local resources to support the development and operation of affordable housing and supportive services for low income communities*
- *Continue to streamline PHA operations and enhance business strategy to increase agency efficiency, effectiveness and to ensure program integrity*
- *Explore Moving to Work opportunities for public housing agencies*
- *Continue to implement effective strategy to reduce zero income households*

B.2

PHA GOAL #8: DECREASE ENERGY CONSUMPTION PHA-WIDE

The PHA established the following objectives to strive in meeting goal #8:

- *Educate program participants on energy conservation measures to reduce water and kilowatt hour consumption*
- *Evaluate and improve energy efficiency on PHA's administrative offices*
- *Continue use of Energy Star appliances and/or equipment*
- *Employ use of energy consumption tools to assess and evaluate consumption*

PHA GOAL #9: INCREASE PUBLIC AWARENESS OF PHA'S PROGRAMS AND ACHIEVEMENTS

The PHA established the following objectives to strive in meeting goal #9:

- *Maintain website for PHA*
- *Issue media alerts periodically to inform the public of PHA's programs, activities and achievements*
- *Maintain relationship with local affordable housing agencies*
- *Continue to participate and take advantage of Glades Initiative and Glades Technical Advisory Committee opportunities*
- *Continue to participate in area civic organizations (e.g. Rotary) where business partners network and share ideas*

PHA GOAL #10: PROMOTE YOUTH PROGRAMS FOR PUBLIC HOUSING RESIDENTS

The PHA established the following objectives to strive in meeting goal #10:

- *Establish partnerships to develop youth programs targeting middle school aged children*
- *Increase participation in youth academic and mentoring programs*
- *Secure partnerships and resources to implement youth educational opportunities*
- *Seek funding as appropriate for onsite/offsite youth activities*

PHA GOAL #11: EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY

The PHA established the following objectives to strive in meeting goal #11:

- *Continue use of paperless work order system PHA wide*
- *Explore online housing application intake and update systems*
- *Explore remote rent payment system*

B.3

Progress Statements. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Progress Statement: *PHA applied for and was awarded 32 Tenant Protection Section 8 Vouchers to assist with the relocation of families being impacted by the LIHTC project. All of the rental vouchers have been leased.*

PHA maintained an average occupancy rate of 97% during the past five years.

PHA hired a co-developer, the Housing Trust Group, for purpose of seeking funding opportunities for developing affordable housing to meet the severe housing shortage in Pahokee and surrounding communities. The Florida Housing Finance Corporation (FHFC) awarded a \$12 million, nine percent (9%) Low Income Housing Tax Credit (LIHTC) allocation to complete the substantial rehabilitation of 129 public housing units and convert them to LIHTC. The project is named Isles of Pahokee. Portions of PHA properties were ground leased for the success of this the LIHTC project.

To ensure affordability to Low and Extremely Low-Income families, HUD has agreed to provide Operating Subsidies for the 129 units. The project required relocation of all residents who were impacted by the LIHTC project. The Contractor, Newport, began renovation in February 2019; the project is expected to be complete within the next twelve (12) months.

PHA applied for and received an Elderly Housing Designation for the LIHTC units, giving priority first to persons 62 and older and secondly, 55 and older. The project mix will be eighty percent (80%) elderly families and twenty percent (20%) non-elderly. Palm Beach County HES awarded \$800,000 of HOME funds to Isles of Pahokee to help with construction cost for eight (8) units. These units will be subject to a Restrictive Covenant for long-term viability for low-income families.

PHA housed 86 families under its Section 8 Housing Choice Voucher program. Ten (10) of these were disabled Veterans, which were assisted under PHA's Veteran's Affairs Supportive Housing (VASH) program.

PHA maintains a high leasing rate for its Section 8 HCV and VASH programs.

PHA hired a Developer Consultant, as well as a Co-Developer, for purpose of seeking funding and development opportunities for creation of new affordable housing. PHA's consultant and

B.3

co-developer recommended that it would be more feasible at the time, to explore a Preservation Grant for substantial rehabilitation, as opposed to engaging in new construction opportunities. PHA thus, adhered to the Consultant's recommendations.

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

Progress Statement: *PHA maintained its "High Performer" rating under HUD's Public Housing Assessment Program (PHAS). PHA achieved a score of 97% under PHAS this past year and has been a "High Performer" for the past five fiscal years, thus improving public housing management.*

PHA continues to train staff in effort to improve voucher management. PHA has a quality assurance program in place to identify areas of deficiency and to track HQS inspections and recertifications. PHA maintained its High Performer rating by HUD under its SEMAP project for FYE June 2019. PHA achieved a rating of 103% under SEMAP. PHA also maintain a high lease up rate for it voucher programs.

PHA's IT personnel continues to make significant service improvements for both, its internal and external customers, through the implementation of advance technologies. PHA implemented a mobile work-order system to expedite the processing of tenant work orders. PHA also implemented use of online applications for easy accessibility and accuracy in handling of special applications (Section 8 Vouchers).

PHA continues to train staff in providing fair and equal treatment to everyone PHA serves.

New Computers: PHA installed new computers at various office workstations and at its Computer Labs. PHA also established its own domain for Outlook usage. These updated tools will better equip PHA to improve management functions.

PHA continues to examine its policies and practices to identify possible barriers and ensure access to all of PHA services.

PHA and HTG is progressively renovating 129 units that will improve the quality of assisted housing. The units at Padgett Island will have HV AC systems, new kitchens, new bathrooms and new flooring. The units will also have washer/dryer connections. The units at Fremd will

B.3

have a lesser degree of rehabilitation. All LIHTC units (Padgett and Fremd Village) will have new roofs and exterior painting.

HUD awarded PHA a Capital Fund Grant of \$1,282,668 for 2018. PHA painted the exterior of Fremd Village and installed new roofs. This project positively improved the appearance of the site and caused residents to take better pride in their community.

PHA upgraded severely deteriorated gravity sewer main systems at Padgett Island Homes and Fremd Village with a \$600,000 CDBG grant from Palm Beach County HES. The County also awarded an additional \$340,000 to replace deteriorated laterals at both sites, granting PHA a total of over \$900,000.

