

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p> PHA Name: PALM BEACH COUNTY HOUSING AUTHORITY PHA Code: FL080 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024 The Five-Year Period of the Plan (i.e., 2019-2023): 2024-2028 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> How the public can access this PHA Plan: PBCHA's proposed PHA Plan and Public Hearing Information can be found at the following locations: 1. Palm Beach County Housing Authority Administrative Office, 3333 Forest Hill Blvd, West Palm Beach, FL 33406 2. Dyson Circle Apartments, 4695 N. Dyson Circle, West Palm Beach, FL 33415 3. Schall Landings Apartments, 2402 Schall Circle, West Palm Beach, FL 33417 4. Seminole Estates, 6388 Seminole Circle, Lantana, FL 33462 5. Drexel House Apartments, 1745 Drexel Road, West Palm Beach, FL 33417 6. Housing Authority Website: http://www.pbchaf1.org 7. Resident Advisory Board (RAB) Members received an electronic and/or hard copy of all Draft Plans referenced above. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </p> <table border="1" data-bbox="159 947 1533 1001"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p> 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 for the next five years. </p> <p> We are dedicated housing provider committed to championing trust, hope and growth for all people in Palm Beach County. Envision expansion through innovative opportunities that create sustainable, solutions with people, partners, programs, possibilities and properties. </p>														
B.2	<p> Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. </p> <p> Please see attachment </p>														
B.3	<p> Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. </p> <p> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA's 5-Year and Annual Plan </p>														
B.4	<p> Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. </p> <p> Palm Beach County Housing Authority addresses VAWA in its Housing Choice Voucher Program (HCVP) Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). The responsibility of not terminating families from housing for reasons that fall under the VAWA regulation is particularly addressed. PBCHA has adopted HUD's Model Emergency Transfer Plan for victims of domestic violence in our housing programs. The PBCHA follows the VAWA program policies and regulations with the goal of providing safeguards for families falling under the VAWA related program requirements and refers households, as needed, to local domestic violence service provider partners. PBCHA has amended all its policies to comply with the Violence Against Women Act Reauthorization Act of 2022 </p>														
C.	Other Document and/or Certification Requirements.														
C.1	<p> Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. </p> <p> PBCHA is required to provide its definition of "Substantial Deviation" or "Significant Amendment/Modification" and the basic criteria that it will use for determination. A Substantial Deviation from the Five-Year Plan is an overall change in the direction of the Housing Authority (HA) pertaining to its goals and objectives. The Palm Beach County Housing Authority will consider the following actions as a Substantial Deviation: 1. Results in reallocation of more than \$250,000 in agency funds; 2. An addition of new work items </p>														

B.3 – Progress Report

Goal/Strategic Plan Item		
Goal #1.	The PBCHA will take actions to ensure the implementation of goals.	
G	Strategic Plan #1	Undertake new planning activities through the engagement of the Board, Staff, Residents, and External Stakeholders in FY2025. On schedule
H	Strategic Plan #2	Complete the strategic plan templates with the required information FY2025. Project on hold
G	Strategic Plan #3	Provide master schedule of strategic plan implementation timelines FY2025. On schedule
G	Strategic Plan #4	Develop a Strategic Planning Scoreboard monitoring and tracking revised goals and strategies for use by the Executive Director and Board FY2025. On schedule
C	Strategic Plan #5	Provide a PBCHA Business Plan for Sustainability. Cancel
C	Strategic Plan #6	Complete a Board Policies Manual. Cancel
H	Strategic Plan #7	Utilize Scorecard to assess planning implementation and overall agency progress.
Goal #2.	The PBCHA will bring clarity to its public image and agency profile through an expanded marketing and promotion of its new vision, mission, values, and goals, and will express how these initiatives will improve the quality of life in Palm Beach County.	
<input checked="" type="checkbox"/>	Strategic Plan #1	Form an Ad Hoc Marketing Committee comprised of Board, Staff, and the marketing consulting firm. Complete
Y	Strategic Plan #2	Update and expand the website to provide transparency on the agency mission, programs, staff, portfolio, and plan. Activity Slippage Not Impacting Completion Date
C	Strategic Plan #3	Prepare a PowerPoint presentation that “tells the story” of PBCHA and its residents and develop TV Show to air on Channel 20. Cancel
Y	Strategic Plan #4	Complete a comprehensive Customer Satisfaction Survey to determine satisfaction levels, wants and needs. Activity Slippage Not Impacting Completion Date
<input checked="" type="checkbox"/>	Strategic Plan #5	Develop a marketing culture, and employee marketing expectations. Complete
Goal #3.	Human Resources Planning: The PBCHA will evaluate and refine staffing to meet the ongoing needs of the agency.	
C	Strategic Plan #1	Provide transparency and clarity on the PBCHA organization of its human resources. Cancel
Y	Strategic Plan #2	Review and update the human resources instruments and benefits. Activity Slippage Not Impacting Completion Date
<input checked="" type="checkbox"/>	Strategic Plan #3	Complete a comprehensive organizational assessment of the PBCHA. Complete
G	Strategic Plan #4	Provide effective advancement and training opportunities for professional growth. On schedule
<input checked="" type="checkbox"/>	Strategic Plan #5	Provide for the continuity of operations during a natural or man-made disaster impacting on the office or residences. Complete

