

# PHA Plans

## Streamlined 5-Year/Annual Version

U.S. Department of Housing and  
Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours 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.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

## Streamlined Annual Plan for Fiscal Year 2007

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** West Palm Beach Housing Authority

**PHA Number:** FL009

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/01/2007

**PHA Programs Administered:**

- Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 712    
 Number of S8 units: 2    
 Number of public housing units:  
 Number of S8 units: 2530

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**Public Access to Information**

Information regarding any activities outlined in this plan can be obtained by contacting:  
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA

- PHA development management offices
- Other (list below)

## **Streamlined Five-Year PHA Plan**

### **PHA FISCAL YEARS 2005 - 2009**

[24 CFR Part 903.12]

#### **A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here): **To provide safe, decent and affordable housing to persons and families with limited financial resources and to provide residents with access to programs which will assist them in making the transition to greater financial security**

#### **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**PHA Goal: To manage the West Palm Beach Housing Authority's existing housing stock in an efficient and effective manner and seek to expand the stock of affordable housing in West Palm Beach.**

- The West Palm Beach Housing Authority shall continue to improve its vacancy rate to at least 2%
- The West Palm Beach Housing Authority shall continue to decrease the number of days for unit turnaround to less than 10 days.
- The West Palm Beach Housing Authority will improve and re-emphasize policies and procedures for resident orientation.
- The West Palm Beach Housing Authority shall strive to eliminate pest infestations in all developments.
- The West Palm Beach Housing Authority shall maintain Section 8 lease up at 100%.
- The West Palm Beach Housing Authority shall increase its score by at least four points to reach high performer status.
- The West Palm Beach Housing Authority shall increase the percentage of rents collected to 99% or more.

- The West Palm Beach Housing Authority shall strive to implement its asset management plan no later than December 31, 2006
  - The West Palm Beach Housing Authority will contemplate purchases of expiring use buildings as well as other viable real estate options.
  - Acquire existing properties and land for subsequent development
  - Revitalize the Dunbar Village and Southridge by Hope VI Revitalization and/or Demolition grants or by any other means possible.
  - The West Palm Beach Housing Authority will pursue opportunities to partner with the City of West Palm Beach, BRIC (Broadway Reinvestment Corporation), Housing Partnership, NBDC (Northwood Business Development Corporation), LISC (Local Initiative Support Corporation) and other viable housing development entities.
  - Develop income streams from rent for recently vacant offices of the West Palm Beach Housing Authority
  - Pursue the development of a continuum of care from independent living to assisted living that may include multi-generational housing
  - Establish a local Financial Institution at 1612 Tamarind Avenue.
- PHA Goal: To improve community quality of life and economic viability.  
Objectives:
- The West Palm Beach Housing Authority shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System, specifically in the areas of Safety, Communication and Neighborhood appearance.
  - The West Palm Beach Housing Authority shall continue to remove all graffiti within 24 hours of discovering it.
  - The West Palm Beach Housing Authority shall achieve proper curb appeal for all of its public housing development through landscaping, lawn maintenance, trash pick-up and other means.
  - The West Palm Beach Housing Authority shall create an appealing, up-to-date environment in its developments.
  - The West Palm Beach Housing Authority shall continue to use its Deconcentration policies in an effort to mix its public housing development populations as much as possible with respect to ethnicity, race and income.
  - The West Palm Beach Housing Authority will pursue plans to implement mixed finance/mixed income housing developments using public/private collaborations.
  - To emphasize quality of life issues for WPBHA elderly residents by improving social services and health care on-site.
  - Create a Health Center or Gymnasium for Residents
  - Partner with the City for Vickers House South to secure provision of services in the Southern area
  - Create Economic Initiatives, Department of Financial Services to include a Bank

- and an IDA (Individual Development Account)
- Establish revenue streams by offering contracted services to a public and private sector customer base.
  