In 2017, PHA submitted a Disposition Application to HUD to dispose of 129 public housing units to Isles of Pahokee, LLC, to convert to LIHTC units. In 2018, HUD approved the Disposition Application, and PHA closed the LIHTC deal in 2018. The 129 units that were converted to LIHTC units will also receive Public Housing Operating Subsidies and are thus subject to HUD's public housing rules. Additionally, many families who were impacted by relocation for LIHTC were relocated into other existing public housing units.

HUD awarded PHA thirty-two (32) Tenant Protection Vouchers for relocation for the LIHTC project. PHA utilized all of its vouchers timely.

To meet with PHA's goal to seek or identify funding sources for improvement in operation, to ensure quality services to residents, PHA entered a Service Agreement with its co-developer to manage the new LIHTC property, Isles of Pahokee. PHA anticipates this project will generate approximately \$50,000 per year in service fees.

To ensure that jobs opportunities remain in our local community, PHA include Section 3 language when procuring services. PHA requires all hired contractors and their subs to adhere to PHA's Section 3 goals and requirements.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program

Progress Statement: *PHA's Section 8 Manager provides one-on-one counseling with Section 8 Housing Choice Voucher participants to ensure that they locate housing of their choice. This includes educating participants and prospective landlords on program rules to help eliminate barriers relative to fair and equal housing.*

B.3

PHA continues to make outreach efforts to potential voucher landlords through Landlord Workshops, telephone contact, and other methods, and encourage them to list their properties on Gosection8.com website. Numerous properties throughout the state Florida have been added to this database.

PHA is named a "Designated" PHA by US HUD. As such, PHA has discretion to establish payment standards for "individual" Zip Codes or by "grouped" Zip Codes. PHA established payment standards between 90% and 110% of the HUD established Small Area Fair Market Rents (SAFMR).

PHA maintains Voucher Homeownership as an important goal. However, PHA was unable to meet this goal during the term of the Agency Plan.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements

Progress Statement: *In effort to create an income mix and avoid high concentrations of poverty, PHA offers a preference to working families applying for public housing. Additionally, PHA's policy allows PHA to (1) skip a person on the waiting list to house a person with higher income to meet its Deconcentration goals, and (2) make transfers, as needed, to attain Deconcentration. PHA also has a full-time Resident Services Coordinator who readily assists families in attaining economic and social independence.*

PHA maintains decent and safe housing and ensure safety in common areas, elimination of blight conditions and so forth.

Palm Beach County Sheriff Office (PBSO) actively participates in Public Housing eviction cases involving criminal activities. As an anti-drug/crime prevention initiative, Public Housing may also partner with local law enforcement.

PBSO has been very instrumental in combatting crime and decreasing the crime rate in public housing and within PHA's entire jurisdiction. They work closely with PHA and residents in identifying issues of potential crime.

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families

B.3

- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement: PHA offers self-sufficiency programs through two (2) programs funded by USHUD. The programs are Residents Opportunities and Self-Sufficiency and Family Self-Sufficiency program. Both programs (ROSS for public housing and FSS for Section 8 HCV) provide participants the ability to increase their incomes, reduce the need for public assistance, and achieve economic independence. The program also offers computer learning for children grades K thru 12.

Through collaboration with partners throughout Palm Beach County, PHA provided comprehensive services to low-income families that are necessary to attain self-sufficiency. Such services included; but were not limited to health awareness, education, parenting, job readiness, and so forth.

Local Registered Nurses (RN) who were raised in public housing, offered affordable CAN classes at the Fremd Village Community Center, for families residing in public housing. The RNs charged no fee for their services; residents were only responsible for paying for the cost of their study material and equipment. The RNs also sought scholarships to assist those who were unable to afford the cost for education. Approximately twelve (12) individuals from public housing graduated from the CNA program.

Below is a summary of successful achievement of PHA's ROSS participants during the last three years.

Table 1: Summary of Goal Achievement for ROSS Participants

<i>Major Achievement</i>	<i>Number of Persons</i>
<i>Obtained Employment</i>	<i>48</i>
<i>Carpentry Certification</i>	<i>1</i>
<i>Home Health Aide</i>	<i>1</i>
<i>Microsoft Certification</i>	<i>2</i>
<i>Nail Technician</i>	<i>2</i>
<i>Hair Technician</i>	<i>2</i>
<i>Child Development Associate</i>	<i>1</i>
<i>Security Officer "D" License</i>	<i>3</i>
<i>Security Officer "G" License</i>	<i>1</i>
<i>Phlebotomy</i>	<i>1</i>
<i>Certified Nursing Assistant</i>	<i>2</i>
<i>Licensed Practical Nurse</i>	<i>1</i>
<i>High School Diploma</i>	<i>1</i>
<i>Medical Assistants (Enrolled, Graduates in 2020)</i>	<i>1</i>

B.3	<i>Homeownership through SHIP (in progress)</i>	1
	<i>Obtained GED through ROSS and achieved Bachelor's Degree</i>	1

During the Five-Year Plan period, PHA's Family Self-Sufficiency Coordinator provided mobility counseling and programmatic guidance to participants of Section 8 HCV. PHA works in partnership with the VA to assist VASH participants.

PHA is required by FHFC, under its LIHTC to set aside seven (7) units as LINK units. These units are targeted to the interest of low-income families. PHA will provide comprehensive services, through partnerships and alliances to assist these families in attaining self-sufficiency.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATEVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance

Progress Statement: *PHA reviewed its policies to determine the need for revision, with purpose ensuring compliance with Fair Housing and Equal Opportunity. PHA includes the Equal Opportunity language and logo on its advertisements, as well as ensure compliance when it comes to federal contracts. PHA posts FHEO information at each of its business locations. All of PHA employees are required to complete an FHEO training with appropriate Fair Housing Agencies. This training is usually offered annually.*

PHA updates its Analysis to Impediments annually, to ensure equality and equal access to services by all. During this review, PHA determines if there is a need for constructing or converting units to accessibility standards. As a result of the needs assessment, and Under the new Isles of Pahokee II substantial renovation project, PHA was able to increase the number of accessible units. Currently, seven (7) LIHTC units are currently being converted to meet accessibility standards. Several of the units are equipped for persons who are hearing impaired. Below is a summary of the public housing units that were converted to LIHTC units and those that meet UFAS standards.

