



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
<b>NET FISCAL IMPACT</b>					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes \_\_\_\_\_ No X  
 Does this Item include the use of Federal funds? Yes \_\_\_\_\_ No X  
 Does this Item include the use of State funds? Yes \_\_\_\_\_ No X

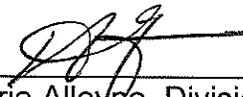
Budget Account No.:

Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_ Program Code/Period \_\_\_\_\_

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

No Fiscal Impact.

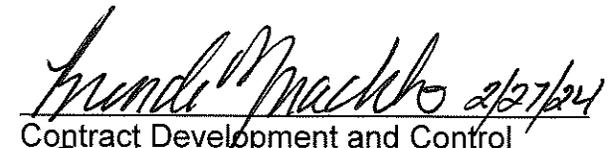
**C. Departmental Fiscal Review:**

  
 \_\_\_\_\_  
 Valerie Alleyne, Division Director II  
 Finance and Administrative Services, DHED

**III. REVIEW COMMENTS**

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

  
 OFMB  
 2/26/24  
 9A 2/26 DA 2/26

  
 Contract Development and Control  
 2/26/24

**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Chief Assistant County Attorney  
 2/28/24

**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 3/31/2024

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

I, Maria Sachs, the Mayor of Palm Beach County, Florida  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years N/A and/or Annual PHA Plan for fiscal year  
2024 of the Pahokee Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Palm Beach County, Florida  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The activities outlined in the PHA's Plan are consistent with achieving the goals and objectives of the County  
Consolidated Plan and AI. The PHA Plan promotes the expansion of the supply of affordable housing;  
improves the quality of assisted housing; increases housing choices; promotes improved living environments;  
promotes self- sufficiency through programs for residents and ensures equal opportunities and affirmatively  
furtheres 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: Maria Sachs

Title: Mayor

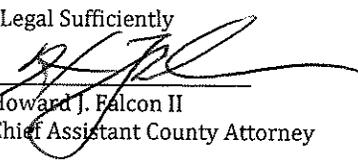
Signature:

Date:

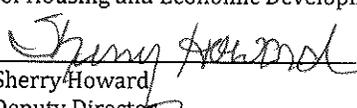
The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Approved as to Form  
And Legal Sufficiently

By:   
Howard J. Falcon II  
Chief Assistant County Attorney

Approved as to Terms and Conditions  
Dept. of Housing and Economic Development

By:   
Sherry Howard  
Deputy Director

ATTEST: Joseph Abruzzo,  
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

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OMB No. 2577-0226

Expires 3/31/2024

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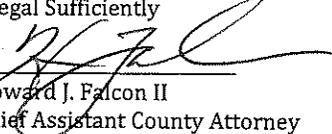
Signature:

Date:

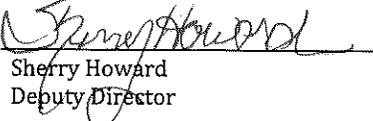
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ATTEST: Joseph Abruzzo,  
Clerk & Comptroller

By: \_\_\_\_\_  
Deputy Clerk

**PHA Plans for the  
Pahokee Housing Authority  
Annual Plan for FYB 2024**

**Inger Harvey, Executive Director**

**FYB July 1, 2024**

**FIRST DRAFT**



**Presented by:**

The **Nelrod** Company

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Fort Worth, Texas 76107  
(817) 922-9000/FAX (817) 922-9100**

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*Web Site: [www.nelrod.com](http://www.nelrod.com)*

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— ATTACHMENT 2 —

<b>Streamlined Annual PHA Plan (High Performer PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
	<p><b>Purpose.</b> 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, including changes to these policies, 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.</p> <p><b>Applicability.</b> Form HUD-50075-HP is to be completed annually by <b>High Performing PHAs</b>. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form.</p> <p><b>Definitions.</b></p> <ol style="list-style-type: none"> <li>(1) <b>High-Performer PHA</b> – 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 <u>both</u> 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.</li> <li>(2) <b>Small PHA</b> – A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.</li> <li>(3) <b>Housing Choice Voucher (HCV) Only PHA</b> – 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.</li> <li>(4) <b>Standard PHA</b> – 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.</li> <li>(5) <b>Troubled PHA</b> – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent</li> <li>(6) <b>Qualified PHA</b> – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.</li> </ol>	
<b>A</b>	<b>PHA Information.</b>	
<b>A.1</b>	<p> <b>PHA Name:</b> <u>Pahokee Housing Authority</u>                      <b>PHA Code:</b> <u>FL021</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2024</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)  <b>Number of Public Housing (PH) Units:</b> <u>482</u>  <b>Number of Housing Choice Voucher (HCVs):</b> <u>84</u>  <b>Number of VASH Vouchers:</b> <u>10</u>  <b>Number of Mainstream Vouchers:</b> <u>50</u>  <b>Total Combined Units/Vouchers:</b> <u>626</u>  <b>PHA Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission   <input type="checkbox"/> Revised Annual Submission </p>	

