

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Boca Raton Housing Authority</u> PHA Code: <u>FL119</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>95</u> Number of Housing Choice Vouchers (HCVs) <u>634</u> Total Combined <u>729</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p style="background-color: yellow;"> The DRAFT FY2024 PHA Annual Plan is available to review beginning July 26, 2023 by the public online (www.bocahousing.org) and at the main office located at 2333A W Glades Road, Boca Raton, FL 33431. Office hours are Monday through Thursday 8 AM to 4 PM. Public comments are welcomed during the comment period, July 26, 2023 through September 13, 2023. Any comments concerning the DRAFT FY2024 PHA Annual Plan must be made in writing to the main office at 2333A W Glades Rd, Boca Raton, FL 33431 or by email to brha@bocahousing.org by 5:00 PM on September 13, 2023. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Please see attached.</p>

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B.2 New Activities

(a) Demolition and Deposition

BRHA is in the process of Repositioning (under the Streamlining option) all 95 units of its Public Housing property (FL119000001) known as Dixie Manor. BRHA was awarded tax credit funding in July 2023. Repositioning is moving forward.

(b) Conversion of Public Housing to Tenant Based Assistance

BRHA is in the process of Repositioning (under the Streamlining option) all 95 units of its Public Housing property (FL119000001) known as Dixie Manor. BRHA was awarded tax credit funding in July 2023. Repositioning is moving forward. As of the date of this DRAFT 2024 Annual Plan, current tenants that receive Tenant Based Vouchers will have the option to use those vouchers in the new project up to a maximum of 50 families as 45 of the new units will be project based. BRHA has allocated a maximum of 45 Project Based Vouchers for the new project. As of the date of this Draft 2024 Annual Plan, no application for HUD approval for these 45 vouchers has been submitted to HUD as the Repositioning process is in the beginning stages.

(c) Project Based Assistance

BRHA is in the process of Repositioning (under the Streamlining option) all 95 units of its Public Housing property (FL119000001) known as Dixie Manor. BRHA was awarded tax credit funding in July 2023. Repositioning is moving forward. BRHA has allocated a maximum of 45 Project Based Vouchers for the new project. As of the date of this Draft 2024 Annual Plan, no applicant for HUD approval for these 45 vouchers has been submitted to HUD as the Repositioning process is in the beginning stages.

B.3 Progress Report

The Boca Raton Housing Authority continues to maintain its objectives to serve extremely low and very low-income families in all of its programs. Public Housing continues to have a low turn-over rate. BRHA uses the Public Housing waiting list to fill vacancies. The list was last opened in September 2020. BRHA uses the HCV waiting list to issue vouchers. The HCV wait list was last opened in February 2021. BRHA continues to work with local social agencies to support its local preferences for homeless families and veterans for both the Public Housing and HCV programs. The agencies will provide continuing support if needed by the families housed by BRHA.

1. To continue to vigorously develop resources via grants, partnerships, training/education, government-private sector funding etc.:

- BRHA applied for several CDBG grants including property wide security cameras for our public housing complex completed in 2023. Camera project is completed – awaiting closeout documents.
- The Housing Authority will use Capital Fund Program (CFP) grants to make unit renovations/repairs for kitchens, bathrooms etc. once the security camera project is completed. Since BRHA is in the process of Repositioning, all available CFP grant funds will be used for Relocation and construction expenses.
- BRHA continues its local partnerships which provide training and educational programs for our Pearl City CATS Children's Program.
- BRHA was awarded the FY2024 FSS grant in the amount of \$75,705. The FY2023 grant was also awarded in the amount of \$72,100.
- Our FSS program continues to be a benefit for HCV program participants and the PCC Board plays an active role.
- The GED-ESOL Program at the Lois Martin Community Center has resumed. BRHA is in the process of offering childcare at night for parents to be able to attend. BRHA will work with the Department of Adult and Community Education for available GED/ESOL classes in the Fall of 2023.
- Our CATS children's program continues to receive a food grant from the State which provides dinner to all 60 participants. This continues to be a needed service for the children.

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- Since February 2016, the CATS program has been awarded an annual grant for Robotics by the Children's Services Council of Palm Beach County. BRHA has been awarded this grant for the 2022-23 program year in the amount of \$28,600.
- 2. To provide in house training for staff to ensure they best serve our clients and continue to be updated on all HUD rules and regulations:**
 - Staff members take classes, are certified and brought up to date through manuals and regular updates provided by outside professionals.
Staff participated in a Fair Housing seminar in 2023 and will continue to participate annually.
 - BRHA's legal counsel is available for coaching on in-house policies.
 - BRHA actively follows and enforces the dissemination of the protection of Violence Against Women Act (VAWA) materials.
 - Staff members work closely with Palm Beach County Sheriff's Department to minimize fraud in the Public Housing program and the HCV program.
 - BRHA aggressively pursues families who have committed fraud through a strong repayment process.
 - BRHA continues to follow all applicable rules to meet HUD's requirements for the State registered Lifetime Sex Offenders in Federally Assisted Housing (PIH 2012-18 issued June 11, 2012).
 - 3. Provide counseling for a greater number of clients seeking homeownership:**
 - All Homeownership and financial literacy classes continue to be available to all voucher holders (including FSS participants) and Public Housing residents through but limited to, Housing Foundation of America and Debt Management Credit Counseling Corp (DMCCC).
 - Public Housing residents and local residents can attend virtual classes/workshops on subjects including financial literacy. The last workshop was 2/28/2023.
 - 4. Make an affordable unit list more available to our entire client base:**
 - Landlords and tenants are directed to [Affordablehousing.com](https://www.affordablehousing.com) to post listings and view listings. In 2022, BRHA began posting a landlord list on its website for HCV holders, and it is updated as needed.
 - 5. Greater outreach to new and potential HCV landlords and continuing outreach to current Section 8 landlords:**
 - Landlords use BRHA's redesigned website (www.bocahousing.org) to access commonly used forms and get up to date information.
 - 99.99% of our landlords are now direct pay.
 - BRHA increased the landlord incentive amount few times to its current \$1,000. This incentive is paid to a landlord that executes a lease for a new voucher holder. BRHA continues to look for new incentives to recruit and maintain landlords. Incentives were cancelled as of 12/31/22.
 - Ensure equal opportunity and affirmatively further fair housing by continuing to comply with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and Regulations. The Housing Authority will ensure that admissions and occupancy to all of its programs continues to be conducted without regard to race, color, religion, creed, sex, handicap, sexual orientation, or national origin.
 - 6. Improve the quality of BRHA assisted housing and the quality of life for BRHA's program participants:**
 - BRHA continues to explore additional funding for its programs. In recent years, BRHA has applied for CDBG grants through the City of Boca Raton as stated above. Several of those applications were awarded totaling over \$844,650. Awarded \$30,650 so far in 2023.
 - The City of Boca Raton continues to provide a Community Police Officer at its Public Housing complex. The officer is provided an office at the Lois Martin Community Center located in the complex. The officer is a strong presence at the property and engages in tenant events. The officer's presence in the community continues to make a significant difference. The property continues to have a low crime rate. The officer engages directly and often with our residents. BRHA continues to work with supportive services for its participants as needed.