B.3

Table 1: Isles of Pahoee II – LIHTC Conversion

<i>Development</i>	<i>Total PH Units Pre-conversion</i>	<i># Units Converted to LIHTC</i>	<i>Total PH Units Post-Conversion</i>	<i>Total UFAS Pre-Conversion</i>	<i>Total UFAS Post Conversion</i>
<i>Padgett Island Homes</i>	200	80	120	1	4
<i>Fremd Village</i>	195	49	146	1	3

Table 2: LIHTC – Elderly Designated Units

<i>Total Public Housing Units Converted to LIHTC</i>	<i>Percent of Units Receiving Elderly Designation</i>	<i>Total Units Receiving Elderly Designation</i>	<i># of Units Designated Units Pre-Conversion</i>	<i># of Units Designated Units Post-Conversion</i>
129	80%	103	0	103

Table 2: LIHTC – Elderly Designated Units

<i>Total LINK Units</i>	<i>HOME Units</i>
7	8

PHA GOAL #7: REDUCE FINANCIAL DEPENDENCY ON HUD PUBLIC HOUSING SUBSIDY

The PHA established the following objectives to strive in meeting goal #7:

- Seek and acquire additional federal, state and local resources to support the development and operation of affordable housing and supportive services for low income communities
- Continue to streamline PHA operations and enhance business strategy to increase agency efficiency, effectiveness and to ensure program integrity
- Explore Moving to Work opportunities for public housing agencies
- Continue to implement effective strategy to reduce zero income households
- Market and lease income generating assets such as meeting rooms and facilities

Progress Statement: *In December 2018, PHA and its co-developer, the Housing Trust Group, closed on a nine percent (9%) Low Income Housing Tax Credit Deal with funds derived from Florida Housing Finance Corporation (FHFC). FHFC awarded an allocation of \$1.2 million per year, for a total of \$12 million dollars over a ten-year period. These funds are being used for substantial rehabilitation and assistance with operation of 129 existing public housing units, which are converted to LIHTC units. The project is so named Isles of Pahoee II LLC. Although HUD will provide subsidy to help keep these units affordable to low income families, non-HUD funds are being used for the renovation.*

Palm Beach County Housing and Economic Sustainability (HES) awarded PHA \$800,000 in HOME funds to assist with the substantial rehabilitation of eight (8) IOP units. PHA is allowed to structure rents a little below the markets for the HOME units, to ensure

B.3

affordability. There is no HUD Public Housing Operating Subsidies associated with these eight units.

Palm Beach County HES awarded PHA \$900,000+, to upgrade 40+ years old sanitation systems at two of PHA's public housing developments. PHA, therefore, did not have to rely on HUD Public Housing Subsidy for these badly needed improvements.

PHA continues to enhance procurement and streamline processes that would increase agency efficiency and effectiveness and improve services. PHA ensure soundness in operations and adhere closely to procurement and use of materials and services to ensure program integrity. Inventory projective will result in less dependency on HUD funds.

PHA continues compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).

PHA continues to explore the idea of converting to a Moving-to-Work agency to determine its viability for the rural community within PHA's jurisdiction.

PHA received a three-year ROSS grant from HUD. PHA has a full-time Residents Services Coordinator, who has two on-site computer labs and offices (Padgett Island Homes and Fremd Village). The ROSS Coordinator offers an array of comprehensive services necessary for zero income households to attain self-sufficiency. Such services include but is not limited to, education, child-care, health, training, and employment.

PHA continues to rent its facilities for certain functions for a nominal fee.

PHA GOAL #8: DECREASE ENERGY CONSUMPTION PHA-WIDE

The PHA established the following objectives to strive in meeting goal #8:

- Educate program participants on energy conservation measures to reduce water and kilowatt hour consumption
- Explore Energy Performance Contracting
- Evaluate and improve energy efficiency on PHA's administrative offices
- Continue use of Energy Star appliances and/or equipment
- Employ use of energy consumption tools to assess and evaluate consumption

Progress Statement:

- *PHA continues to educate its program participants on energy and water conservation.*
- *PHA conducts its annual utility study as required by HUD. The Studies revealed that the consumption for both water and electrical slightly decreased during the last few years, thus showing improvement from the prior year. PHA has not utilize the services of Energy Performance Contractors.*
- *PHA requires the use of Energy Star equipment throughout all of its developments to reduce energy and save cost.*
- *PHA chooses the 16 Seasonal Energy Efficiency Ratio (SEER) AC units to enhance*

B.3

energy efficiency.

- *FHFC requires use of cool series shingles on the IOP units that are being renovated. These highly reflective shingles helps to reduce temperature within the attics of units.*

PHA GOAL #9: INCREASE PUBLIC AWARENESS OF PHA'S PROGRAMS AND ACHIEVEMENTS

The PHA established the following objectives to strive in meeting goal #9:

- Establish website for PHA
- Issue media alerts periodically to inform the public of PHA's programs, activities and achievements
- Maintain relationship with local affordable housing agencies
- Continue to participate and take advantage of Glades Interagency Network opportunities
- Continue to participate in area civic organizations (e.g. Rotary) where business partners meet, unite and share ideas

Progress Statement: *PHA prepares monthly newsletters and regularly posts information on its website for public awareness. PHA invites its Resident Organization to all of its Board of Commissioners meetings where programs are discussed. PHA participated in civic organizations and held informative meetings with resident and to seek input and participation.*

PHA GOAL #10: PROMOTE YOUTH PROGRAMS FOR PUBLIC HOUSING RESIDENTS

The PHA established the following objectives to strive in meeting goal #10:

- Establish partnerships to develop youth programs targeting middle school aged children
- Increase participation in youth academic and mentoring programs
- Secure partnerships and resources to implement youth educational opportunities

Progress Statement: *PHA partners with the local community to provide wholesome afterschool activities to youth. One of PHA's partners, Pahokee Pride Youth Athletic League, Inc., offers youth "the opportunity to participate in safe and positive leisure and social activities." This has proven to divert their involvement in violence and increase their academic success. The majority of the youth enrolled in this program are residents of Pahokee Housing Authority.*

PHA GOAL #11: EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY

The PHA established the following objectives to strive in meeting goal #11:

- Explore use of paperless work order system PHA wide
- Explore online housing application intake and update systems
- Establish PHA website