**A.1 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 of 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 website. 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 2024 Annual 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>B</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> 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 type="checkbox"/> <input checked="" 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 type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p> <p><b><u>Statement of Housing Needs:</u></b></p> <p><b><u>Waiting List for Public Housing:</u></b></p> <p><i>Total: 230</i></p> <p><i>Extremely Low Income: 146-63%</i></p> <p><i>Very Low Income: 50-22%</i></p> <p><i>Low Income: 25-11%</i></p> <p><i>Families with children: 108-47%</i></p> <p><i>Elderly families: 54-23%</i></p> <p><i>Families with Disabilities: 46-20%</i></p> <p><i>White: 9-4%</i></p> <p><i>Black/African American: 216-94%</i></p> <p><i>Native Hawaiian/Other Pacific Islander: 1-0.43%</i></p> <p><b><u>Bedrooms:</u></b></p> <p><i>1 BR: 145-63%</i></p> <p><i>2 BR: 54-23%</i></p> <p><i>3 BR: 24-10%</i></p> <p><i>4 BR: 5-2%</i></p> <p><i>5 BR: 2-1%</i></p>

**B.1** *The waiting list is not closed.*

**Waiting List for Section 8**

**Total: 36**

**Extremely Low Income: 24-67%**

**Very Low Income: 11-31%**

**Low Income: 1-3%**

**Families with children: 20-56%**

**Elderly families: 2-6%**

**Families with Disabilities: 16-44%**

**White: 4-11%**

**Black/African American: 32-89%**

*The waiting list has been closed for 20 months and the PHA does expect to reopen in PHA Plan year.*

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**

**Public Housing**

**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.*

*The following covered developments have an average income that falls above or below the Established Income Range (\$20,225 to \$27,363).*

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
<i>McClure Annex</i>	<i>16</i>	<i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i>	

B.1	<i>Isles of Pahokee</i>	121	<i>C. The Covered Development's size, location, and/or configuration promote income de-concentration, such as scattered site or small developments</i>		
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**Financial Resources**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2024 grants)</b>		
a) Public Housing Operating Fund	2,344,682.00	
b) Public Housing Capital Fund	1,728,300.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,389,322.00	
f) Resident Opportunity and Self-Sufficiency Grants	216,038.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
FSS Grant	45,402.00	Section 8 Supportive Services
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2022 CFP Grant	1,694,705.00	Public housing capital improvements
2023 CFP Grant	1,728,300.00	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>		
<b>4. Other income (list below)</b>		
Interest on Investments	60,736.00	Public housing operations
Other Income: Legal fees, maintenance charges to tenants, late fees, NSF charges, etc.	157,717.00	Public housing operations
Other revenue	31,452.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$10,491,623.00</b>	

(c) The PHA must submit its Deconcentration Policy for Field Office Review (*See attachment fl021b01*).

**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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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

**Hope VI or Choice Neighborhoods**

The PHA plans to apply for HOME funds for development of rental units.

The PHA plans to apply for Choice Neighborhood Planning/Action Grant.

**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.

Pahokee Housing Authority has, and may from time to time, continue to engage in mixed-finance development, which includes construction of new public housing and rehabilitation of existing PHA- owned public housing, as authorized by 24 CFR § 905.604, and other applicable laws and regulations.

**B.2**

Under these ventures, PHA-owned public housing properties may be leased to private developers through a long-term ground lease and other applicable mixed-finance agreements and documents. The properties may then be managed by these private developers, or entities, rather than the PHA.

Notwithstanding any contrary provision within this ACOP, PHA may delegate certain admissions and occupancy functions as discussed within the ACOP to entities and/or managers of those mixed-finance developments; provided, however, that such admissions and occupancy functions must be performed in accordance with this ACOP and applicable public housing requirements (including any deviations from the ACOP as permitted hereunder, as set forth in this section). Such delegation does not relieve PHA from ultimate responsibility with respect to the foregoing.

PHA acknowledges that such mixed-finance developments may be subject to federal Tax Credit Requirements. For purposes of this Policy, Tax Credit Requirements shall mean any and all matters required by Section 42 of the Internal Revenue Code of 1986 and regulations thereunder (Section 42), the rules promulgated by Florida Housing Finance Corporation (FHFC) or any agreement with a condition of receipt of tax credits, whether or not such requirement is explicitly stated in Section 42, or FHFC requirements.

PHA may also enter into one or more Memoranda of Understanding with the owner entities of such mixed-finance projects and/or third parties in order to comply with FHFC, HUD and PHA requirements, and may adopt a limited preference for Special Needs Households (see Definitions), as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC), as may be amended from time to time, that may be referred by a Special Needs Household Referral Agency, as defined in Section 67-48.002(109) of the FAC. PHA currently has seven (7) units under Isles of Pahokee that are occupied under Special Needs status, which number is subject to change in accordance with updated requirements and to the extent required by FHFC, HUD and PHA.

