

B.	Plan Elements.																																										
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. See attachment A (Administrative Plans Revisions) See attachment B (ACOP Plan Revisions)</p> <p>Financial Resources. Financial Resources: Planned Sources and Uses Sources Planned \$ Planned Uses 1. Federal Grants (FY 2025 grants) a) Public Housing Operating Fund \$1,740,250 Administration and Maintenance under the Operating Fund program. b) Public Housing Capital Fund 1,650,000 Administration, Maintenance and Capital Improvements under the Capital Fund program. c) Capital Fund Recovery Grant -0- d) HOPE VI Revitalization -0- e) HOPE VI Demolition -0- f) Annual Contributions for Section 8 Tenant-Based Assistance 36,582,500 Administration and Housing/Utility Assistance Payments under HUD Section 8 programs. g) Public Housing Drug Elimination -0- h) Resident Opportunity and Self-Sufficiency Grants, including Family Self-Sufficiency 219,250 Administration under the ROSS and FSS program. i) Community Dev. Block Grant -0- Palm Beach County j) HOME -0- Other Federal Grants (list below) -0- Mainstream Voucher Program (MS5) 4,165,750 Administration and Housing/Utility Assistance payments under HUD Section 8 programs. Emergency Housing Voucher Program (EHV) 1,745,500 Administration and Housing/Utility Assistance Payments under HUD Section 8 programs. Housing Opportunities for Persons With Aids (HOPWA) 3,415,750 Administration and Tenant Based Rental Assistance Payments under HOPWA program. JOBS Plus Initiative Program \$582,500 Administration under the JOBS Plus program. 2. Prior Year Federal Grants (unobligated funds only) (list below) Replacement Housing -0- CFP 2022 715,500 Maintenance and Capital Improvements under the Capital Fund program. CFP 2023 1,607,267 Maintenance and Capital Improvements under the Capital Fund program. CFP 2022 – Safety and Security 250,000 Maintenance and Capital Improvements under the Capital Fund program. CFP 2023 – Health Hazards Grant 3,985,500 Maintenance and Capital Improvements under the Capital Fund program. Sources Planned \$ Planned Uses 3.Public Housing Dwelling Rental Income a)Rents \$1,522,800 Operation of PHA sites b)Other Tenant Charges 37,500 Operation of PHA sites c)JPEID Rents 459,250 Operation of PHA sites 4.Other income (list below) PH Reserves \$385,000 Operations of PHA sites HUD Held HCVP Reserves 970,5000 HCVP HAP PHA held HCVP Reserves 1,725,750 HCVP Administration & HAP PHA held MS5 Reserves 92,000 MS5 Administration & HAP HUD held MS5 Reserves 645,250 MS5 HAP PHA held EHV Reserves 45,750 EHV Administration PHA held NSP Reserves 3,500 Administration NSP Cherry Hill Lot Reserves \$2,895,750 Future Affordable Housing 5.Non-federal sources (list below) PH Non-Dwelling Income \$7,500 Operation of PHA Sites HCVP Other Income 50,000 HCVP Administration Mainstream Other Income 1,500 Mainstream Administration Emergency Housing Other Income 750 Emergency Housing Admin NSP Dwelling Rent \$87,250 Operation of NSP Sites Total Resources \$65,590,317</p> <p>Rent Determination. Administrative Plan - Chapters 6, 7, and 11 had to undergo a complete re-write for HOTMA ACOP Plan - Chapter 6, 7, and 9 had to undergo a complete re-write for HOTMA</p> <p>Operation and Management. Chapter 8 - Leasing and Inspections (ACOP Plan) This chapter has been updated for NSPIRE. this includes removal of the section on minimum heating standards, and a dramatically revised part II, which covers inspections. Chapter 8 - National Standards and for the Physical Inspection of Real Estate Rent Reasonableness Determinations (Administrative Plan) This chapter only contains minor policy adjustments to the Inspection Results section to disallow self-certification of repairs.</p> <p>Grievance Procedures. Chapter 16 - Informal Hearings (Administrative Plan) <input type="checkbox"/> Included the term human trafficking with Violence Against Women Act (VAWA) language, in addition to other VAWA clarifications to better align with current guidelines such as the implementation Guidance for VAWA 2022 published in the Federal Register on January 4, 2023. <input type="checkbox"/> Included changes regarding exceptions to utility allowances as a reasonable accommodation. <input type="checkbox"/> Modified the policy on evidence for the informal hearing to eliminate the charge of copying documents related to the hearing. <input type="checkbox"/> Added a record retention policy that the PHA will keep for at least three years records of all complaints, investigations, notices, and corrective actions related to fair housing violations. <input type="checkbox"/> Remote Informal Reviews</p> <p>Community Service and Self-Sufficiency Programs. The Palm Beach County Housing Authority Resident Services Department is a dynamic and multifaceted entity dedicated to enhancing the lives of residents and the community at-large. Here are some key components of our services: • Family Self Sufficiency (FSS): This program empowers families by promoting education, financial independence, and self-sufficiency. Participants receive support to achieve their goals and break free from dependency. • Foster Youth to Independence (FYI): Designed for young adults transitioning out of foster care, FYI provides essential resources, guidance, and life skills training. It aims to equip them for independent living and successful futures. • Job Plus: The Job Plus program assists the residents in finding employment, enhancing job skills, and advancing their careers. By connecting individuals with job opportunities, it contributes to economic stability. • Resident Opportunities and Self Sufficiency (ROSS): ROSS focuses on improving the quality of life for public housing and voucher program participants. It offers services such as counseling, education, and community engagement. • Youth Build: This program provides job training and educational opportunities to at-risk youth. The goal is to equip them for independence and life-long careers. Additionally, these services foster education, self-sufficiency, and independent living, ultimately benefiting the entire community. Family Self-Sufficiency (FSS) The FSS program empowers families toward economic independence and self-sufficiency. Key components include case management, supportive services, access to resources for employability and financial literacy, and the establishment of escrow funds. As family income increases, a portion of the rent increase is set aside in an escrow account, which can be used for education, homeownership, or business ventures. Currently, 117 families are actively enrolled in the FSS program, working collaboratively with FSS Coordinators to develop comprehensive five-year self-sufficiency plans. The PBCHA remains committed to fostering self-reliance and empowering families to achieve their aspirations. Foster Youth-to-Independence (FYI) PBCHA's (FYI) initiative addresses a critical need: providing housing assistance to young adults who are aging out of foster care and facing extreme risk of homelessness. The objective of this initiative is to prevent or end homelessness among young adults aged 18 to 24 who have recently left the foster care system without a home to go to. To achieve this, FYI offers housing vouchers to local public housing authorities. These vouchers enable eligible participants to secure stable housing and avoid homelessness. Currently, 30 participants are actively enrolled in the program. Of these, 23 are housed, while 7 are actively searching for housing. PBCHA will continue to increase the program enrollments and remain steadfast in supporting vulnerable youth. Job Plus Program PBCHA actively implements the Jobs Plus program at Seminole Estates and Dyson Circle Apartment. The Jobs Plus program aims to enhance income and employment outcomes for public. The U.S. Department of Housing and Urban Development's (HUD) community service and self-sufficiency requirement (CSSR) as authorized by the Quality Housing and</p>	Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asset Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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Work Responsibility Act of 1998 mandates that each non-exempt adult household member (18 years or older) within the PBCHA's Public housing program either contribute 8 hours per month of community service or participate in an economic self-sufficiency program for 8 hours per month. The requirement also can be met with a combined 8 hours per month of community service and participation in an economic self-sufficiency program. The PBCHA has developed local policy for the administration of the CSSR for public housing residents within the ACOF.