B.3	<p>Progress Statement: <i>PHA implemented a new automated work order system to track labor, parts, and other cost, thus improving time and efficiency.</i></p> <p><i>PHA utilized online housing application for special applications intakes, e.g., Section 8 Tenant Protection Vouchers and Tenant-Based Rental Assistance vouchers. PHA continues to explore the permanent use of online housing applications for all of its waiting lists.</i></p> <p><i>PHA purchased new computer systems for its administration and its community computer labs. PHA also upgraded software for improvement in operation.</i></p> <p><i>PHA was successful in launching its website, and continuously updates it to ensure availability of programs and activities to the public and residents.</i></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking (<i>See attachment f1021c01</i>).</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><u>Substantial Deviation</u></p> <ul style="list-style-type: none"> ▪ Additions or deletions of Strategic Goals ▪ Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners. <p><u>Significant Amendment/Modification</u></p> <ul style="list-style-type: none"> ▪ <i>Significant</i> addition of non-emergency work items (over \$100,000) not included in the latest approved Capital Fund <i>Program</i> Annual Statement or 5-Year Action Plan). <p>An exception to this definition will be made for any <i>new activities</i> that are adopted to reflect changes in HUD regulatory requirements <i>or as a result of a declared emergency</i> (such changes <i>will not be</i> considered significant <i>amendments or modification by PHA</i>).</p> <ul style="list-style-type: none"> ▪ Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, <i>RAD</i>, or <i>any other</i> conversion activities. <p>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</p>

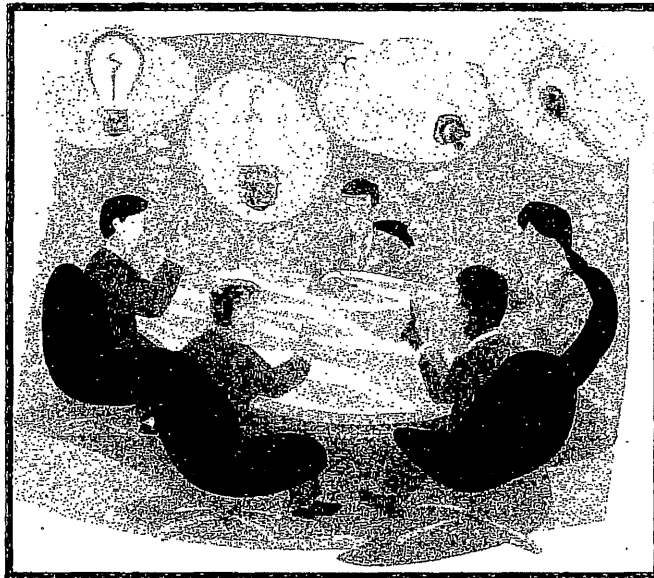
B.5	<p>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</p> <p>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</p>
B.6	<p>Resident Advisory Board (RAB Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>(See attachment f1021a01)</i></p>
B.7	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p>Challenged Elements. No Challenged Elements</p>	

**PHA Plans for the
Pahokee Housing Authority
Annual Plan for FYB 2020**

Satayanarayana Polineni, Executive Director

FYB July 1, 2020

FINAL DRAFT



Presented by:

The **Nelrod** Company

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ATTACHMENT 3

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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, 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. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 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 exceeds 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> PHA Name: <u>Pahokee Housing Authority</u> PHA Code: <u>FL021</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Public Housing (PH) Units: <u>352</u> Number of LIHTC Units: <u>129</u> Number of Housing Choice Voucher (HCVs): <u>76</u> Number of VASH Vouchers: <u>10</u> Total Combined Units/Vouchers: <u>567</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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> The following are the specific locations where the public may obtain copies of the 2020 Annual PHA Plan: <ul style="list-style-type: none"> ▪ Administrative Office – 465 Friend Terrace, Pahokee, FL 33476 </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12.5%;">PH</th> <th style="width: 12.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</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> <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	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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		PH	HCV																														
Lead HA:																																	

B	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review (<i>See attachment fl021b01</i>).</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Statement of Housing Needs:</u></p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total: 306 with an annual turnover of 21</i></p> <p><i>Extremely Low Income: 254-83%</i></p> <p><i>Very Low Income: 42-14%</i></p> <p><i>Low Income: 8-3%</i></p> <p><i>Families with children: 194-63%</i></p> <p><i>Elderly families: 31-10%</i></p> <p><i>Families with Disabilities: 46-15%</i></p> <p><i>White: 13-4%</i></p> <p><i>Black/African American: 287-94%</i></p> <p><i>Hispanic: 15-5%</i></p> <p><u>Bedrooms:</u></p> <p><i>1 BR: 112-37%</i></p> <p><i>2 BR: 140-46%</i></p>

B.1

3 BR: 44-14%
4 BR: 7-2%
5 BR: 3-1%

The waiting list is not closed.

Waiting List for Section 8

Total: 10 with an annual turnover of 1
Extremely Low Income: 6-60%
Very Low Income: 4-40%
Families with children: 9-90%
Families with Disabilities: 1-10%
Black/African American: 10-100%

The waiting has been closed for 36 months. The PHA does not expect to reopen the waiting list in the PHA Plan year.

Strategies for Addressing Housing Needs:

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- *Establish and/or participate with Community Housing Development Organization (CHDO) and/or others for development of affordable work force housing*
- *Employ effective maintenance and management policies to minimize the number of public housing units off-line*
- *Reduce turnover time for vacated public housing units*
- *Reduce time to renovate public housing units*
- *Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources*
- *Mixed finance development and other financing or funding strategies*
- *Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction*
- *Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required*
- *Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration*
- *Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program*
- *Participate in the Consolidated Plan development process to ensure coordination with broader community strategies*
- *Collaborate with homeless program agencies for referrals for persons transitioning out of shelters, transitional housing*

B.1

The PHA added the following:

- *Establish and/or participate with Community Housing Development Organization (CHDO) and/or others for development of affordable work force housing*
- *Mixed finance development and other financing or funding strategies*
- *Collaborate with homeless program agencies for referrals for persons transitioning out of shelters, transitional housing*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:

- *Affirmatively market to races/ethnicities shown to have disproportionate housing needs*
- *Update analysis of impediments to determine need of families with disabilities and identify what interferes with their needs*
- *Reduce impediment to Fair Housing through education effort strategy, E.O. training, etc.*

The PHA added the following:

- *Reduce impediment to Fair Housing through education effort strategy, E.O. training, etc.*

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

Eligibility:

PHA Added:

PHA is responsible for ensuring that every individual and family admitted to the Public Housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. Eligibility is established as delineated in the Admissions and Continued Occupancy Policy (ACOP).