In order to facilitate compliance with Tax Credit Requirements, this ACOP shall be deemed amended with respect to any mixed finance development in order to conform to any provision herein to applicable Tax Credit Requirements, unless such policies are otherwise required by applicable public housing requirements. Examples of policies that may be different than what is set forth in the ACOP, but that are nevertheless permissible under this section include, but are not limited to:

1. The requirement for annual re-examinations (to the extent required by Tax Credit Requirements) and modifications to the tenant lease to conform with Tax Credit Requirements; and
2. Different income limits, income tiering requirements and rent limits consistent with what is permissible or required in accordance with Tax Credit Requirements.

Under this section, the entity will carry out screening and eligibility determinations with respect to such Tax Credit Requirements, including determinations related to transfers of new

**B.2** admissions from other public housing developments, new admissions and continued eligibility of existing residents.

Notwithstanding anything herein to the contrary, any public housing resident who is eligible under applicable public housing requirements, but not eligible under Tax Credit Requirements shall be referred to PHA by the Entity and will be re-housed by PHA in accordance with the transfer provisions set forth in the ACOP.

PHA further acknowledges that certain terms or requirements pertaining to the public housing units may be negotiated between PHA and the entity of each mixed-finance development, such as income tiers and transformation remedies, and effectuated through the execution of the Declaration of Trust and Restrictive Covenants, the Regulatory and Operating Agreement, the Mixed Finance Annual Contributions Contract (ACC) Amendment and applicable management documents. Provided, however, that notwithstanding anything contained in those documents to the contrary, the applicable public housing requirements shall control.

As used herewith, the term “applicable public housing requirements” shall mean the following: the U.S. Housing Act of 1937, HUD regulations thereunder (and to the extent applicable, any HUD-approved waivers of regulatory requirements); any other federal laws, regulations, notices and Executive Orders pertaining to public housing; the ACC between HUD and PHA (as amended by Mixed-Finance Amendments), this ACOP, and applicable tax credit management plans and agreements as those requirements may be waived or amended from time to time.

### **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.

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

<p><b>B.2</b></p>	<p><b>Conversion of Public Housing to Project-Based Assistance under RAD</b></p> <p>The PHA will be considering conversion of public housing under RAD with its LIHTC property. We are working to learn more and bringing on a consultant to assist with our co-developers.</p> <p><b>Project-Based Vouchers</b></p> <p>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.</p> <p><b>Other Capital Grant Programs</b></p> <p>PHA will be applying for USHUD Safety and Security Grant Funding in the amount of \$250,000.00. The funds will be used to purchase cameras and improve the lighting in McClure Village and McClure Annex.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> <li>▪ Apply for additional rental vouchers, if available</li> <li>▪ Reduce public housing vacancies</li> <li>▪ Leverage private or other public funds to create additional housing opportunities</li> <li>▪ Acquire or build units or developments</li> </ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"> <li>▪ <i>PHA will continue to apply for additional special purpose vouchers, when applicable.</i></li> <li>▪ <i>On December 1, 2023, Palm Beach County Housing and Economic Development Office conducted a meeting with the Authority to review and discuss the Palm Beach County Housing Bond Allocation Criteria. The Housing Bond will afford the PHA's opportunities to apply for funding to expand its affordable housing stock. PHA will apply if the funding criteria is applicable to the PHA.</i></li> <li>▪ <i>In response to the NOFA HED 2022.2, Very Low-Income Housing Program, submitted on behalf of PHA, the Authority was requested to expand its scope of affordable housing units which will be constructed, should the funds be awarded. PHA application requested support funds in the amount of \$250,000, to construct a new affordable housing unit in Pahokee (three bedroom, two bath rental unit).</i></li> </ul>

B.3

- PHA will continue to leverage private or public funds to create additional housing opportunities, ensuring affordability to Low, and Extremely Low-Income families.
- PHA will be updating its 2024 Annual Plan, in preparation to begin pre-development activities for the eight (8) acre vacant property-formerly L.L. Stuckey Homes with its Board of Commissioners, Resident Advisory Board (RAB), USHUD and the broader community.
- PHA Section 8 Housing Choice Voucher program housing eighty-six (86) families. Under PHA's Veterans Affairs Supportive Housing (VASH) program, ten (10) of the vouchers provide housing for disabled Veterans.

#### **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
- Provide replacement public housing
- Provide replacement vouchers
- Dispose of vacant public housing property to PADEVCO (PHA instrumentality) to develop affordable housing

#### **Progress Statement:**

- *The substantial rehabilitation project, Isles of Pahokee, IL has been completed, and PHA along with its co-developer HTG, has successfully leased-up the 129 rehabilitated units, improving the quality of assisted housing at Padgett Island and Fremd Village. The Isles of Pahokee (IOP) units at Padgett Island and Fremd Village have new roofs and exterior painting. The eighty (80) IOP units in Padgett Island have energy efficient HVAC systems, washer/dryer hook-ups, new appliances in the kitchen, and in the bathroom. The forty-nine (49) IOP units in Fremd Village have an energy efficient HVAC system and new appliances in the Kitchen.*
- *PHA's professional development training includes staff routinely reviewing the Admission and Continued Occupancy policies to enhance screening and continued occupancy requirements in effort to promote safety and quality. PHA is committed to providing on-going professional development training addressing a myriad of public housing and HCV topics.*
- *PHA is committed to using environmentally minded materials in its finishing when conducting unit repairs and improvements. The environmentally friendly materials improve the quality of housing as well as the health and wellness of the tenants and the community at-large.*