- PHA Goal: To provide a safe and secure environment in the West Palm Beach Housing Authority's public housing developments.  
Objectives:
  - The West Palm Beach Housing Authority shall continue to evaluate all developments using Crime Prevention through Environmental Design criteria and implement the recommendations.
  - The West Palm Beach Housing Authority continues to reduce crime in its developments.
  - The West Palm Beach Housing Authority shall develop more youth activities by partnering with existing social service agencies.
  - The West Palm Beach Housing Authority shall continue to eliminate trash dumps that create a place for perpetrators to hide.
  - The West Palm Beach Housing Authority shall refine the memorandum of understanding between the jurisdiction's police force and this agency in order to develop strategies for identifying and reducing crime and in order to reduce police response time.
  - The West Palm Beach Housing Authority shall reduce its evictions due to violations of criminal laws by 50% by December 31, 2009, by implementing aggressive screening procedures.
  
- PHA Goal: To promote self-sufficiency and asset development of families and individuals.  
Objectives:
  - The West Palm Beach Housing Authority shall, continue working with its partners, to ensure that 100% of its TANF residents are working or engaged in job training
  - Partner with local service providers for Section 8 Homeownership Opportunity
  
- PHA Goal: Reduce dependency on federal funding.  
Objectives:
  - The West Palm Beach Housing Authority shall operate so that income exceeds expenses every year.

# Streamlined Annual PHA Plan

## PHA Fiscal Year 2007

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2007 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)

#### B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;**

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

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3968		684
Extremely low income <=30% AMI	3742	94	
Very low income (>30% but <=50% AMI)	222	6	
Low income (>50% but <80% AMI)	4	0.07	
Families with children	1222	31	
Elderly families	253	6	
Families with Disabilities	24	1	
Race/ethnicity- Black	2960	75	
Race/ethnicity- White	982	25	
Race/ethnicity- Other	26	.65	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 48 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	431		127
Extremely low income <=30% AMI	316	73	
Very low income (>30% but <=50% AMI)	115	27	
Low income (>50% but <80% AMI)	0	0	
Families with children	287	66	
Elderly families	36	8	
Families with Disabilities	15	3	
Race/ethnicity- Black	265	61	
Race/ethnicity- White	143	33	
Race/ethnicity – Hispanic	96	22	
Race/ethnicity- Non Hispanic	335	77	
Characteristics by Bedroom Size (Public Housing Only)			
0 & 1BR	324	75	
2 BR	94	22	
3 BR	11	3	
4 BR	2	.5	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 36 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

## B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	1,918,539.00	
b) Public Housing Capital Fund	1,369,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,043,352.00	
f) Resident Opportunity and Self-Sufficiency Grants	34,340.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,025,100.00	
<b>4. Other income (list below)</b>		
<b>4. Non-federal sources (list below)</b>		
(a) Late Charges	21,750.00	
(b) Laundry Commission	1,150.00	
(c) Non-dwelling Commission	74,160.00	
(d) Excess Utilities	16,995.00	
(e) Interest income	1,150.00	
<b>Total resources</b>	<b>\$23,505,536</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) **At time of Interview**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? \_\_\_

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? \_\_\_

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously?  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time (2)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing (1) Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence (3)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (3)
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs (3)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors):
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below) Current and prior address (if known by the WPBHA). Name and address (if known by the WPBHA) of the landlord at the family's current and prior address.

**(2) Waiting List Organization**

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

#### **(4) Admissions Preferences**

##### a. Income targeting

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

##### b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

##### Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

##### Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- Date and Time (1)

##### Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence (2)
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (2)
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction (2)
- Those enrolled currently in educational, training, or upward mobility programs (2)
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below) **Signs in Lobby, Advise local faith-base organizations**

## **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(d)]

### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

#### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

2. If yes to question 2, list these policies below:

**If a family requests a hardship exemption, the West Palm Beach Housing Authority will immediately suspend the minimum rent for the family until the WPBHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature.**

**A. A hardship exists in the following circumstances:**

- 1. When the family has lost eligibility for or is waiting an eligibility determination for a Federal, State, or local assistance program;**
- 2. When the family would be evicted as a result of the imposition of the**

minimum rent requirement;

3. When the income of the family has decreased because of changed circumstances, including loss of employment;
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;
5. When a death has occurred in the family.