Preferences:

The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Involuntary Displacement (based on governmental action, e.g., fire, flood, hurricane <i>and any President declared natural disasters</i>)
<u>2</u>	- Single persons who are elderly, displaced, homeless, or persons with disabilities over other single persons

B.1

<u>2</u>	- Veterans and veteran's families
<u>2</u>	- <i>Elderly for zero, one, two, and three-bedroom units at Isles of Pahoee II Projects to comply with HUD-approved Elderly Designation (LIHTC Only)</i>
<u>2</u>	- <i>Extremely Low-Income or Special Needs Households (e.g. LINK) to Its Low-Income Housing Tax Credits (LIHTC) developments referred by participating agency, pursuant to the executed memorandum of understanding (LIHTC Only)</i>
<u>2</u>	- Homeless/Chronically Homeless: Category 1: An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning: a. An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground; or b. An individual or family living in a supervised publicly or privately-operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or c. An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution; Category 4: Any individual or family who: i. Is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence; and ii. Has no other residence; and iii. Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing Chronically Homeless: (1) A "homeless individual with a disability" as defined in section 401(9) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11360(9)), who: i. Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and ii. Has been homeless and living as described in paragraph (1)(i) of this definition continuously for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7

B.1

consecutive nights of not living as described in paragraph (1)(i). Stays in institutional care facilities for fewer than 90 days will not constitute as a break in homelessness, but rather such stays are included in the 12-month total, as long as the individual was living or residing in a place not meant for human habitation, a safe haven, or an emergency shelter immediately before entering the institutional care facility;

- (2) An individual who has been residing in an institutional care facility, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all of the criteria in paragraph (1) and (2) of this definition, including a family whose composition has fluctuated while the head of household has been homeless

PHA deleted the following preferences:

- *Victims of domestic violence (spousal/child abuse)*
- *Working families*
- *Residents who live and/or work in the jurisdiction*

PHA added the following preferences:

- 1 - Involuntary Displacement (based on governmental action, e.g., fire, flood, hurricane *and any President declared natural disasters*)
PHA added "and any President declared natural disasters"
- 2 - *Elderly for zero, one, two, and three-bedroom units at Isles of Pahoee II Projects to comply with HUD-approved Elderly Designation (LIHTC Only)*
- 2 - *Extremely Low-Income or Special Needs Households (e.g. LINK) to Its Low-Income Housing Tax Credits (LIHTC) developments referred by participating agency, pursuant to the executed memorandum of understanding (LIHTC Only)*

The points associated with each preference are as follows:

- Involuntary Displacement – 100 points
- Single persons who are elderly, displaced, homeless, or persons with disabilities over other single persons – 50 points
- Veterans and veteran’s families – 50 points
- Homeless/Chronically Homeless – 50 points
- Elderly for zero, one, two, and three-bedroom units at Isles of Pahoee II Projects to comply with HUD-approved Elderly Designation (LIHTC Only) – 100 points*

B.1

Extremely Low-Income or Special Needs Households (e.g. LINK) to Its Low-Income Housing Tax Credits (LIHTC) developments referred by participating agency, pursuant to the executed memorandum of understanding (LIHTC Only) – 200 points

PHA added the two (2) new preferences and their point values.

Preference points applies to all PHA programs except where noted.

Deconcentration and Income Mixing:

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

Section 8

Eligibility:

PHA Added:

PHA is responsible for ensuring that every individual and family admitted to the HCV program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. Eligibility is established as delineated in the HCV Administrative Plan.

Preferences:

These are points associated with each preference as follows:

Involuntary Displacement – 100 points

Victims of domestic violence – 50 points

Working families – 100 points

Veterans and veteran's families – 50 points

Residents who live and/or work in the jurisdiction – 50 points

Single persons who are elderly, displaced, homeless, or persons with disabilities over other single persons – 50 points

The PHA changed "Working families" from 50 points to 100 points.

B.1

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	2,070,482.00	
b) Public Housing Capital Fund	1,334,782.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,004,126.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
FSS	40,176.00	Section 8 supportive services
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2018 Capital Funds Grant Award	1,212,668.00	Public housing capital improvements
2019 Capital Funds Grant Award	1,334,782.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	1,226,089.00	Public housing operations
4. Other income (list below)		
Interest on investments	20,103.00	Public housing operations
Tenant Revenue, other	137,711.00	Public housing operations
Other revenue (water and sewage discounts, dividends, other income)	40,212.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$8,421,131.00	

Safety and Crime Prevention

Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention Through Environmental Design *and adherence to policies*
- Activities targeted to at-risk youth, adults or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Continue use of CCTV Camera System for surveillance of unwanted activities
- *Upgrade lighting where necessary*
- *Police patrolling of public housing sites to detect and deter crime*
- *Encourage use of crime prevention hotlines*

B.1 Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
 - Police provide crime data to housing authority staff for analysis and action
 - Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - Police regularly meet with the PHA management and residents
 - Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - PHA reports incidents of crime to Police
 - Police reports have shown vast improvement in combating crime during past year
 - Police assist with development of a Camera Plan to install security cameras at McClure Village and complete the rear areas of Padgett Island and McClure Annex
 - *PBSO assisted PHA in identifying possible crime areas and in preparing a camera plan for placement of security cameras at Padgett Island Homes and Fremd Village to enhance resident's safety.*
 - *PHA continues to collaborate with the Palm Beach County Sheriff's Office (PBSO) to help combat crime in public housing.*

Significant Amendment/Modification

- *Significant* addition of non-emergency work items (over \$100,000) not included in the latest approved Capital Fund *Program* Annual Statement or 5-Year Action Plan).

An exception to this definition will be made for any *new activities* that are adopted to reflect changes in HUD regulatory requirements *or as a result of a declared emergency* (such changes *will not be* considered significant *amendments or modification by PHA*).
- Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, *RAD*, or *any other* conversion activities.

This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statues.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y | N | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(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

Mixed Finance Modernization or Development

PHA plans to undertake new mixed-finance development activities for public housing within the Five-Year Plan term. PHA will seek LIHTC, Project-Based Voucher initiatives, HOME, Federal Home Loans, and other funding to redevelop the eight (8) acre vacant property owned by PHA.