B.3

**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
- Implement voucher homeownership program
- Apply for Project-Based vouchers or partner with Project-Based voucher agency

**Progress Statement:**

- *PHA with financial support from HUD, will offer monetary incentives to landlords to assist with increasing rental opportunities, for HCV families.*
- *PHA will seek additional funding to expand support with respect to Housing Choice Voucher assistance from HUD.*

*PHA Section 8 program continues to provide participants with housing support with regards to one-on-one counseling ensuring they locate housing of their choice. During this counseling time, participants and landlords are made aware of the program rules, aimed at eliminating barriers to fair and equal housing.*

**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:**

- *PHA completed installing the cooking fire suppressor, stove top firestop which puts out unattended cooking fires automatically, in each of its housing units.*
- *PHA is continuing to seek funding for cameras and improve lighting at McClure Village and McClure Annex.*
- *PHA has upgraded its cameras in both Padgett Island Homes and Fremd Village.*
- *PHA continues to partner with Palm Beach County Sheriff Office (PBSO) Community Policing deputies to decrease the crime rate in its public housing developments.*
- *PHA continues to enforce its Smoke-Free Housing policy, promoting a healthy community for residents.*
- *PHA is invested and committed to ensuring the environment in and around the developments provide families with a safe place to raise their children, by conducting daily patrols at the developments seven (7) days a week.*

**B.3**

**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 services to increase independence for the elderly or families with disabilities

**Progress Statement:**

- *PHA continues to offer self-sufficiency programs through two (2) programs funded by HSHUD. The Resident Opportunities (ROSS) and Family Self-Sufficiency (FSS) program provides participants with the ability to increase their income, reduce the need for public assistance, and achieve economic independence.*
- *PHA was awarded the ROSS grant for the project period, beginning June 1, 2021, through May 31, 2024 – a three (3) year funding cycle, totaling \$206,107.00*
- *PHA applied in December 2023 for additional ROSS grant funding to cover an additional three (3) year period covering up to June 2026.*
- *PHA has expanded its day-to-day activities by continuing to host weekly workshops and activities with agencies and providers within the local jurisdiction.*
- *PHA has implemented through the support of AARP/Senior Community Employment Program (SCSEP), employment opportunities within the community and at PHA for low-income, unemployed individuals aged 55+ and older.*

**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 continues to evaluate its policies annually, to ensure fair and equal treatment in housing.*
- *PHA monitors their program practices, ensuring they are following PHA policies and alike.*
- *PHA staff participated in an on-line Furthering Fair Housing training, this reporting period.*

B.3

- PHA continues to maintain rapport with Florida Rural Legal Services (FRLS) for the purpose of equality and protection of tenants' rights. FRLS staff met with PHA tenants in the month of September 2022, informing them of their rights and responsibilities.
- Participating landlords and program participants are provided with Fair Housing and Equal Opportunity information.
- PHA displays FHEO and Fair Housing posters in conspicuous places for public access.

**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

**Progress Statement:** *PHA continues to rely on HUD subsidies to operate its program during this reporting period, and PHA will continue to do its due diligence to identify the right development initiative(s) to help generate revenue becoming less financially dependent on HUD.*

**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

**Progress Statement:**

- *PHA is continuing to conduct its annual utility study as required by USHUD. The consumption results for the water slightly decreased while the electric slightly increased, when using comparisons from the previous years. The Authority is assessing its central HVAC units, while enhancing the HVAC maintenance services given the unconventional heat experienced this reporting period.*
- *PHA continues to invest in Energy Star equipment, reducing energy usage and saving cost. PHA continues to publish home energy saving tips in "The Informer" – an established resident newsletter. The newsletter is published monthly and mailed to all PHA residents.*

**B.3**

**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

**Progress Statement:**

**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

**Progress Statement:**

- *PHA will continue to partner with community agencies and alike to support the growth and development of the youth residing at the developments.*
- *PHA partnered with Career Source and Manpower and served as a training site for youth (ages 17 to 24) during this reporting period.*

**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

**Progress Statement:**

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>02/07/2022</u></i></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></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 fl021a01</i>)</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></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>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p><b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal: <i>(See attachment f1021c01)</i></p>

**Attachment: f1021a01**  
**Pahokee Housing Authority**  
**Resident Advisory Board Consultation Process and Comments – FYB 2024**

1. Resident notification of appointment to the Advisory Board  
  
At beginning of PHA Plan process, sent out letter to residents/participants of opportunity to serve on Resident Advisory Board **November 29, 2023**
  
2. Resident Advisory Board Selection  
  
Selection made from resident/participant response **November 30, 2023**
  
3. Meeting Organization  
  
Schedule date to meet with Resident Advisory Board for input to PHA Plan **December 13, 2023**  
  