- B. No hardship.** If the Housing Authority determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.
- C. Temporary hardship.** If the Housing Authority reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The Housing Authority will offer a repayment agreement in accordance with the Section 19 of this policy for any rent not paid during the period of suspension. During the suspension period the Housing Authority will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.
- D. Long-term hardship.** If the Housing Authority determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.
- E. Appeals.** The family may use the grievance procedure to appeal the Housing Authority's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

c. Rents set at less than 30% of adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option

- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- Other (list below) **Families are only required to report increases in income at their annual reexamination. However, they must report immediately any additions to the family through birth or court awarded custody, or if members of the family are leaving or have left.**

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## **(2) Flat Rents**

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR (**for some bedroom sizes**)
- 100% of FMR (**for some bedroom sizes**)
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## **5. Capital Improvement Needs**

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### **A. Capital Fund Activities**

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### **(1) Capital Fund Program**

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the

financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### **(1) Hope VI Revitalization**

a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)

Development name:

Development (project) number:

Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

**Dunbar Village**

d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

Dunbar Village  
Southridge

e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## **6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number: <b>FL009001, FL009002</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(10/01/07)</u>
5. Number of units affected: 374
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 09/01/08 b. Projected end date of activity: 10/01/09

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

### **(2) Program Description**

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number

of participants this fiscal year?52

b. PHA established eligibility criteria

- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

*First time home buyer programs targeted to the local workforce.*

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a.  Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d.  Demonstrating that it has other relevant experience (list experience below).  
*Three years experience in Financial Services to Public Housing and Section 8 eligible buyers. Ten years of active Family Self-Sufficiency (FSS) homeownership programs.*

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009)*

## **PHA Progress in Meeting the Mission and Goals Described in the 5 year Plan**

### **STATEMENT OF PROGRESS**

The West Palm Beach Housing Authority has taken steps to prepare for Asset Based Management. Key staff members have attended training provided by HUD and private consultants. All current property managers and the Housing Director attended Institute of Real Estate Management (IREM) courses, and all passed the Accredited Residential Manager (ARM) certification examination. Additionally, one current manager attained Certified Property Manager status.

The Director of Resident Financial Services has had major success in facilitating FSS participants to homeownership. In 2006, eight families became first time homebuyers, bringing the total to 20 since 2004. This program is also the incubator for homebuyers for MerryPlace, the WPBHA's residential development. MerryPlace will consist of 128 tax credit rentals, 52 condominiums, 46 town homes and 16 single family homes.

In September 2006 volunteers from Leadership West Palm Beach worked with residents and WPBHA staff to create a regulation beach volley ball court in Dunbar Village. With donations of sand, nets, balls and labor, this outdoor recreation area provides an easily accessible physical fitness opportunity. The primary target population is adult women, and tournament play is planned for the coming year.

To further the goal of homeownership, the WPBHA partnered with Banc of America CDC in applying for Community Workforce Housing Innovation Pilot Program (CWHIP) funds. This new program, funded by the State of Florida, offers up to \$5 million dollars per applicant for workforce housing. Highly competitive, the results of this application will not be known until January 2007.

The WPBHA significantly expanded its services to seniors. The Elder Care/Crisis Management department is now staffed by two employees; one holds a PhD in geriatric care. The quality of life for elderly residents has increased exponentially.

Urban Youth Impact, a well regarded local service provider for at-risk youth, is providing programs and activities on-site at Dunbar Village. From 4:00 p.m. to 7:00 approximately 30 youth attend on a daily basis.

To improve security, a limited access gate was installed at Dunbar Village. Partnering with the West Palm Beach Police Department, video surveillance will accompany its usage.