PHA has a Service Agreement with Isles of Pahokee II, LLC, to provide day-to-day management of the Isles of Pahokee project.

B.2 Demolition/Disposition Activity Description

PHA will seek approval from HUD to release the Declaration of Trust (DOT) on the eight (8) acre vacant property to PHA's non-profit instrumentality, PADEVCO, to develop a mixed-income property, including workforce housing.

Demolition/Disposition Activity Description	
1a. Development name:	<i>Formerly L.L. Stuckey Homes/8 acres vacant land</i>
1b. Development (project) number:	<i>FL021000001</i>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<i>12/31/2025</i>
5. Number of units affected:	<i>vacant land</i>
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <i>12/31/2028</i> b. Projected end date of activity: <i>12/31/2031</i>

Project-Based Vouchers

In efforts to maintain a long term financially, viable LIHTC project, and for prospect of constructing new affordable housing for low-income families, PHA is considering one of the following options: (1) convert at least 20% of its existing Tenant Based Vouchers to Project-Based Vouchers; (2) partner with neighboring housing authority to administer PHA's TBV program in exchange for placement of PBV, subject to HUD's approval.

Non-Smoking Policies

(See attachment fl021d01)

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Progress Statement: *PHA applied for and was awarded 32 Tenant Protection Section 8 Vouchers to assist with the relocation of families being impacted by the LIHTC project. All of the rental vouchers have been leased.*

PHA maintained an average occupancy rate of 97% during the past five years.

PHA hired a co-developer, the Housing Trust Group, for purpose of seeking funding opportunities for developing affordable housing to meet the severe housing shortage in Pahokee and surrounding communities. The Florida Housing Finance Corporation (FHFC) awarded a \$12 million, nine percent (9%) Low Income Housing Tax Credit (LIHTC) allocation to complete the substantial rehabilitation of 129 public housing units and convert them to LIHTC. The project is named Isles of Pahokee. Portions of PHA properties were ground leased for the success of this the LIHTC project.

To ensure affordability to Low and Extremely Low-Income families, HUD has agreed to provide Operating Subsidies for the 129 units. The project required relocation of all residents who were impacted by the LIHTC project. The Contractor, Newport, began renovation in February 2019; the project is expected to be complete within the next twelve (12) months.

PHA applied for and received an Elderly Housing Designation for the LIHTC units, giving priority first to persons 62 and older and secondly, 55 and older. The project mix will be eighty percent (80%) elderly families and twenty percent (20%) non-elderly. Palm Beach County HES awarded \$800,000 of HOME funds to Isles of Pahokee to help with construction cost for eight (8) units. These units will be subject to a Restrictive Covenant for long-term viability for low-income families.

PHA housed 86 families under its Section 8 Housing Choice Voucher program. Ten (10) of these were disabled Veterans, which were assisted under PHA's Veteran's Affairs Supportive Housing (VASH) program.

PHA maintains a high leasing rate for its Section 8 HCV and VASH programs.

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PHA hired a Developer Consultant, as well as a Co-Developer, for purpose of seeking funding and development opportunities for creation of new affordable housing. PHA's consultant and co-developer recommended that it would be more feasible at the time, to explore a Preservation Grant for substantial rehabilitation, as opposed to engaging in new construction opportunities. PHA thus, adhered to the Consultant's recommendations.

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Provide replacement vouchers

Progress Statement: *PHA maintained its "High Performer" rating under HUD' s Public Housing Assessment Program (PHAS). PHA achieved a score of 97% under PHAS this past year and has been a "High Performer" for the past five fiscal years, thus improving public housing management.*

PHA continues to train staff in effort to improve voucher management. PHA has a quality assurance program in place to identify areas of deficiency and to track HQS inspections and recertifications. PHA maintained its High Performer rating by HUD under its SEMAP project for FYE June 2019. PHA achieved a rating of 103% under SEMAP. PHA also maintain a high lease up rate for it voucher programs.

PHA's IT personnel continues to make significant service improvements for both, its internal and external customers, through the implementation of advance technologies. PHA implemented a mobile work-order system to expedite the processing of tenant work orders. PHA also implemented use of online applications for easy accessibility and accuracy in handling of special applications (Section 8 Vouchers).

PHA continues to train staff in providing fair and equal treatment to everyone PHA serves.

New Computers: PHA installed new computers at various office workstations and at its Computer Labs. PHA also established its own domain for Outlook usage. These updated tools will better equip PHA to improve management functions.

PHA continues to examine its policies and practices to identify possible barriers and ensure access to all of PHA services.

B.3

PHA and HTG is progressively renovating 129 units that will improve the quality of assisted housing. The units at Padgett Island will have HV AC systems, new kitchens, new bathrooms and new flooring. The units will also have washer/dryer connections. The units at Fremd will have a lesser degree of rehabilitation. All LIHTC units (Padgett and Fremd Village) will have new roofs and exterior painting.

HUD awarded PHA a Capital Fund Grant of \$1,282,668 for 2018. PHA painted the exterior of Fremd Village and installed new roofs. This project positively improved the appearance of the site and caused residents to take better pride in their community.

PHA upgraded severely deteriorated gravity sewer main systems at Padgett Island Homes and Fremd Village with a \$600,000 CDBG grant from Palm Beach County HES. The County also awarded an additional \$340,000 to replace deteriorated laterals at both sites, granting PHA a total of over \$900,000.

In 2017, PHA submitted a Disposition Application to HUD to dispose of 129 public housing units to Isles of Pahokee, LLC, to convert to LIHTC units. In 2018, HUD approved the Disposition Application, and PHA closed the LIHTC deal in 2018. The 129 units that were converted to LIHTC units will also receive Public Housing Operating Subsidies and are thus subject to HUD's public housing rules. Additionally, many families who were impacted by relocation for LIHTC were relocated into other existing public housing units.

HUD awarded PHA thirty-two (32) Tenant Protection Vouchers for relocation for the LIHTC project. PHA utilized all of its vouchers timely.

To meet with PHA's goal to seek or identify funding sources for improvement in operation, to ensure quality services to residents, PHA entered a Service Agreement with its co-developer to manage the new LIHTC property, Isles of Pahokee. PHA anticipates this project will generate approximately \$50,000 per year in service fees.

