

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
--	---	---

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>Delray Beach Housing Authority</u> PHA Code: <u>FL083</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>4/01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>13</u> Number of Housing Choice Vouchers (HCVs): <u>1191</u> Total Combined units: <u>1204</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> Delray Beach Housing Authority Office 82 NW 5th Avenue Delray Beach, Florida 33444 </p> <p> Website: http://www.dbha.org </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> </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:					
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:															

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs.

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

Financial Resources.

Rent Determination.

Homeownership Programs.

Safety and Crime Prevention.

Pet Policy.

Substantial Deviation.

Significant Amendment/Modification

Financial Resources

This section lists 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.

<u>Sources</u>	<u>Planned \$</u>	<u>Planned Uses</u>
1. Federal Grant		
Public Housing Operating Subsidy	\$ 44,500.00	Public Housing Program
Annual Contributions Contract Allocation for the Housing Choice Voucher Program	\$16,688,676.00	HCV-Housing Assistance Payments
Emergency Housing Vouchers	\$ 577,791.00	EHV-American Recovery Act Funds
VASH-Vouchers	\$368,267.00	VASH Voucher Allocation
FSS-ROSS GRANT	\$68,000.00	HCV-FSS Coordinator
2. Federal Capital Grant (Public Housing)		
FL14R083501-23	\$18,632.00	Capital Fund-Operational
3. Public Housing Dwelling Rental Income		
	\$ 55,000.00	Public Housing Rental Income
TOTAL	\$ 17,820,866.00	

--	--

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Repositioning Public Housing Portfolio to Project Based Section 8

The Delray Beach Housing Authority plans to submit to HUD for approval a streamline repositioning plan to converts public housing units to project based Section 8 by the end of fiscal year.

B.3 Progress Report.

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

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.

DBHA / DHG STRATEGIC GOALS

The Delray Beach Housing Authority (DBHA) Board contracted the services of a qualified firm to provide general consultation to develop a Strategic Plan and Organizational Structuring for its non-profit entity Delray Housing Group (DHG). The Strategic Plan was approved by Board Resolution on February 23, 2017. The following are the Goals and Objectives for the next five years (2023-2028).

STRATEGIC GOAL: MARKETING AND IMAGE-BUILDING

DBHA and DHG will expand their marketing and promotion of their image, mission, and products to the public, stakeholders, and current / future residents to inform, promote and advocate. Both agencies will bring clarity and transparency in proactively defining all the public values that are furthered by providing affordable housing in Delray Beach. DBHA and DHG will continue to be recognized as strong affordable housing leaders and advocates in the community and region.

STRATEGIC GOAL: COMMUNITY AND REGIONAL ENGAGEMENT

DBHA and DHG will maximize the engagement and collaboration with key community and regional stakeholders that are critical to the achievement of their affordable housing vision, mission, values and goals. While this has been a strength of both agencies, a special emphasis will be placed on building stronger linkages and interaction with the business community, major employers, the political community and the new leadership team in City Hall

STRATEGIC GOAL: SUPPORT SERVICES AND SELF-SUFFICIENCY

The DBHA and DHG will ensure that its residents are linked to the critical support services that will provide opportunities for self-sufficiency for families and independent living for the elderly and persons with disabilities. Through an increased utilization of local support services and a strong emphasis on self-sufficiency and transition opportunities, residents that are capable of transitioning in to the workforce and out of assisted housing will achieve this intended outcome.

Independent living programs and services participation will be encouraged for all elderly and or disabled residents.

STRATEGIC GOAL: PORTFOLIO EXPANSION AND MAINTENANCE

DHG will expand their portfolio of quality affordable housing in Delray Beach and the surrounding area, with an emphasis placed on workforce housing. The agency will maintain the quality of its current portfolio through quality asset management while seeking funding options and partnership relationships that will expand their real estate portfolio that complements its vision, mission, values, and business models.

STRATEGIC GOAL: BUSINESS SUSTAINABILITY

DBHA and DHG will function as high-performing business entities while still being grounded in their advocacy for affordable housing for everyone. Both agencies will achieve the business sustainability and diversification that will ensure their strong financial health and condition to meet their respective missions. A solid business culture will drive both agencies. Performance metrics will be applied to evaluate programs, services, outcomes, outputs, and quality assurance.

STRATEGIC GOAL: NONPROFIT IDENTITY AND MISSION

DHG will continue its growth and capacity-building as the business entity that will provide key Community leadership in managing real estate and expanding the portfolio of real estate including, but not limited to, affordable housing. The DHG will provide clarity and transparency on its mission and standing as compared with the DBHA. DHG will aggressively seek out funding opportunities and partnerships that could not have been accessed and utilized by the housing authority.