## **B. Criteria for Substantial Deviations and Significant Amendments**

### **(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

**The West Palm Beach Housing Authority will consider the following changes to its Annual and 5-year plan to be “significant”.**

- **Any Change required by amendment in federal statutes, regulations or HUD notices that in the opinion of the West Palm Beach Housing Authority (WPBHA), has either substantial programmatic or financial or administrative burdens beyond the programs under administration at the start of the Plan Year.**
- **Any change that the WPBHA Board determines to be significant.**
- **Any plans for demolition of any housing owned or managed by the WPBHA**

## **C. Other Information**

[24 CFR Part 903.13, 903.15]

### **(1) Resident Advisory Board Recommendations**

- a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below: Interested in having Laundromat installed in Dunbar Village

b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Zenobia Scruggs**

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): March 2004 - March 21, 2008**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

The PHA is located in a State that requires the members of a governing board to

- be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member:

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

### **(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

#### **Consolidated Plan jurisdiction: (provide name here)**

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

#### **(4) (Reserved)**

Use this section to provide any additional information requested by HUD.

## **10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units,

rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

### 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies.	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant)	Annual Plan: Community

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	grant program reports for public housing.	Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name <b>Your Housing Authority</b>				<input checked="" type="checkbox"/> Original 5-Year <input checked="" type="checkbox"/> Revision No. <b>1</b>			
Development Number/Name/HA- Wide	Year 1  <b>2007</b>	Work Statement for Year 2 FFY Grant: <b>2008</b> PHA FY: <b>3/31/2008</b>	Work Statement for Year 3 FFY Grant: <b>2009</b> PHA FY: <b>3/31/2009</b>	Work Statement for Year 4 FFY Grant: <b>2010</b> PHA FY: <b>3/31/2010</b>	Work Statement for Year 5 FFY Grant: <b>2011</b> PHA FY: <b>3/31/2011</b>		
	<b>Annual Statement</b>						
FL - 9 -1 -DUNBAR		Emergency Repairs \$85,000	-	-	-		
FL - 9-2 SOUTHRIDGE		Emergency Repairs \$100,000					
FL 9 -3 TWIN LAKES		Irrigation & Landscape \$ 50,000		Window Replacements \$275,000	Site Improvements \$ 50,000		
FL 9 -4- PLEASANT CITY		Unit Renovation \$200,000 Site Improvements \$ 100,000	Unit Renovation \$335,000	Site Improvements \$210,000	Renovate Units \$335,000		
FL 9 - 5 ROBINSON VILLEGE			Unit Upgrades \$200,000	Unit Upgrades \$50,000	Site Repairs \$150,000		
PHA WIDE		\$665,000.00	\$665,000.00	\$665,000.00	\$665,000.00		
CFP Funds Listed for 5-year planning							
		1,200,000.00	1,200,000.00	1,200,000.00	1,200,000.00		
Replacement Housing Factor Funds		32,000.00	70,000.00	70,000.00	70,000.00		