To ensure that jobs opportunities remain in our local community, PHA include Section 3 language when procuring services. PHA requires all hired contractors and their subs to adhere to PHA's Section 3 goals and requirements.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program

Progress Statement: *PHA's Section 8 Manager provides one-on-one counseling with Section 8 Housing Choice Voucher participants to ensure that they locate housing of their choice. This includes educating participants and prospective landlords on program rules to*

B.3 *help eliminate barriers relative to fair and equal housing.*

PHA continues to make outreach efforts to potential voucher landlords through Landlord Workshops, telephone contact, and other methods, and encourage them to list their properties on Gosection8.com website. Numerous properties throughout the state Florida have been added to this database.

PHA is named a "Designated" PHA by US HUD. As such, PHA has discretion to establish payment standards for "individual" Zip Codes or by "grouped" Zip Codes. PHA established payment standards between 90% and 110% of the HUD established Small Area Fair Market Rents (SAFMR).

PHA maintains Voucher Homeownership as an important goal. However, PHA was unable to meet this goal during the term of the Agency Plan.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements

Progress Statement: *In effort to create an income mix and avoid high concentrations of poverty, PHA offers a preference to working families applying for public housing. Additionally, PHA's policy allows PHA to (1) skip a person on the waiting list to house a person with higher income to meet its Deconcentration goals, and (2) make transfers, as needed, to attain Deconcentration. PHA also has a full-time Resident Services Coordinator who readily assists families in attaining economic and social independence.*

PHA maintains decent and safe housing and ensure safety in common areas, elimination of blight conditions and so forth.

Palm Beach County Sheriff Office (PBSO) actively participates in Public Housing eviction cases involving criminal activities. As an anti-drug/crime prevention initiative, Public Housing may also partner with local law enforcement.

PBSO has been very instrumental in combatting crime and decreasing the crime rate in public housing and within PHA's entire jurisdiction. They work closely with PHA and residents in identifying issues of potential crime.

B.3 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement: *PHA offers self-sufficiency programs through two (2) programs funded by USHUD. The programs are Residents Opportunities and Self-Sufficiency and Family Self-Sufficiency program. Both programs (ROSS for public housing and FSS for Section 8 HCV) provide participants the ability to increase their incomes, reduce the need for public assistance, and achieve economic independence. The program also offers computer learning for children grades K thru 12.*

Through collaboration with partners throughout Palm Beach County, PHA provided comprehensive services to low-income families that are necessary to attain self-sufficiency. Such services included, but were not limited to health awareness, education, parenting, job readiness, and so forth.

Local Registered Nurses (RN) who were raised in public housing, offered affordable CAN classes at the Fremd Village Community Center, for families residing in public housing. The RNs charged no fee for their services; residents were only responsible for paying for the cost of their study material and equipment. The RNs also sought scholarships to assist those who were unable to afford the cost for education. Approximately twelve (12) individuals from public housing graduated from the CNA program.

Below is a summary of successful achievement of PHA's ROSS participants during the last three years.

Table 1: Summary of Goal Achievement for ROSS Participants

<i>Major Achievement</i>	<i>Number of Persons</i>
<i>Obtained Employment</i>	<i>48</i>
<i>Carpentry Certification</i>	<i>1</i>
<i>Home Health Aide</i>	<i>1</i>
<i>Microsoft Certification</i>	<i>2</i>
<i>Nail Technician</i>	<i>2</i>
<i>Hair Technician</i>	<i>2</i>
<i>Child Development Associate</i>	<i>1</i>
<i>Security Officer "D" License</i>	<i>3</i>
<i>Security Officer "G" License</i>	<i>1</i>
<i>Phlebotomy</i>	<i>1</i>
<i>Certified Nursing Assistant</i>	<i>2</i>

B.3	<i>Licensed Practical Nurse</i>	<i>1</i>
	<i>High School Diploma</i>	<i>1</i>
	<i>Medical Assistants (Enrolled, Graduates in 2020)</i>	<i>1</i>
	<i>Homeownership through SHIP (in progress)</i>	<i>1</i>
	<i>Obtained GED through ROSS and achieved Bachelor's Degree</i>	<i>1</i>

During the Five-Year Plan period, PHA's Family Self-Sufficiency Coordinator provided mobility counseling and programmatic guidance to participants of Section 8 HCV. PHA works in partnership with the VA to assist VASH participants.

PHA is required by FHFC, under its LIHTC to set aside seven (7) units as LINK units. These units are targeted to the interest of low-income families. PHA will provide comprehensive services, through partnerships and alliances to assist these families in attaining self-sufficiency.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance

Progress Statement: *PHA reviewed its policies to determine the need for revision, with purpose ensuring compliance with Fair Housing and Equal Opportunity. PHA includes the Equal Opportunity language and logo on its advertisements, as well as ensure compliance when it comes to federal contracts. PHA posts FHEO information at each of its business locations. All of PHA employees are required to complete an FHEO training with appropriate Fair Housing Agencies. This training is usually offered annually.*

PHA updates its Analysis to Impediments annually, to ensure equality and equal access to services by all. During this review, PHA determines if there is a need for constructing or converting units to accessibility standards. As a result of the needs assessment, and Under the new Isles of Pahokee II substantial renovation project, PHA was able to increase the number of accessible units. Currently, seven (7) LIHTC units are currently being converted to meet accessibility standards. Several of the units are equipped for persons who are

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hearing impaired. Below is a summary of the public housing units that were converted to LIHTC units and those that meet UFAS standards.

Table 1: Isles of Pahokee II – LIHTC Conversion

Development	Total PH Units Pre-conversion	# Units Converted to LIHTC	Total PH Units Post-Conversion	Total UFAS Pre-Conversion	Total UFAS Post Conversion
Padgett Island Homes	200	80	120	1	4
Fremd Village	195	49	146	1	3

Table 2: LIHTC – Elderly Designated Units

Total Public Housing Units Converted to LIHTC	Percent of Units Receiving Elderly Designation	Total Units Receiving Elderly Designation	# of Units Designated Units Pre-Conversion	# of Units Designated Units Post-Conversion
129	80%	103	0	103

Table 2: LIHTC – Elderly Designated Units

Total LINK Units	HOME Units
7	8

PHA GOAL #7: REDUCE FINANCIAL DEPENDENCY ON HUD PUBLIC HOUSING SUBSIDY

The PHA established the following objectives to strive in meeting goal #7:

- Seek and acquire additional federal, state and local resources to support the development and operation of affordable housing and supportive services for low income communities
- Continue to streamline PHA operations and enhance business strategy to increase agency efficiency, effectiveness and to ensure program integrity
- Explore Moving to Work opportunities for public housing agencies
- Continue to implement effective strategy to reduce zero income households
- Market and lease income generating assets such as meeting rooms and facilities

Progress Statement: In December 2018, PHA and its co-developer, the Housing Trust Group, closed on a nine percent (9%) Low Income Housing Tax Credit Deal with funds derived from Florida Housing Finance Corporation (FHFC). FHFC awarded an allocation of \$1.2 million per year, for a total of \$12 million dollars over a ten-year period. These funds are being used for substantial rehabilitation and assistance with operation of 129 existing public housing units, which are converted to LIHTC units. The project is so named Isles of Pahokee II LLC. Although HUD will provide subsidy to help keep these units affordable to low income families, non-HUD funds are being used for the renovation.