Asset Management.

PBCHA may use capital fund to renovate or modernize the kitchens and bathrooms for some units.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

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

See attachment C (Deconcentration Policy);

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

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- 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 Plan

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.

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.

PBCHA will resubmit request to have Drexel designated as elderly.

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

PBCHA will apply for any safety and security grants that become available.

B.3

Progress Report.

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

See attachment B.3

B.4

Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
PBCHA'S 5-YEAR ACTION PLAN FOR 2023-2027 APPROVED: APRIL 16, 2024.

B.5

Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

	<p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe: There were 5 findings in the HCVP program and no findings in the HOPWA program during the fiscal year ending 2022. These findings related to Eligibility, HCV Housing Quality Standards (HQS) Enforcement and Annual Inspections, HCV Rent Reasonableness, HCV Waiting List selection and HCV Pic reporting covered under OMB Compliance Supplement. There were no findings related to the financial statements. The public housing program and Capital Fund Program were not tested. The full audit report providing detailed information regarding the Fiscal Year Audit Findings can be found on the PBCHA's website. The PBCHA applied and was approved for Extension of Certain Regulatory Waivers for the Housing Choice Voucher (including Mainstream) Program and Streamlined Review Process under Notice PIH 2022-30 to waive the application of SEMAP in its entirety due to indicators affected directly or indirectly because of the disruption to PHA operations caused by its adoption of available CARES Act waivers.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <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. RAB meeting is to be held on June 12, 2024.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>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>
C.4	<p>Challenged Elements. 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? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe: A SEMAP Corrective Action Plan and a PBCHA Audit Corrective Action Plan (CAP) -FYE 9/30/22 exist.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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>

Form identification: FL080-PALM BEACH COUNTY HOUSING AUTHORITY Form HUD-50075-ST (Form ID - 287) printed by Maxine Gayle in HUD Secure Systems/Public Housing Portal at 05/03/2024 03:17PM EST