**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: <b>2</b> FFY Grant: <b>2008</b> PHA FY: <b>3/31/2008</b>			Activities for Year: <b>3</b> FFY Grant: <b>2009</b> PHA FY: <b>3/31/2009</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	PHA WIDE	1406 OPERATIONS	105,000	PHA WIDE	1406 OPERATIONS	105,000
	PHA WIDE	1408 MANGEMENT IMP	50,000	PHA WIDE	1408 MANGEMENT IMP	50,000
	PHA WIDE	1410 ADMINISTRATION	80,000	PHA WIDE	1410 ADMINISTRATION	80,000
	PHA WIDE	1430 FEES & COSTS	25,000	PHA WIDE	1430 FEES & COSTS	25,000
	PHA WIDE	1465 DW. EQPMT NON EXPENDA	20,000	PHA WIDE	1475 NON DWELLING EQUIP	20,000
	PHA WIDE	1501 DEBT COLLATERALIZATION	385,000	PHA WIDE	1501 DEBT COLLATERALIZATIO	385,000
	FL 9-1 DUNBAR VILLAGE	1460 DWELLING STRUCTURES	85,000			
	FL 9-2 SOUTHRIDGE	1460 DWELLING STRUCTURES	50,000			
		1450 SITE IMPROVEMENTS	50,000			
					1475 NON DWELLING EQUIP	
	FL 9 -3 TWIN LAKES			FL 9 -3 TWIN LAKES		
		1450 SITE IMPROVEMENTS	50,000		1450 SITE IMPROVEMENTS	
		1460 DWELLING STRUCTURS			1460 DWELLING STRUCTURS	
		1470 NON DWELLING STRUCT			1470 NON DWELLING STRUCT	
	FL 9 -4- PLEASANT CITY			FL 9 -4- PLEASANT CITY		
		1450 SITE IMPROVEMENTS	100,000		1450 SITE IMPROVEMENTS	135,000
		1460 DWELLING STRUCTURS	200,000		1460 DWELLING STRUCTURS	200,000
		1470 NON DWELLING STRUCT			1470 NON DWELLING STRUCT	
		1475 NON DWELLING EQUIP			1475 NON DWELLING EQUIP	
	FL 9 - 5 ROBINSON VILLEGE			FL 9 - 5 ROBINSON VILLEGE		
		1450 SITE IMPROVEMENTS			1450 SITE IMPROVEMENTS	
	1460 DWELLING STRUCTURS			1460 DWELLING STRUCTURS	200,000	
	1465 D.EQUP NON EXP			1465 D.EQUP NON EXP		
	1470 NON DWELLING STRUCT			1470 NON DWELLING STRUCT		
	1475 NON DWELLING EQUIP			1475 NON DWELLING EQUIP		
<b>Total CFP Estimated Cost</b>			1,200,000			1,200,000

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>FL14P009501-05</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2005</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Program Year Ending 9/30/2005     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	175,000.00	175,000.00	175,000.00	175,000.00
3	1408 Management Improvements	25,000.00	65,000.00	5,000.00	914.04
4	1410 Administration	70,000.00	70,000.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	45,000.00	45,000.00	1,000.00	67.50
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	40,000.00	5,000.00	5,000.00	2,441.00
10	1460 Dwelling Structures	300,805.00	725,805.00	509,000.00	55,758.00
11	1465.1 Dwelling Equipment - Nonexpendable	18,000.00	18,000.00	-	-
12	1470 Nondwelling Structures	50,000.00	45,000.00	5,000.00	1,200.00
13	1475 Nondwelling Equipment	20,000.00	21,000.00	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	1,000.00	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	385,000.00	-	-	-
20	1502 Contingency	40,000.00	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,169,805.00	\$ 1,169,805.00	\$ 700,000.00	\$ 235,380.54
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	50,000.00	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	50,000.00	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	50,000.00	-	-	-