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Palm Beach County Housing and Economic Sustainability (HES) awarded PHA \$800,000 in HOME funds to assist with the substantial rehabilitation of eight (8) IOP units. PHA is allowed to structure rents a little below the markets for the HOME units, to ensure affordability. There is no HUD Public Housing Operating Subsidies associated with these eight units.

Palm Beach County HES awarded PHA \$900,000+, to upgrade 40+ years old sanitation systems at two of PHA's public housing developments. PHA, therefore, did not have to rely on HUD Public Housing Subsidy for these badly needed improvements.

PHA continues to enhance procurement and streamline processes that would increase agency efficiency and effectiveness and improve services. PHA ensure soundness in operations and adhere closely to procurement and use of materials and services to ensure program integrity. Inventory projective will result in less dependency on HUD funds.

PHA continues compliance with the timeframes for obligation and expenditure of capital funding as provided under 9(j) of the Housing Act of 1937, as amended 42 USC 1437G(J).

PHA continues to explore the idea of converting to a Moving-to-Work agency to determine its viability for the rural community within PHA's jurisdiction.

PHA received a three-year ROSS grant from HUD. PHA has a full-time Residents Services Coordinator, who has two on-site computer labs and offices (Padgett Island Homes and Fremd Village). The ROSS Coordinator offers an array of comprehensive services necessary for zero income households to attain self-sufficiency. Such services include but is not limited to, education, child-care, health, training, and employment.

PHA continues to rent its facilities for certain functions for a nominal fee.

PHA GOAL #8: DECREASE ENERGY CONSUMPTION PHA-WIDE

The PHA established the following objectives to strive in meeting goal #8:

- Educate program participants on energy conservation measures to reduce water and kilowatt hour consumption
- Explore Energy Performance Contracting
- Evaluate and improve energy efficiency on PHA's administrative offices
- Continue use of Energy Star appliances and/or equipment
- Employ use of energy consumption tools to assess and evaluate consumption

Progress Statement:

- *PHA continues to educate its program participants on energy and water conservation.*
- *PHA conducts its annual utility study as required by HUD. The Studies revealed that the consumption for both water and electrical slightly decreased during the last few years, thus showing improvement from the prior year. PHA has not utilize the*

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services of Energy Performance Contractors.

- *PHA requires the use of Energy Star equipment throughout all of its developments to reduce energy and save cost.*
- *PHA chooses the 16 Seasonal Energy Efficiency Ratio (SEER) AC units to enhance energy efficiency.*
- *FHFC requires use of cool series shingles on the IOP units that are being renovated. These highly reflective shingles helps to reduce temperature within the attics of units.*

PHA GOAL #9: INCREASE PUBLIC AWARENESS OF PHA'S PROGRAMS AND ACHIEVEMENTS

The PHA established the following objectives to strive in meeting goal #9:

- Establish website for PHA
- Issue media alerts periodically to inform the public of PHA's programs, activities and achievements
- Maintain relationship with local affordable housing agencies
- Continue to participate and take advantage of Glades Interagency Network opportunities
- Continue to participate in area civic organizations (e.g. Rotary) where business partners meet, unite and share ideas

Progress Statement: *PHA prepares monthly newsletters and regularly posts information on its website for public awareness. PHA invites its Resident Organization to all of its Board of Commissioners meetings where programs are discussed. PHA participated in civic organizations and held informative meetings with resident and to seek input and participation.*

PHA GOAL #10: PROMOTE YOUTH PROGRAMS FOR PUBLIC HOUSING RESIDENTS

The PHA established the following objectives to strive in meeting goal #10:

- Establish partnerships to develop youth programs targeting middle school aged children
- Increase participation in youth academic and mentoring programs
- Secure partnerships and resources to implement youth educational opportunities

Progress Statement: *PHA partners with the local community to provide wholesome afterschool activities to youth. One of PHA's partners, Pahokee Pride Youth Athletic League, Inc., offers youth "the opportunity to participate in safe and positive leisure and social activities." This has proven to divert their involvement in violence and increase their academic success. The majority of the youth enrolled in this program are residents of Pahokee Housing Authority.*

B.3	<p align="center">PHA GOAL #11: EXPLORE AND DEPLOY TECHNOLOGY TO ENHANCE OPERATIONAL EFFECTIVENESS AND EFFICIENCY</p> <p>The PHA established the following objectives to strive in meeting goal #11:</p> <ul style="list-style-type: none"> ▪ Explore use of paperless work order system PHA wide ▪ Explore online housing application intake and update systems ▪ Establish PHA website <p>Progress Statement: <i>PHA implemented a new automated work order system to track labor, parts, and other cost, thus improving time and efficiency.</i></p> <p><i>PHA utilized online housing application for special applications intakes, e.g., Section 8 Tenant Protection Vouchers and Tenant-Based Rental Assistance vouchers. PHA continues to explore the permanent use of online housing applications for all of its waiting lists.</i></p> <p><i>PHA purchased new computer systems for its administration and its community computer labs. PHA also upgraded software for improvement in operation.</i></p> <p><i>PHA was successful in launching its website, and continuously updates it to ensure availability of programs and activities to the public and residents.</i></p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
C.2	<p>Civil Rights Certification.</p> <p><i>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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. <i>(See attachment f1021a01)</i></p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
D.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD Form 50075.2 approved by HUD on <u>11/13/2017</u></i></p>
	<p>Challenged Elements. No Challenged Elements</p>