

B.1 - New Activities**Hope VI or Choice Neighborhoods**

PBCHA may apply for Choice Neighborhoods Initiative (CNI) Planning and Implementation Grants when the Notice of Funds Available is published for AMP 2 or AMP 6. PBCHA may partner with local government, a nonprofit, and/or for-profit developer to serve as the lead applicant for purposes of the CNI grant.

PBCHA may apply for Moving to Work (MTW) status, if eligible and should the application process open in 2024/2025.

Mixed Finance Modernization or Development/Demolition and/or Disposition

PBCHA will continue to explore opportunities to develop, revitalize, and preserve the existing housing portfolio and increase the availability of affordable housing units throughout the County. PBCHA may continue to collaborate with or designate additional development partners such as municipalities, nonprofit organizations and/or developers, public and private developers, and consider the issuance of bonds. PBCHA and/or its subsidiary entity(s) will utilize all available and appropriate funding/financing tools and strategies including the Capital Fund Program (CFP), Mixed Finance Development, Low Income Housing Tax Credits (LIHTC), Rental Assistance Demonstration (RAD) conversions, Project Based Vouchers (PBV), Public Facilities Investment Corporation (PFIC), Community Development Block Grant (CDBG), Bonds issuance, Institutional loans and other available sources to redevelop Drexel House Apartments, Schall Landing, Seminole Estates, Dyson Circle, and its Scattered Site single-family homes. PBCHA will continue to evaluate and pursue, where feasible, the acquisition and/or development of ACC public housing units (within its Faircloth authority) as part of the overall development plan.

PBCHA completed an asset repositioning assessment in FY 22. PBCHA may submit a Section 18 disposition application to HUD requesting authorization to dispose of all or some single-family homes in the scattered sites development. If approved, these units may be sold to qualified residents, a qualified or affiliated non-profit, or sold to third parties in accordance with the strategy and HUD regulations.

The Florida Department of Transportation notified PBCHA of its intent to exercise its powers of eminent domain to take one whole scattered site SFH property and a partial of another scattered site SFH property. PBCHA has submitted a Special Applications Center application for approval from HUD for this disposition and shall comply with PIH - 2012-8 (PHA) Guidance for Obtaining HUD Consent for Takings of Public Housing Property by Eminent Domain.

PBCHA had previously planned to demolish and/or dispose of two scattered site SFHs which were burned in fires within AMP 2. However, in light of the affordable housing shortage, PCBHA will repair and/or renovate the two fire units.

Designated Housing for Elderly and/or Disabled Families

The Palm Beach County Housing Authority (PBCHA) plans to designate certain public housing for occupancy only by elderly families as provided by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year. PBCHA has operated certain public housing units as such, restricting occupancy to residents who are elderly only.

Designation of Public Housing Activity Description
1a. Development name: Drexel Apartments
1b. Development (project) number: FL080000002
2. Designation type: Occupancy by only the elderly 100 Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application 100
4. Date this designation approved, submitted, or planned for submission : 2024
5. If approved, will this designation constitute a (select one) <input type="radio"/> New Designation Plan <input checked="" type="radio"/> Revision of a previously approved Designation Plan
6. Number of units affected: 100 7. Coverage of action (select one) Part of the development <input checked="" type="checkbox"/> Total development

Conversion of Public Housing to Tenant-Based Assistance

PBCHA will continue to analyze units in its portfolio to be converted where the conversion to project or tenant-based vouchers is economically beneficial and will increase housing opportunities. PBCHA's approach may include seeking additional funding authority in the voucher program to increase project-based opportunities at elderly and family public housing communities. PBCHA may also elect to utilize Low-Income Housing Tax Credit (LIHTC) equity and other resources to facilitate the conversion of the above-mentioned developments.

PBCHA may choose to utilize this option for Drexel Apartments, Schall Landing, Seminole Estates, Scattered Sites, and Dyson Circle.

Conversion of Public Housing to Project-Based Assistance under RAD

As a result of the asset repositioning assessment completed in FY 22, PBCHA may consider converting a portion of its Public Housing inventory to RAD and is currently studying the potential benefits of conversion for some or all its Public Housing properties. Where the PBCHA proposes to convert some or all of its public housing properties under the Rental Assistance Demonstration (RAD) , the PBCHA will comply with all program instructions in Notice H-2023-08 PIH-2023-19 (HA) Rental Assistance Demonstration – Supplemental Notice 4B and/or subsequent notices/revisions. The PBCHA will submit a RAD-Specific PHA Plan and/or Significant Amendment to its Annual Plan submission in accordance with 24 CFR Part 903.