Notify Resident Advisory Board of scheduled meeting **November 30, 2023**  
  
Hold Resident Advisory Board meeting **December 13, 2023**
  
4. Notification of Public Hearing  
  
Schedule date for Public Hearing and place ad **January 3, 2024**  
  
Notify Resident Advisory Board  
  
Hold Public Hearing meeting **March 7, 2024**
  
5. Documentation of resident recommendations and PHA's response to recommendations

**PAHOKEE HOUSING AUTHORITY  
SIGN IN SHEET**

Type of Meeting:

- Planning Meeting
- Public Hearing
- Training
- Resident Meeting
- Other \_\_\_\_\_

Date: 12/13/23 Time: \_\_\_\_\_

Event/Session Title: FY 2024 Annual Plan

Total # People Attending: \_\_\_\_\_

Please Sign Below:

1. <i>Brenda Hancock</i>	26.
2. <i>STANLIS Wiley</i>	27.
3. <i>Joyce L Smith</i>	28.
4. <i>Teresa M. Rogers</i>	29.
5. <i>Leticia Paul</i>	30.
6.	31.
7.	32.
8.	33.
9.	34.
10.	35.
11.	36.
12.	37.
13.	38.
14.	39.
15.	40.
16.	41.
17.	42.
18.	43.
19.	44.
20.	45.
21.	46.
22.	47.
23.	48.
24.	49.
25.	50.

(Use additional sheets, if necessary)

## RESIDENT LEADERS' PARTICIPATION IN THE ANNUAL PLANNING PROCESS

The following resident leaders have participated in the Agency Annual Planning process by attending meetings, public hearings, and/or other activities.

Name and Title	Address	Telephone Number	Representing Resident Council... (Name of Resident Council, if applicable)	Representing Development... (Development Name, if applicable)
Barbara Hood	818 Jefferson A	561-708 3971		McClard Rd
Tonya Smith Representative	39570 86th St N Apt 03	561-449 6157		Sections Representative
Kavious Wiley	7511 Woodhill Way	(501) 985-0906		Dadgett
T. Byrnes	1756 Eisenhower	561-9711		McClure

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Ms. Tonya Walls  
162 Apelgren Ct.  
Pahokee, FL 33476**

**Dear Ms. Walls,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

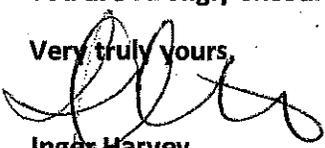
**The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.**

**The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.**

**The meeting is scheduled to be held on *Wednesday, December 13, 2023*, at 3:30 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476.**

**You are strongly encouraged to attend this meeting.**

**Very truly yours,**



**Inger Harvey,  
Executive Director**

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## Fremd Village

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Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Ms. Brenda Hancock  
1818 Jefferson Avenue  
Pahokee, FL 33476**

**Dear Ms. Hancock,**

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

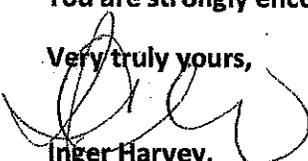
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Very truly yours,

  
**Inger Harvey,  
Executive Director**

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Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Ms. Tonya Smith  
38520 86<sup>th</sup> Street North # 3  
Pahokee, FL 33476**

**Dear Ms. Smith,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

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**You are strongly encouraged to attend this meeting.**

**Very truly yours,**

  
**Inger Harvey  
Executive Director**

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## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Ms. Latoya Sterling  
887 J. H. Barrett Court  
Pahokee, FL 33476**

**Dear Ms. Sterling,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

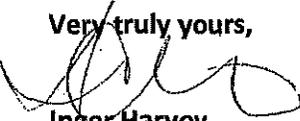
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**You are strongly encouraged to attend this meeting.**

**Very truly yours,**

  
**Inger Harvey,  
Executive Director**

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401 Shirley Drive  
Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Mr. Xzavious Wiley  
754 Waddell Way  
Pahokee, FL 33476**

**Dear Mr5. Wiley,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

**The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.**

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**You are strongly encouraged to attend this meeting.**

**Very truly yours,**

  
**Inger Harvey,  
Executive Director**

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## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Jeanette Murray  
138 Shirley Drive  
Pahokee, FL 33476**

**Dear Mr5. Wiley,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

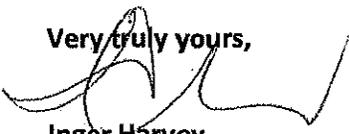
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## Fremd Village

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Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

**November 29, 2023**

**Ms. Teresa Bynes  
Post Office Box 457  
Pahokee, FL 33476**

**Dear Ms. Bynes,**

**You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.**

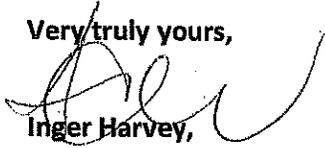
**The purpose of this meeting is to obtain input from the PHA's Public Housing Residents in reference to the agency's Annual Plan and Five (5) year plan to be submitted to the U.S. Department of Housing and Urban Development. A copy of the Annual Plan will be available for review from 8:00 a.m. to 5:00 p.m., Monday through Friday.**

