**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, 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

**Applicability.** The Form HUD-50075-SM is to be completed annuallyby **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

1. ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
2. ***Small PHA***- APHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
3. ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
4. ***Standard PHA*** -A PHAthat owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
5. ***Troubled PHA* -** A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
6. ***Qualified* *PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

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| **A.** | **PHA Information.** | | | | | |
| **A.1** | **PHA Name**: \_West Palm Beach Housing Authority PHA **Code**: FL009  **PHA Type:**  Small  **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 04/01/2025  **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  **Number of Public Housing (PH) Units: 157 Number of Housing Choice Vouchers (HCVs) 4104**  **Total Combined \_\_\_\_4261\_\_\_\_\_\_\_\_\_**  **PHA Plan Submission Type:**  Annual Submission Revised Annual Submission  **Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information 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.  **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below) | | | | | |
| **Participating PHAs** | **PHA Code** | **Program(s) in the Consortia** | **Program(s) not in the Consortia** | **No. of Units in Each Program** | |
| **PH** | **HCV** |
| Lead PHA: |  |  |  |  |  |
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| **B.** | **Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4). | | | | | |
| **B.1** | **Revision of Existing PHA Plan Elements.**  (a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?  Y N  Statement of Housing Needs and Strategy for Addressing Housing Needs.  Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  Financial Resources.  Rent Determination.  Homeownership Programs.  Substantial Deviation.  Significant Amendment/Modification  (b) If the PHA answered yes for any element, describe the revisions for each element(s):  (c) The PHA must submit its Deconcentration Policy for Field Office Review. | | | | | |
| **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.  Conversion of Public Housing to Tenant Based Assistance.  Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.  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. | | | | | |
| **B.3** | **Progress Report.**  Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  ***See Progress Report Attached.*** | | | | | |
| **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. | | | | | |
| **B.5** | **Most Recent Fiscal Year Audit**.   1. Were there any findings in the most recent FY Audit?   Y N     1. If yes, please describe: | | | | | |
|  | **Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan. | | | | | |
| **B.1** | **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.  Conversion of Public Housing to Tenant-Based Assistance.  Conversion of Public Housing to Project-Based Assistance under RAD.  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).   1. 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.   *The WPBHA have submitted a demolition application for approval under section 18.for the Southridge elderly development which currently consists of 148 units. The plan is to demolish all 148 units and redevelop the entire 14-acre public housing site and increase density up to 300 units. The redevelopment will be done in two phases. It is planned that demolition for Phase I will be occur in fiscal year 2025*   1. If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.   *The West Palm Beach Housing Authority, consistent with its mission to preserve and enhance the availability of affordable housing, commits to the allocation of up to twenty percent (20%****)*** *of its Housing Choice Vouchers to Project Based. The WPBHA plans to use project-based vouchers in many of its planned mixed finance deals and affordable housing projects. For 2025, the WPBHA have Project based vouchers planned for the Rehabilitation of Boynton Bay Apartments, new construction at 1400 Henrietta, new construction at the Southridge Redevelopment, Phase I and Phase II, and at the City View development a partnership with Landmark development It is estimated that the WPBHA will project based approximately 440 vouchers in 2025.*  *Where feasible, and to help achieve its housing goals and objectives, the WPBHA will also utilize activities and sources such as the HUD held HAP reserves, capital grant programs, conversion of public housing to tenant based assistance, conversion to RAD, as well as apply for funding through any HUD published NOFA*   1. The PHA must submit its Deconcentration Policy for Field Office Review. | | | | | |
| **B.2** | **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.  *The WPBHA has an approved 5-year Action Plan in EPIC – Date Approved-05/20/2024* | | | | | |
| **C** | **Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years. | | | | | |
| **C.1** | **Resident Advisory Board (RAB) Comments.**  (a) Did the RAB(s) have comments to the PHA Plan?  Y N     1. 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. | | | | | |
| **C.2** | **Certification by State or Local Officials.**  [Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. | | | | | |
| **C.3** | **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**  Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations*  *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. | | | | | |  |
| **C.4** | **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.   1. Did the public challenge any elements of the Plan?   Y N      If yes, include Challenged Elements. | | | | | |  |
| **D.** | **Affirmatively Furthering Fair Housing (AFFH).** | | | | | |  |
| **D.1** | **Affirmatively Furthering Fair Housing.**  **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**   |  | | --- | | Fair Housing Goal: | | *Describe fair housing strategies and actions to achieve the goal*  It is a policy of the West Palm Beach Housing (WPBHA) Authority to comply fully with all Federal, State, and local non-discrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing employment. The West Palm Beach Housing Authority has taken the following steps to affirmatively further fair housing:  (1) The WPBHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 or LIPH Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.  (2) The Authority will provide Federal/State/local information to Voucher holders regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act.  (3) All Housing Program Staff is required to attend fair housing training and remain informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service.  (4) Section 8 Housing Counselors will formally apprize all applicants of the process to report violations of Fair Housing Policy. Names, telephone numbers and mailing addresses of appropriate officials will be provided at orientation. |  |  | | --- | | Fair Housing Goal: | | *Describe fair housing strategies and actions to achieve the goal*  Fair Housing Issues related to Disability and Discrimination related to Race /Color, Familiar Status and National Origin.   * The WPBHA will ensure that all its employees receive periodic refresher training in fair housing issues. Education provided will also concentrate on disability issues, as well as those related to reasonable accommodations. * The WPBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled. * The WPBHA will continue to implement its policy to fully comply with all federal, state and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. * The WPBHA will continue to refer all allegations of fair housing discrimination to the Fair Housing Center of the Greater Palm Beaches, Legal Aid Society, and the Office of Equal Opportunity as appropriate.   Fair Housing Issues Related to Zoning, Land Use and Other Public Policies  The WPBHA will cooperate with the City’s Code Enforcement authorities to identity and prevent unintended discriminatory code enforcement issues.  Fair Housing Issues Related to Mortgage and Credit  The WPBHA, through its Housing Choice Voucher Homeownership Program and its Family Self-Sufficiency Program will help to increase the purchasing power of its clients to help overcome some measures of housing discrimination. Referrals will be made to such agencies as the Community Financing Consortium, as well as other appropriate agencies to provide below market rate mortgage loans for the acquisition and rehabilitation of homes. The WPBHA, through its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Programs will provide to its clients, education related to Homebuyer/Homeownership, credit management and repair as well as budget and money management. | | | | | | |  |