Below, please find specific information related to the Public Housing Development(s) that may be selected for RAD:

Development #1

Name of Public Housing Development:	PIC Development ID:	Conversion Type:	Transfer of Assistance:
1. Drexel Apartments	FL080000002	PBRA	100
Total Units:	Pre-RAD Units:	Post- RAD Unit Type:	2024 Capital Fund Allocation for Development:
100	Senior	Senior	(TBD)
Bedroom Type:	Number of Units Pre-Conversion:	Number of Units Post Conversion:	Change in Number of Units per bedroom type and Why:
One Bedroom:	100	187	None
Complete			

Development #2

Name of Public <u>Housing Development</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
2. Schall Landing	FL080000002	PBRA	76
Total Units: 76	Pre-RAD Units: Family	Post- RAD Unit Type: Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	Number of Units Pre- Conversion: 5 34 27 10	Number of Units Post Conversion: 130	Change in Number of Units per bedroom type and Why: Not Determined
Complete			

Development #3

Name of Public <u>Housing Development:</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
3. Seminole Estates	FL080000002	PBRA	76
Total Units: 76	Pre-RAD Units: Family	Post- RAD Unit Type: Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	Number of Units Pre- Conversion: 5 34 27 10	Number of Units Post Conversion: 141	Change in Number of Units per bedroom type and Why: Not Determined
Complete			



Development #4

Name of Public <u>Housing Development:</u> 4. Scattered Sites	PIC Development ID: FL080000002	Conversion Type: PBRA	Transfer of Assistance: 42
Total Units: 42	Pre-RAD Units: Family	Post- RAD Unit Type: Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	Number of Units Pre- Conversion: 0 6 26 10	Number of Units Post Conversion: <i>NIA</i>	Change in Number of Units per bedroom type and Why: None
Complete			

Development #5

Name of Public <u>Housing Development:</u> 5. Dyson	PIC Development ID: FL080000006	Conversion Type: PBRA	Transfer of Assistance: 134
Total Units: 134	Pre-RAD Units: Family	Post- RAD Unit <u>Type</u> : Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom:	Number of Units Pre- Conversion: 50 12 30 36 6	Number of Units Post Conversion: 300	Change in Number of Units per bedroom type and Why: Not yet determined
Complete			

PBV:

Development #1

Name of Public <u>Housing Development:</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
1. Drexel Apartments	FL080000002	PBV	100
Total Units: 100	Pre-RAD Units: Senior	Post- RAD Unit Type: Senior	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: One Bedroom:	Number of Units Pre- Conversion: 100	Number of Units Post Conversion: 140	Change in Number of Units per bedroom type and Why: None
Complete			

Development #2

Name of Public <u>Housing Development:</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
2. Schall Landing	FL080000002	PBV	76
Total Units: 76	Pre-RAD Units: Family	Post- RAD Unit <u>Type</u> : Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	Number of Units Pre- Conversion: 5 34 27 10	Number of Units Post Conversion: 130	Change in Number of Units per bedroom type and Why: Not Determined
Complete			

Development #3

Name of Public <u>Housing Development:</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
3. Seminole Estates	FL080000002	PBV	76
Total Units:	Pre-RAD Units:	Post- RAD Unit <u>Type:</u>	2024 Capital Fund Allocation for
76	Family	Family	Development: (TBD)
Bedroom Type:	Number of Units Pre- Conversion:	Number of Units Post Conversion:	Change in Number of Units per bedroom type and Why:
Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	5 34 27 10	141	
Complete			Not Determined

Development #4

Name of Public <u>Housing Development:</u>	PIC Development ID:	Conversion Type:	Transfer of Assistance:
4. Scattered Sites	FL080000002	PBV	42
Total Units:	Pre-RAD Units:	Post- RAD Unit <u>Type:</u>	2024 Capital Fund Allocation for
42	Family	Family	Development: (TBD)
Bedroom Type:	Number of Units Pre- Conversion:	Number of Units Post Conversion:	Change in Number of Units per bedroom type and Why:
Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	0 6 26 10	42	
Complete			Not Determined



Development #5

Name of Public <u>Housing Development:</u> 5. Dyson Circle	PIC Development ID: FL080000006	Conversion Type: PBV	Transfer of Assistance: 134
Total Units: 134	Pre-RAD Units: Family	Post- RAD Unit <u>Type:</u> Family	2024 Capital Fund Allocation for Development: (TBD)
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom:	Number of Units Pre- Conversion: 50 12 30 36 6	Number of Units Post Conversion: 300	Change in Number of Units per bedroom type and Why: Not Determined
Complete			

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), PBCHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; Changes to the construction and rehabilitation plan for each approved RAD conversion; and Changes to the financing structure for each approved RAD conversion.

Project-Based Vouchers

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its voucher program budget authority and attach the funding to specific units rather than using it for tenant-based assistance (24 CFR 983.6). PHAs may only operate a PBV program if doing so is consistent with the PHA's

Annual Plan, and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)].