**Annual Statement / Performance and Evaluation Report**  
**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>WEST PALM BEACH HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant Replacement Housing Factor			Federal FY of Grant: <b>2005</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct NO.	Quantity	Total Estimated Cost		Total Actual Cost			Status of Work
				Original	Revised	Funds Obligated	Funds Expended	Balance Funds	
PHA WIDE	OPERATIONS	1406		175,000.00	175,000.00	175,000.00	175,000.00	-	
PHA WIDE	MANGEMENT IMP	1408		65,000.00	65,000.00	5,000.00	914.04	64,085.96	
PHA WIDE	ADMINISTRATION	1410		70,000.00	70,000.00		-	70,000.00	
PHA WIDE	DW. EQPMT NON EXPENDABLE	1465		18,000.00	18,000.00			18,000.00	
PHA WIDE	DEBT COLLATERIZATION	1501		385,000.00	-			-	
PHA WIDE	FEES & COSTS	1430		45,000.00	45,000.00	1,000.00	67.50	44,932.50	
PHA WIDE	NO DWELLING EQUIPMENT	1475		21,000.00	21,000.00			21,000.00	
PHA WIDE	CONTINGENCY	1502		-	-			-	
								-	
FL 9 -1 -DUN	SITE IMPROVEMENTS	1450						-	
	DWELLING STRUCTURS	1460						-	
	NON DWELLING STRUCT -	1470		50,000.00	45,000.00	5,000.00	1,200.00	43,800.00	
		1475						-	
FL9-2 SOUTHRIDGE								-	
	SITE IMPROVEMENTS- TREE TRIMMING	1450		20,000.00	5,000.00	5,000.00	2,441.00		
	DWELLING STRUCTURS -	1460	30	100,000.00	-				
	DWELLING STRUCTURS - WINDOWS	1460	50	50,000.00	50,000.00	50,000.00	47,999.71	2,000.29	
	NON DWELLING EQUIP	1475						-	
FL9 -3 TWIN LAKES								-	
	SITE IMPROVEMENTS - TREE TRIMMING	1450		20,000.00				-	
	DWELLING STRUCTURS	1460			65,000.00	65,000.00	55,758.00	9,242.00	
	NON DWELLING STRUCT	1470						-	
	NON DWELLING EQUIP	1475						-	
FL 9 -4- PLEASANT CITY								-	
	SITE IMPROVEMENTS	1450						-	
	DWELLING STRUCTURS - UNIT REMODELLING	1460	10	150,805.00	180,805.00			180,805.00	
	NON DWELLING STRUCT	1470						-	
	NON DWELLING EQUIP	1475						-	
FL 9 - 5 ROBINSON VILLEGE								-	
	SITE IMPROVEMENTS	1450						-	
	DWELLING STRUCTURS	1460			430,000.00	394,000.00	50,000.00	380,000.00	
	D.EQUP NON EXP	1470		-	-	-		-	
	NON DWELLING STRUCT	1475						-	
	NON DWELLING EQUIP							-	



## Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>FL14P009501-06</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2006</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. **1** )  
 Performance and Evaluation Report for Program Year Ending 9/30/2005     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	143,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	50,000.00	50,000.00		-
4	1410 Administration	80,000.00	80,000.00		-
5	1411 Audit				-
6	1415 Liquidated Damages				-
7	1430 Fees and Costs	25,000.00	25,000.00		-
8	1440 Site Acquisition				-
9	1450 Site Improvement	40,000.00	40,000.00		-
10	1460 Dwelling Structures	280,345.00	273,345.00		-
11	1465.1 Dwelling Equipment - Nonexpendable	20,000.00	20,000.00		-
12	1470 Nondwelling Structures	20,000.00	20,000.00		-
13	1475 Nondwelling Equipment	21,000.00	21,000.00		-
14	1485 Demolition	-	-		-
15	1490 Replacement Reserve	-	-		-
16	1492 Moving to Work Demonstration	-	-		-
17	1495.1 Relocation Costs	-	-		-
18	1499 Development Activities	-	-		-
19	1501 Collateralization or Debt Service	385,000.00	385,000.00		-
20	1502 Contingency	-		-	-
21	Amount of Annual Grant (Sum of lines 2-20)	1,064,345.00	\$ 1,064,345.00	\$ 150,000.00	\$ 150,000.00
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	100,000.00	-	-	-
24	Amount of line 21 Related to Security - Soft Costs		-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	50,000.00	-	-	-





## Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>FL14P009501-07</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2007</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending 9/30/2005     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	152,000.00	-	-	-
3	1408 Management Improvements	50,000.00	-	-	-
4	1410 Administration	80,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	15,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	40,000.00	-	-	-
10	1460 Dwelling Structures	280,345.00	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	20,000.00	-	-	-
12	1470 Nondwelling Structures	20,000.00	-	-	-
13	1475 Nondwelling Equipment	22,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1501 Collateralization or Debt Service	385,000.00	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 1,064,345.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	100,000.00	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	50,000.00	-	-	-





**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>CFP FLR009501-03</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2003</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Program Year Ending 9/30/2006     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	29,816.00	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 29,816.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance				-
24	Amount of line 21 Related to Security - Soft Costs				-
25	Amount of line 21 Related to Security - Hard Costs				-
26	Amount of line 21 Related to Energy Conversation Measures				-

If you insert or delete a line/row, reset the database by clicking the button.