**The PHA must consider the Resident Advisory Board's recommendations in preparing the final Annual Plan and Five (5) year Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Annual Plan and Five (5) year plan are submitted for approval.**

**The meeting is scheduled to be held on *Wednesday, December 13, 2023* at 3:30 p.m., at the Administrative Office located at 465 Friend Terrace, Pahokee, Florida 33476**

**You are strongly encouraged to attend this meeting.**

**Very truly yours,**

  
**Inger Harvey,  
Executive Director**

# PAHOKEE HOUSING AUTHORITY, INC.

## Padgett Island Office

899 Padgett Circle  
Pahokee, FL 33476

## Administrative Office

465 Friend Terrace  
Pahokee, FL 33476  
(561) 924-5565 FAX (561) 924-1952

## Fremd Village

401 Shirley Drive  
Pahokee, FL 33476

### Appointment For Resident Advisory Board Representative

November 29, 2023

Ms. Cora Belle  
686 Waddell Drive  
Pahokee, FL 33476

Dear Ms. Bell.

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

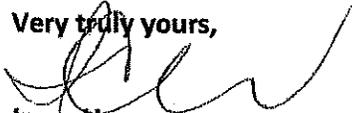
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401 Shirley Drive  
Pahokee, FL 33476

### **Appointment For Resident Advisory Board Representative**

November 29, 2023

Ms. Theodora Lee  
767 Eisenhower Drive  
Pahokee, FL 33476

Dear Ms. Lee,

You have been selected by the Pahokee Housing Authority, Inc. (PHA) for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the PHA.

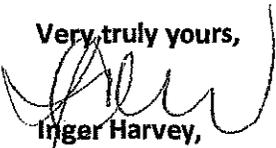
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Very truly yours,



Inger Harvey,  
Executive Director

# Resident Advisory Board Recommendations For 2024 Agency Plan

## Introduction

Pursuant to 24 CRF Part 903.13, ©, the Housing Authority must consider recommendations of the Resident Advisory Board(s) (RAB) in preparing its final Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the RAB and a description of the way the PHA addressed these recommendations.

Pahokee Housing Authority held a Resident Advisory Board (RAB) meeting on December 13, 2023, at 3:30 p.m. The meeting was held at Pahokee Housing Authority's Central Office in the Vera May Hopson Chambers. Below is a summary of the comments and/or recommendations for the 2024 Agency Plan, as well as the way the PHA addressed their concerns in the Agency Plan, where practicable.

### Resident Advisory Board (RAB) Members

Teresa Bynes  
Latoya Sterling  
Xzavious Wiley  
Tonya Smith  
Tonya Walls  
Brenda Hancock  
Jeanette Murray  
Theodore Lee

### Pahokee Housing Authority Representatives:

Inger Harvey, Executive Director  
Satyam Polineni, Asst. Executive Director/Finance Director  
Vanessa Williams, ROSS Coordinator  
Denteria Banks, Amp Manager

**Meeting Summary**

I. Resident Presenters:

Teresa Bynes  
Tonya Smith  
Xzavious Wiley  
Latoya Sterling

Executive Director Harvey (ED) explained HUD’s requirements respecting the Role of the Residents Advisory Board. An overview of PHA’s goals as outlined in the Annual Agency Plan, was reviewed by the ED. The ED referenced reviewing its policies for mandatory or desired changes and will include such changes in the PHA Agency Plan.

Mr. Polineni presented the Capital Fund (CFP) Program plan for 2024 to the RAB members. Mr. Polineni explained the proposed major work items within the CFP Plan, specific to Padgett Island Homes, and reviewed with the RAB members additional proposed work items that will be performed at the other two sites: McClure Village and Fremd Village.

The ED provided an overview of the current Capital Fund projects underway, in addition to reviewing with RAB members how their recommendations helped the Authority in planning future CFP projects.

II. RAB Recommendations

The Executive Director opened the floor for input from RAB members and assured them that their recommendations will be considered where at all possible. There comments and the way PHA addressed them are as follows:

**McClure Village/McClure Annex**

**Comments:**

Residents inquired about the need for a security camera system, along with enhancing the lighting at McClure Village. It was also mentioned that the speed limit signs, and safety signs should be replaced, because the reflective coating has faded over time, making it difficult to see the signs at night.

**PHA Response:**

The Executive Director (ED), shared with the RAB members a project update pertaining to the Asphalt Overlay and beautification plans at all three sites: McClure Village, Padgett Island, and Fremd Village. The Asphalt Overlay project is scheduled to be completed in January 2024, by Land Development Consortium, LLC (LDC). The RAB members shared their pleasure with how the way the overlay project has enhanced the curb appeal throughout all three developments. The Asphalt Overlay project will help in expanding the number of parking spaces at the McClure Village development, by creating overflow parking areas.

PHA's Agency Plan continues to highlight issues pertaining to Safety and Crime Prevention. PHA is aggressively seeking funding to have cameras installed at McClure Village/Annex. Having surveillance cameras at the McClure Village development will aid the Authority in helping with preventing crimes in the community.