Goal/Strategic Plan Item		
Goal #4.	County Stakeholders Engagement: The PBCHA will significantly expand its engagement with governmental, non-profit, for-profit, and foundation partners that share the vision, mission, and values of the agency.	
G	Strategic Plan #1	Engage PBCHA in key affordable housing planning processes in the County that will impact funding priorities. On schedule
<input checked="" type="checkbox"/>	Strategic Plan #2	Prepare a PowerPoint overview on PBCHA that can be presented by Board, Staff, and Residents to key stakeholders. Complete
<input checked="" type="checkbox"/>	Strategic Plan #3	Complete Memorandum of Agreement with many of the key support services providers in Palm Beach County. Complete
<input checked="" type="checkbox"/>	Strategic Plan #4	Provide for E-Communications that will offer an additional option for marketing PBCHA programs and services. Complete
Y	Strategic Plan #5	Consider business model options for collaborating with other housing authorities in Palm Beach County. Activity Slippage Not Impacting Completion Date
Goal #5.	Support Services Linkages: The PBCHA will strengthen, and in some cases, formalize additional partnership agreements with key partners in Palm Beach County that can provide critical self-sufficiency and independent living support services.	
G	Strategic Plan #1	Identify and profile the current support service providers that are providing assistance to PBCHA residents. On schedule
Y	Strategic Plan #2	Identify and profile support service providers not currently assisting PBCHA residents. Activity Slippage Not Impacting Completion Date
<input checked="" type="checkbox"/>	Strategic Plan #3	Apply for Resident Opportunity and Self-Sufficiency (ROSS) Grant. Complete
G	Strategic Plan #4	Define communication linkages between providers, staff, and residents to monitor and evaluate support services. On schedule
G	Strategic Plan #5	Implement some support services on-site in PBCHA developments. On schedule
G	Strategic Plan #6	Redefine the self-sufficiency and independent living goals, strategic plans, and processes. On schedule
C	Strategic Plan #7	Provide opportunities for resident-managed business services that support housing authority needs. Cancel
G	Strategic Plan #8	Provide information on FSS program progress. On schedule
Y	Strategic Plan #9	Increase opportunities for Section 3 residents. Activity Slippage Not Impacting Completion Date
Goal #6.	Housing Tenancy: The PBCHA will strive to reduce the length of tenancy for Public Housing residents and Housing Choice Voucher participants. The Housing Authority will posture themselves to be able to provide greater opportunities and motivation for residents to transition into market rate housing.	
G	Strategic Plan #1	Formulate baseline information on tenancy lengths and track such information for future residents. Activity Slippage Not Impacting Completion Date
H	Strategic Plan #2	Restructure the family self-sufficiency program and services to be more effective and efficient. Project on hold
H	Strategic Plan #3	Provide briefing materials for residents that set high expectations on housing tenancy transition. Project on hold

Annual Plan FY 2025 Five Year Goals and Objectives

The goals and objectives that will allow the Authority to serve low-income residents are reflected in **PBCHA's Guiding Principles for Development** as reflected below:

Guiding Principle 1. People – PBCHA makes the following commitments to its residents, Board, employees, partners, and community as a whole:

1. PBCHA recognizes the significant unmet need for quality, affordable housing to lower income individuals and families in Palm Beach County. PBCHA commits to provide housing that meets the current and projected needs of all families - to include low-income, senior, disabled, veterans, workforce, and market rate households.
2. PBCHA will encourage active and meaningful resident and community participation for any planning or development activities.
3. PBCHA will seek to provide every possible opportunity to Section 3 eligible residents, along with minority- and women-owned businesses and other disadvantaged business entities.
4. PBCHA values its Board and employees. PBCHA commits to have an informed Board and trained, competent, professional staff, partners, and consultants for all development initiatives.
5. PBCHA will seek collaboration and partnerships with Palm Beach County, other governmental entities, and housing partners where appropriate to enhance and improve PBCHA's housing portfolio.

Guiding Principle 2. Assets – PBCHA commits to use all available financial and legal resources to maximize PBCHA's capital and support PBCHA's operations as indicated below:

1. PBCHA shall preserve, improve, and expand its public housing portfolio to the extent that it is economically feasible and ensures housing quality, livability standards, and enhances marketability.
2. If PBCHA is presented with a development opportunity that includes strategies not previously anticipated by the agency, PBCHA commits to communicate these options to the Board, staff, residents, and community stakeholders for review and discussion prior to embarking on any option.
3. PBCHA shall strategically commit project-based vouchers to affordable, high quality, geographically diverse housing units and expand its housing choice voucher authority as federal funding opportunities become available.
4. All assets, public housing and non-public housing, will be evaluated bi-annually to determine their highest and best use to maximize PBCHA capital, support operations, and/or generate new streams of revenue.

5. PBCHA shall utilize its cash resources to support existing operations and viable development opportunities.

Guiding Principle 3. Development Process – PBCHA is committed to a development process that is consistent with the following:

1. PBCHA is committed to real estate decisions that reflect PBCHA’s mission and support its goal of long-term community leadership by maintaining ownership, and management for PBCHA developments in a manner that benefits residents and PBCHA. All stages of development, which includes the promotion of “green,” technology-centered housing, shall be conducted in an open, fair, and unbiased procurement process.

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