Project-Basing Vouchers

Allowed PHAs to use 20% of their regular Section 8 vouchers for “project-based vouchers”, tying them to units instead of to families

Allowed PHAs to use 10% (on top of the 20% expansion) of its vouchers to provide units for: families formerly experiencing homelessness, veterans, persons with disabilities, and the elderly; or in regions where the regular tenant-based vouchers are difficult to use.[3] (Most of NYC's ZIP codes fit this description.)

Allowed PHAs to use project-based vouchers in the greater of either 25% of a project's units (assisted or unassisted) or 25 units per development, unless:

the project provides 100% supportive and/or elderly housing; or

they are located in a region where the regular tenant-based vouchers are difficult to use.

Allowed PHAs to project-base 40% for projects with elderly and supportive housing (not counting the 20%): located in low-poverty census tracts (poverty rate of 20% or less); and in areas where vouchers are difficult to use.

Extended the maximum term length of the initial PBV contract (and contract extension) from 15 years to 20 years.

Allowed PHAs to attach vouchers to units in which the PHA has an ownership interest or control without following a competitive process.

The Authority may operate a project-based voucher program that utilizes up to 639 vouchers (based on 20% of its voucher authority). The PBCHA is also allowed to project base an additional 319 vouchers (based on

10% of its voucher authority) for eligible exception categories for a total of 958 possible PBVs. Accordingly, PBCHA has 614 vouchers under Housing Assistance Payment (HAP) contracts as reflected below:

<u>Development Name</u>	<u>Development Address</u>	Units <u>under</u> HAP
Westgate Plaza Apartments	4150 Westgate Ave., WPB, FL 33409	80
Quiet Waters	306 SW 10th St., Belle Glade, FL 33430	93
Covenant Villas	600 Covenant Dr, Belle Glade, FL 33430	116
New South Bay Villas	845 Palm Beach Lakes Rd., South Bay, FL	130
Lake Worth Towers	1500 Lucerne Ave., Lake Worth, FL. 33460	195
Total Units Under HAP		<u>614</u>

The owner of Quiet Waters has entered into a purchase and sales contract for the sale of the Development. PBCHA intends to support the new owner in ensuring the affordability of Quiet Waters for seniors with a HAP contract renewal or new contract, as required pursuant to HUD regulations. In the event the sale of Quiet Waters is not successfully completed, PBCHA may explore purchase options, which may include utilizing proceeds from the sale of the Cherry Hills vacant lots in 2021-22, obtaining institutional financing, low-income housing tax credits (LIHTC), bonds or other available sources to purchase the Development and preserve affordable housing for seniors.

PBCHA may decide to project-based vouchers above its voucher limit, if HUD publishes a notice making available PBV for HUD-VASH vouchers or other PBV special purpose vouchers or for a project that would provide affordable housing for low-income or homeless veterans or other eligible targeted populations.

PBV assistance may be attached to existing housing or newly constructed or rehabilitated housing [24 CFR 983.52]. If PBV units are already selected for project-based assistance either under an agreement to enter into HAP Contract (AHAP) or a HAP contract, the PHA is not required to reduce the number of these units if the amount of budget authority is subsequently reduced. However, the PHA is responsible for determining the amount of budget authority that is available for project-based vouchers and ensuring that the amount of assistance that is attached to units is within the amounts available under the ACC, regardless of whether the PHA has vouchers available for project-basing [FR Notice 1/18/17].

Additional Project-Based Units [FR Notice 1/18/17; Notice PIH 2017-21] The PHA may project-base an additional 10 percent of its units above the 20 percent program limit. The units may be distributed among one, all, or a combination of the categories as long as the total number of units does not exceed the 10 percent cap. Units qualify under this exception if the units:

- Are specifically made available to house individuals and families that meet the definition of homeless under section 103 of the McKinney Vento Homeless Assistance Act (42 U.S.C.11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.
- Are specifically made available to house families that are comprised of or include a veteran. - Veteran means an individual who has served in the United States Armed Forces.
- Provide supportive housing to persons with disabilities or elderly persons as defined in 24 CFR 5.403.
- Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five Year Estimates.

PHA Policy

The PHA will not set aside units above the 20 percent program limit.

The Authority plans to use some of its vouchers under the "Project Based Vouchers" ("PBV") option, as described at 24 CFR Part 983.51(b), as follows:

- PBCHA shall solicit proposals by using a Request for Proposals (RFP) to select proposals on a competitive basis in response to the PHA request. The PHA may not limit proposals to a single site or impose restrictions that explicitly or practically preclude owner submission of proposals for PBV housing on different sites. The criteria and procedures for such selections will be described in the RFP and in the PBCHA's HCVP (Section 8) Administrative Plan.

The Authority may also submit a proposal under an RFP for units in its public housing portfolio or a property it may acquire, individually or via a joint venture with or without its not-for-profit affiliate, for this purpose. The use of PBVs is consistent with the overall PHA Plan, which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization efforts in projects throughout the County.