The Palm Beach County Sheriff (PBSO) Department Community Policing deputies continues to provide support at all three developments. The Authority invites the Community Policing deputies to their site-based tenant meetings, which has helped to increase tenant engagement, while fostering relationship building opportunities with the deputies.

**Padgett Island Homes**

**Comments:**

RAB members residing at Padgett Island expressed concerns about tenants vandalizing the mailboxes, and the need to replace the damaged mailboxes. It was noted the mailboxes located on McClure Road, will need to be replaced, as well.

The RAB members asked the Authority to add additional lighting in the area where the mailboxes are located and place cameras directly facing the mailboxes to prevent further vandalism.

**PHA Response:**

With respect to Safety and Crime Prevention, the Authority is evaluating the lighting and the need to upgrade the camera systems throughout the development.

The Executive Director reported replacing two of the mailboxes with an updated tamper proof model, which will reduce tenants vandalizing the mailboxes. The Authority will evaluate the mailboxes at all three sites, and replace those mailboxes beyond repair, per the Postal Mail Carrier.

The members asked to have Palm Beach Animal Control patrol the development due to an increase in dogs wandering the development unattended.

### Fremd Village

#### **Comments:**

The RAB members representing Fremd Village addressed concerns regarding old vehicles leaking oil spills on the newly paved driveways assigned to tenants. Members requested enhancing the lighting where the mailboxes are located, reducing the damage and vandalism caused by tenants and guest.

#### **PHA Response:**

The Executive Director will reevaluate the location of the mailboxes and seek guidance to determine the best course of action with respect to lighting and adding additional cameras in the area. The Authority will begin replacing the damaged mailboxes with the upgraded tamper proof mailboxes, as needed.

### PHA-Wide

#### **Comment #1:**

- Residents are concerned that the speeding at all three developments have increased and is requesting additional support from PBSO, along with revisiting with Palm Beach County on the best way go about having roundabouts installed at Padgett Island and Fremd Village. **(Safety and Security)**
- RAB members asked about the Authority considering a “Buzzer” system for each of its offices. Installing a “Buzzer” system or something similar will provide another layer of safety for tenants and staff as they enter and exit the offices. **(Safety and Security)**
- RAB members discussed the number of vendors who continue to enter the developments, ignoring the signs posted at the entrance, requiring vendors to check-in at the office prior to proceeding to a tenant unit. **(Safety and Security)**

#### **PHA Response:**

- PHA will continue to partner with PBSO and Florida Rural Legal Services (FRLS) to address both safety and tenant rights issues/concerns.
- PHA will seek support from the Office of Community Revitalization in efforts to learn more about the process with regards to adding speed bumps, and/or roundabouts at the sites.

- PHA will schedule a meeting with Animal Control to discuss their process and ways to remove stray or unattended animals (dogs & cats) roaming throughout the developments.
- PHA will reissue tenant reminders concerning removing inoperable cars causing damage (oil leaks) to the newly paved driveways, etc.
- PHA will look at the vendor signs at the entrance of each development to determine if the signs are visible, needed replacing and/or employ an alternative approach to reinforce vendors reporting to the office prior to entering the development.

As a result of the various issues and concerns presented by RAB members, PHA engaged the members in reviewing **Proposed Lease Changes** for consideration.

- The RAB members did not have any additional proposed changes and/or suggestions.

Although, there were no lease changes or suggestions, the RAB members wanted the Authority to continue providing landlord/tenant workshops with Florida Rural Legal Services (FRLS).

The RAB meeting was adjourned by the Meeting Officer after residents had fully discussed issues and concerns. The Housing Authority made every effort to incorporate resident concerns in the Annual Plan.

**Attachment: fl021b01**  
**Pahokee Housing Authority**  
**Deconcentration Policy**

**DECONCENTRATION AND INCOME TARGETING POLICY**  
*(Of the Public Housing Admissions and Continued Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities:

1. Economic Deconcentration of public housing developments; and
2. Income Targeting to assure that families in the "extremely low" income category are proportionately represented in public housing and those pockets of poverty are reduced or eliminated.

In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Continued Occupancy policies and procedures to comply.

Therefore, the Pahokee Housing Authority (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Continued Occupancy Policies are revised to include the PHA's policy of promoting economic deconcentration. Implementation of this program may require the PHA to determine the median income of residents in each development, determine the average income of residents in all developments, compute the Established Income Range (EIR), determine developments outside the EIR, and provide adequate explanations and/or policies as needed to promote economic deconcentration.

Implementation of this program will require the PHA to:

1. Determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located; and
2. Consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them.