**Annual Statement / Performance and Evaluation Report**  
**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name:		Grant Type and Number		Federal FY of Grant:					
<b>West Palm Beach Housing Authority</b>		Capital Fund Program <b>CFP FLR009501-03</b>		<b>2003</b>					
Development Number		General Description of Major Work Categories	Dev. ACCT NO.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities					Original	Revised	Funds Obligated	Funds Expended	
1	Total Non CFP Funds								
2	Operations	1406						-	
3	Management Improvements	1408						-	
4	Administration	1410						-	
5	Audit	1411						-	
6	Liquidated Damages	1415						-	
7	Fees & Costs	1430						-	
8	Site Acquisition	1440						-	
9	Site Improvements	1450						-	
10	Dwelling Structures	1460						-	
11	Dwelling Equipment- Non- Expendable	1465						-	
12	Non Dwelling Structures	1470						-	
13	Non- Dwelling Equipment	1475						-	
14	Demolition	1485						-	
15	Replacment Reserve	1490						-	
16	Moving to Work Demonstration	1492						-	
17	Relocation Costs	1495						-	
18	Development Activities	1499			29,816.00				
19	Collaterization or Debt Service	1501							
20	Contingency	1502							
21	Amount of annual Grant (sum 2 tro 20)				29,816.00	-	-	-	-
22	Amount of lline 21 related to LBP Activities								
23	Amount of lline 21 related to Sec 504 Compliance				50,000.00				
24	Amount of lline 21 related to Security -Soft Costs								
25	Amount of lline 21 related to Security -Hard Costs				50,000.00				
26	Amount of lline 21 related to Security -Conservation Measures				50,000.00				



**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>CFP FL14R009 501-06</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2006</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Program Year Ending 9/30/2006     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	76,595.00	-	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 76,595.00	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

If you insert or delete a line/row, reset the database by clicking the button.



**Annual Statement / Performance and Evaluation Report**  
**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program <b>CFP FL14R009 501-06</b> Replacement Housing <b>0</b>			Federal FY of Grant: <b>2006</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. ACCT NO.	Quantity	Total Estimated Cost		Total Actual Cost		Balance Funds	Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
1	Total Non CFP Funds								
2	Operations	1406						-	
3	Management Improvements	1408						-	
4	Administration	1410				-		-	
5	Audit	1411				-		-	
6	Liquidated Damages	1415				-		-	
7	Fees & Costs	1430				-		-	
8	Site Acquisition	1440				-		-	
9	Site Improvements	1450				-		-	
10	Dwelling Structures	1460				-		-	
11	Dwelling Equipment- Non- Expendable	1465				-		-	
12	Non Dwelling Structures	1470				-		-	
13	Non- Dwelling Equipment	1475				-		-	
14	Demolition	1485				-		-	
15	Replacment Reserve	1490				-		-	
16	Moving to Work Demonstration	1492				-		-	
17	Relocation Costs	1495				-		-	
18	Development Activities	1499		76,595.00		-		-	
19	Collaterization or Debt Service	1501				-		-	
20	Contingency	1502				-		-	
21	Amount of annual Grant (sum 2 tro 20)			76,595.00		-	-	-	-
22	Amount of lline 21 related to LBP Activities								
23	Amount of lline 21 related to Sec 504 Compliance								
24	Amount of lline 21 related to Security -Soft Costs								
25	Amount of lline 21 related to Security -Hard Costs								
26	Amount of lline 21 related to Security -Conservation Measures								



**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>CFP FL14R009 501-05</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2005</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )  
 Performance and Evaluation Report for Program Year Ending 9/30/2006     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	32,510.00	32,510.00	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 32,510.00	\$ 32,510.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

If you insert or delete a line/row, reset the database by clicking the button.