Solicitation and Selection of PBV Proposals (24 CFR 983.SI(c))

PBCHA's PBV criteria and selection procedures will propose the use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources in particular, to address the housing needs of PBCHA families at developments slated to be developed or redeveloped throughout the County.

PHA procedures for selecting PBV proposals shall be designed and operated to provide broad public notice of the opportunity to offer PBV proposals for consideration by the PHA. The public notice procedures may include publication of the public notice in a local newspaper of general circulation and other means designed and actually operated to provide broad public notice. The public notice of the PHA request for PBV proposals must specify the submission deadline. Detailed application and selection information must be provided at the request of interested parties. For the entire policy on project-based vouchers, please refer to the Section 8 Administrative Plan, Chapter 17, located on the PBCHA website: www.pbchafll.org.

Under the HUD Asset Management Model, some of PBCHA's developments may not be financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. PBCHA is currently evaluating options for restructuring the properties; possibly seeking to convert these properties to project-based Section 8 communities.

Units with Approved Vacancies for Modernization

Periodically a public housing unit may be vacated for repairs due to a fire or other extensive damage. Units may also be vacated for modernization. In these cases, proper approval will be obtained from HUD.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)

PBCHA may consider submission of applications, where feasible, for the CFP Safety and Security Grant Program, Lead Based Paint Capital Fund Program, and Housing-related Hazard Capital Fund Program. As funds become available, PBCHA intends to explore all funding opportunities for additional capital fund monies and seek additional revenue sources as well as utilize available programs to address the severe backlog of unfunded capital needs of the public housing portfolio and ensure the long-term preservation of affordable housing in the Palm Beach County.

Property Management

PBCHA and/or its affiliate plans to engage in providing property management services for its related entities and/or third parties. These services shall include all aspects of the day-to-day operations of property management, including but not limited to screening and selecting tenants, completing lease forms, rent collections, repairs and maintenance, ensuring compliance with LIHTC, HOME, SHIP, HOPWA and/or other state or federally funded programs used in financing properties and preparing reports of operations for owners. PBCHA intends to engage owners of Low-Income Housing Tax Credit properties (including entities which may be partially owned or managed by PBCHA and/or its affiliate), properties owned by other Housing Authorities, municipalities, and private owners. PBCHA shall utilize compliance firms as necessary to assist with adherence to compliance for properties funded with LIHTC, HOME, SHIP, HOPWA or other funding sources with compliance requirements. The properly licensed staff has been or will be hired. PBCHA has or will obtain the appropriate state required licensing.

B.4 Capital Improvements

PBCHA'S 5-YEAR PLAN		APPROVED: FEBRUARY 3, 2023
CFG FY 2023	\$1,602,221	
CFG FY 2024	\$1,600,000 (estimate)	
CFG FY 2025	\$1,000,000 (estimate)	
CFG FY 2026	\$1,000,000 (estimate)	
CFG FY 2027	\$1,000,000 (estimate)	
Total	\$6,202,221	

Substantial Deviation - Significant Amendment/Modification

PBCHA is required to provide its definition of "Substantial Deviation" or "Significant Amendment/Modification" and the basic criteria that it will use for determination. A Substantial Deviation from the Five-Year Plan is an overall change in the direction of the Housing Authority (HA) pertaining to its goals and objectives. The Palm Beach County Housing Authority will consider the following actions as a Substantial Deviation:

1. Results in reallocation of more than \$250,000 in agency funds;
2. An addition of new work items (excludes emergency work) not included in the Capital Fund Program (CFP) 5-Year Action Plan or Annual Statement(s) exceeding a cumulative amount of \$250,000 under the current fiscal year, or changes in use of the replacement reserves under the CFP.
3. Demolition and/or disposition activities, new or amended development plans, designation or conversion actions not currently identified in the 5-Year Plan or Annual Plan, or otherwise mandated by HUD.
4. Would create a mission, goal or objective that would fundamentally change the existing mission, goals, objectives or plans already identified by the Authority and would require formal approval of the Board of Commissioners;
5. Is a clear change in direction of funds mentioned above, exclusive of strategies that modifies agreed upon improvements to physical assets of the LIPH program outside of reductions in HUD funding or reallocations to future years;
6. In the event a federal statutory or regulatory change is made effective and in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority; or
7. Creates substantial obligations or administrative burdens on the programs under administration at the start of the plan year. Such changes which are mandated and/or required may be adopted without prior notice to remain in compliance.

New program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/ programmatic changes implemented will not be considered as a significant amendment or Modification to the Five-Year and Annual Plan.

As part of the Rental Assistance Demonstration (RAD), PBCHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Any substantial deviation or significant amendment is subject to the following requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) {as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors {or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23)