The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

#### B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. Depending on the availability of applicants with proper demographics, at a minimum, 40% of all new admissions to public housing **on an annual basis** may be families with incomes at or below thirty percent (30%)(extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic deconcentration.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions. (Optional for PHAs with both Section 8 and Public Housing programs)

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## NOTICE

**Although The Nelrod Company has made its best efforts to comply with regulations, laws, and Federal/local policies The Nelrod Company does not offer advice on legal matters or render legal opinions. We recommend that this policy be reviewed by the Housing Authority's general counsel and/or attorney prior to approval by the Board of Commissioners.**

**The Nelrod Company is not responsible for any changes made to these policies by any party other than The Nelrod Company.**

**Attachment: fl021c01**  
**Pahokee Housing Authority**  
**Affirmatively Furthering Fair Housing (AFFH)**

## **ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

Pahokee Housing Authority (PHA) evaluates its policies annually, to ensure regulatory compliance with regards to fair housing and equal opportunity. Program participants will be informed of their rights to Fair Housing and Equal Opportunity (FHEO). PHA also undertake affirmative measures to ensure accessible housing with all varieties of disabilities. The Authority will continue to post and display FHEO information at each of its sites (business office) and will work closely with Fair Housing agencies within its jurisdiction to provide Fair Housing training to staff and landlords.

In the wake of the COVID-19 pandemic, PHA is continuing to offer its staff training that will focus on "Trauma Informed Care, in addition to Cultural Sensitivity". PHA's staff and its stakeholders are working closely together ensuring program participants are treated with respect, recognizing the challenges they face in the wake of the pandemic. More now than ever, PHA will continue providing training, support and activities, which will foster a supportive environment where participants will want to live and raise their families.

In addition to the training PHA provide to their staff, the Authority has created co-locator space for a social service agency (Okeechobee Rural Health Network), who specializes in connecting families with the needed resources in the surrounding communities. As a result of this partnership, Okeechobee Rural Health Network has joined the Palm Beach County (HHA) Continuum of Care (CoC), and currently engages in similar trainings with their staff, in an effort to ensure continuity across the continuum – "Equal Opportunity and Affirmatively Further Fair Housing for All".

### **PHA's Fair Housing Goals, Strategies and Actions:**

#### **Goal 1: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability**

Strategy: 1.1. Strengthen outreach and engagement activities, by coordinating efforts through Community Agencies serving diverse populations (i.e., Homeless Coalition, DV Shelters, etc.)

Strategy: 1.2 On-going review of PHA's policies as needed, to keep current with regulatory requirements, regarding protection of rights and equal opportunities or families and individuals

Strategy: 1.3 Engage staff and landlords in annual Fair Housing Trainings and/or activities to ensure compliance with laws protecting identified classes.

## PHA ADDRESSING FAIR HOUSING AND EQUAL OPPORTUNITY

- ✓ **Action:** PHA continues to evaluate its policies annually, to ensure fair and equal treatment in housing.
- ✓ **Action:** PHA partnered with local housing agencies to jointly provide landlords with Fair Housing Training, in addition to supports with respect to ensuring landlord retention.

**Goal 2: 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**

Strategy: 1.1 Provide opportunities and a platform for residents to provide input into the various services they would need to enhance their quality of life

Strategy: 1.2 Ensure the living space is suitable, and appropriate with required bedroom size, whenever reasonable accommodations are applicable.

Strategy: 1.3 Ensuring the physical and social character of the living environment, to include external conditions are in compliance with State and Federal regulations.

- ✓ **Action:** PHA review reasonable accommodation requests weekly, ensuring the living environment is suitable and meets State and Federal regulations.
- ✓ **Action:** PHA hosted informational meetings with program participants, getting their feedback and suggestions, as it relates to improving their living environment.
- ✓ **Action:** PHA is partnering with local county agencies (i.e., PBC Parks and Recreations, Pahokee Senior Program, etc.) to assist in enhancing the overall living environment and participant experience, by providing engagement activities for those residing at the various development sites.

**Goal 3: Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required**

Strategies: 1.1. Coordinate outreach activities by having Florida Rural Legal Services (FRLS) provide training to PHA staff and its residents, ensuring fair and equal treatment to housing applicants and participants

Strategies: 1.2. Ensure PHA services are linguistically appropriate for the population being served, and the materials shared, both written and visual comply with ADA Regulations (e.g., large print, audio visual, braille, etc.)

- ✓ **Action:** PHA will continue engaging HCV participants and the community in providing programmatic feedback, to include ways to enhance the documents, and visual aids, shared during its outreach activities.

## PHA ADDRESSING FAIR HOUSING AND EQUAL OPPORTUNITY

- ✓ **Action:** PHA and FRLS will conduct "Orientation" sessions with participants, where they will be informed of their tenant rights, etc.
- ✓ **Action:** PHA is working closely with local agencies who specialize in providing assistance, to those requiring supports and assistance (i.e., Vocational Rehabilitation, Vickers House, Center for Independently Living, etc.).

### **Goal 4: Provide Fair Housing and Equal Opportunity training to employees to ensure equal opportunity compliance**

Strategies: 1.1. Engaging staff and landlords in on-going training efforts which focus on Fair Housing, Equal Opportunity, Trauma Informed Care, and Implicit Bias, ensuring compliance with Federal and State laws protecting identified classes.

- ✓ **Action:** PHA host Fair Housing and Equal Opportunity Trainings annually for its staff.
- ✓ **Action:** PHA staff will continue to engage in training addressing Trauma Informed Care, with a focus on Customer Service and cultural sensitivity.