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- The Pearl City C.A.T.S. Children's Program primarily serves Dixie Manor residents but is open to the public for enrollment. In the program, participants take part in a variety of activities and community services. Activities include Ballet, Painting Classes, Robotics, STEAM Classes, Gardening, Computer Classes, swimming lessons and much more. Tutoring and homework assistance is also available to students enrolled in the program. The program continues to score high on the Quality Improvement System (an outside independent multi-level system designed to improve the quality of after-school programs). For 2022, the CATS Program remained at maintenance level o the annual Quality Improvement System assessment. The CATS Program has provided tuition assistance through grant funds received from ELC under ARPA. The program has also participated in three implementation grants via Primetime receiving awards totaling \$2750.
 - Promote self-sufficiency for families and individuals: BRHA continues to administer its Housing Choice Voucher Family Self-Sufficiency (FSS) Program. In the past 5 years from Jan 2017 to Jul 2023, 22 participants have graduated successfully from the program. We have had an average of 32% FSS Participants per year, with the following progress: 67% had YTD escrow balances, with 37% avg increases in wages. 70% of participants were employed and 30% enrolled in school. So far in 2023, the FSS program has had 2 graduates, 2 that have achieved mortgage readiness and with 3 obtaining homeownership.
 - BRHA continues to ensure Equal Opportunity in Housing and Affirmatively Further Fair Housing. The Housing Authority staff participates in Fair Housing training annually – in 2023, staff participated in training by HUD directly. BRHA will continue to pursue online webinars, classes, podcasts for tenants to listen and learn. BRHA will continue to provide website links etc. for organizations/resources such as Dress for Success and Boca Helping Hands.
 - BRHA has partnered with Boca Raton Museum of Art to offer free family memberships to program participants. BRHA has partnered with Palm Beach County youth services, and Boca helping hands to offer summer camp tuition assistance.
 - BRHA has increased resident engagement by meeting with the resident advisory board quarterly since December 2022. BRHA began offering online payments in February 2023.
 - Electronic recertifications for public housing commenced with annual re-certifications effective July 1, 2023.
- 7. COVID-19 Ongoing Assistance:**
- BRHA continues to provide free Wi-Fi in all units at its Public Housing.
 - Public Housing tenants who owe rent prior to May 31, 2022 have signed COVID-19 Repayments to avoid evictions.

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B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Last approved was the 2021-2025 5-year Action Plan on 04/04/2022.</p> <p>BRHA has \$924,717 in CFP funds available through CFP 2023. BRHA intends to revise CFP budgets and draw down all the available funds for operations. BRHA will then use these funds for tenant relocation expenses and construction due to Repositioning.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> Will update as the process continues.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> Will update as the process continues.</p> <p>If yes, include Challenged Elements.</p>

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D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1"><tr><td data-bbox="180 438 1455 478">Fair Housing Goal:</td></tr><tr><td data-bbox="180 478 1455 1010"><p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p><p>BRHA ensures employees comply with Federal/State/Local Fair Housing laws by having annual fair housing training for staff (provided by Legal Aid of Palm Beach County).</p><p>BRHA does not discriminate anyone who applies for assistance or receives assistance on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p><p>BRHA provides Federal/State/Local Fair Housing Laws to HCV holders as well as what to do if they are victims of discrimination.</p></td></tr><tr><td data-bbox="180 1037 1455 1077">Fair Housing Goal:</td></tr><tr><td data-bbox="180 1077 1455 1356"><p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p></td></tr><tr><td data-bbox="180 1383 1455 1423">Fair Housing Goal:</td></tr><tr><td data-bbox="180 1423 1455 1841"><p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p></td></tr></table>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>BRHA ensures employees comply with Federal/State/Local Fair Housing laws by having annual fair housing training for staff (provided by Legal Aid of Palm Beach County).</p> <p>BRHA does not discriminate anyone who applies for assistance or receives assistance on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>BRHA provides Federal/State/Local Fair Housing Laws to HCV holders as well as what to do if they are victims of discrimination.</p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	Fair Housing Goal:	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>
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