**Annual Statement / Performance and Evaluation Report**  
**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program <b>CFP FL14R009 501-05</b> Replacement Housing <b>0</b>			Federal FY of Grant: <b>2005</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. ACCT NO.	Quantity	Total Estimated Cost		Total Actual Cost		Balance Funds	Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
1	Total Non CFP Funds								
2	Operations	1406						-	
3	Management Improvements	1408						-	
4	Administration	1410				-		-	
5	Audit	1411				-		-	
6	Liquidated Damages	1415				-		-	
7	Fees & Costs	1430				-		-	
8	Site Acquisition	1440				-		-	
9	Site Improvements	1450				-		-	
10	Dwelling Structures	1460				-		-	
11	Dwelling Equipment- Non- Expendable	1465				-		-	
12	Non Dwelling Structures	1470				-		-	
13	Non- Dwelling Equipment	1475				-		-	
14	Demolition	1485				-		-	
15	Replacment Reserve	1490				-		-	
16	Moving to Work Demonstration	1492				-		-	
17	Relocation Costs	1495				-		-	
18	Development Activities	1499		32,510.00	32,510.00			-	
19	Collaterization or Debt Service	1501				-		-	
20	Contingency	1502				-		-	
21	Amount of annual Grant (sum 2 tro 20)			32,510.00	32,510.00	-	-	-	-
22	Amount of lline 21 related to LBP Activities								
23	Amount of lline 21 related to Sec 504 Compliance								
24	Amount of lline 21 related to Security -Soft Costs								
25	Amount of lline 21 related to Security -Hard Costs								
26	Amount of lline 21 related to Security -Conservation Measures								



**Annual Statement / Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:  <b>West Palm Beach Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <span style="float: right;"><b>CFP FL14R009 501-04</b></span> Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b>  <b>2004</b>
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Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement (revision no. )

Performance and Evaluation Report for Program Year Ending 9/30/2006     
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Actual Cost			
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Costs	-	-	-	-
18	1499 Development Activities	34,890.00	34,890.00	-	-
19	1501 Collateralization or Debt Service	-	-	-	-
20	1502 Contingency	-	-	-	-
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 34,890.00	\$ 34,890.00	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities	-	-	-	-
23	Amount of line 21 Related to Section 504 Compliance	-	-	-	-
24	Amount of line 21 Related to Security - Soft Costs	-	-	-	-
25	Amount of line 21 Related to Security - Hard Costs	-	-	-	-
26	Amount of line 21 Related to Energy Conversation Measures	-	-	-	-

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**Annual Statement / Performance and Evaluation Report**  
**Capital fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: <b>West Palm Beach Housing Authority</b>		Grant Type and Number Capital Fund Program <b>CFP FL14R009 501-04</b> Replacement Housing <b>0</b>			Federal FY of Grant: <b>2004</b>				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. ACCT NO.	Quantity	Total Estimated Cost		Total Actual Cost		Balance Funds	Status of Work
				Original	Revised	Funds Obligated	Funds Expended		
1	Total Non CFP Funds								
2	Operations	1406						-	
3	Management Improvements	1408						-	
4	Administration	1410			-			-	
5	Audit	1411			-			-	
6	Liquidated Damages	1415			-			-	
7	Fees & Costs	1430			-			-	
8	Site Acquisition	1440			-			-	
9	Site Improvements	1450			-			-	
10	Dwelling Structures	1460			-			-	
11	Dwelling Equipment- Non- Expendable	1465			-			-	
12	Non Dwelling Structures	1470			-			-	
13	Non- Dwelling Equipment	1475			-			-	
14	Demolition	1485			-			-	
15	Replacment Reserve	1490			-			-	
16	Moving to Work Demonstration	1492			-			-	
17	Relocation Costs	1495			-			-	
18	Development Activities	1499		34,890.00	34,890.00			-	
19	Collaterization or Debt Service	1501			-			-	
20	Contingency	1502			-		-	-	
21	Amount of annual Grant (sum 2 tro 20)			34,890.00	34,890.00		-	-	-
22	Amount of lline 21 related to LBP Activities								
23	Amount of lline 21 related to Sec 504 Compliance								
24	Amount of lline 21 related to Security -Soft Costs								
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# WEST PAM BEACH HOUSING AUTHORITY ORGANIZATION CHART