STRATEGIC GOAL: HUMAN RESOURCES MANAGEMENT

The DBHA and DHG will build on its current positive internal organizational culture and environment by strengthening its succession planning, career goal setting, professional development, quality performance evaluations, and rewards / recognition initiatives. The agency will continue to be viewed as an inclusive, progressive, competitive employer that is on the cutting edge of employee recruitment and retention as compared to other competitive housing authorities.

KEY OBJECTIVE BY STRATEGIC GOALS

STRATEGIC GOAL: MARKETING AND IMAGE-BUILDING

DBHA and DHG will prepare a Power Point presentation that profiles the updated vision, mission, and strategic goals and that also addresses the economic impact, social impact, and resident success stories in Delray Beach. Commissioners and staff will be encouraged to deliver this power point presentation to groups and organizations throughout the community and beyond.

DBHA and DHG will use multiple marketing and public relations strategies and messages to dispel negative or erroneous perceptions regarding assisted housing programs (the Housing Choice Voucher Program) and clients by providing factual realities and personal success stories.

DBHA and DHG will use multiple marketing and public relations strategies and messages to improve the clarity and understanding of the public values advanced through housing assistance to lower income residents, as well as the many indirect public values that are furthered through assisted housing.

DBHA and DHG will expand the promotion and outreach of housing resources available to lower income residents, with a strong emphasis on the Hispanic population and new immigrants to the community.

DBHA and DHG will build an inclusive brand to ensure that the agency is perceived as a welcoming and inviting environment for both current and prospective residents and community stakeholders.

DBHA and DHG will provide leadership in raising the local awareness of affordable housing needs and issues by focusing on issues that include, but are not limited to, increasing property values, income restrictions, and lack of affordable housing supply, high development costs, and zoning / land use regulations.

DBHA and DHG will provide a marketing and public relations training session for its staff to ensure that every employee recognizes their responsibility to be part of the marketing team and to address how each employee can use their unique position in the agency to advance the cause of and image of the DBHA and DHG.

STRATEGIC GOAL: COMMUNITY AND REGIONAL ENGAGEMENT

DBHA and DHG will expand its collaboration with the business community, major employers, the Delray Beach Chamber of Commerce, the PBC Business Development Council, the Delray Beach Economic Development Board and the public / political sector to formulate stronger public-private partnerships to address critical shortages of workforce housing.

DBHA and DHG will provide a leadership role in expanding the initiatives and membership of the Delray Beach Affordable Housing Collaborative Group to address housing needs, housing plans and affordable housing advocacy issues.

DBHA and DHG will continue its strong commitment to engaging with the public sector and their key stakeholders and partners in local planning and implementation processes that further community revitalization and community building.

DBHA and DHG will continue to build its relationships with property owners, landlords and the real estate sector to maximize opportunities for providing affordable quality housing and housing choice.

DHG will explore new, or expand existing partnerships with other affordable housing providers and stakeholders to enhance referrals, business opportunities, acquisition of properties coming out of affordability periods, and related activities.

DBHA and DHG will provide for agency branding and messaging that will ensure transparency and clarity related to their respective programs, services, and residents.

DBHA and DHG will provide for community outreach initiatives to build awareness of the agencies through community forums, workshops and speakers bureau presentations.

STRATEGIC GOAL: SUPPORT SERVICES AND SELF-SUFFICIENCY

DBHA and DHG will expand the educational and employment linkage with major employers, educational institutions and job training providers to provide the life skills, job training and other capacity building credentials that will allow residents to earn a livable wage.

DBHA will expand the homeownership program with voucher residents and with linkages to FSS participation and livable wage jobs.

DBHA will improve the screening of landlords, the enforcement of all rules and the enforcement of all inspection requirements.

DBHA and DHG will improve the support services referral process and include the neighborhood Resources Center in implementing such improvements.

DBHA and DHG will prepare a staff guide that provides staff and residents with the listing of key support services providers and the services such agencies can provide to residents.

DBHA will expand the marketing of the FSS program to provide for the greater engagement of, and understanding by resident and support services agencies in achieving desired outcomes.

DBHA and DHG will promote community opportunities to expand resident youth engagement programs and services (recreation, education, arts, etc.).

DBHA and DHG will create and track performance metrics to monitor and report out on progress in the reduction of tenancy lengths and the successful transition of residents into market rate housing.

STRATEGIC GOAL: PORTFOLIO EXPANSION AND MAINTENANCE

DBHA and DHG will expand the potential for the management and development of affordable housing through strong linkages with developers, landlords and real estate sectors.

DBHA and DHG will foster new relationships through networking and formal partnerships that will better leverage limited affordable housing resources and better define potential public – private partnerships for development ventures.

DHG will determine what affordable housing properties are in the pipeline to be potentially sold when the affordability period has been concluded and will reach out to such owners to determine if there is a joint interest in a sales agreement.

DHG will market the opportunity to link up with developers of higher-end market rate housing to meet the lower-income housing demands and requirements called for in the Delray Beach zoning and land development standards.

DBHA and DHG will provide the leadership, in collaboration with the Affordable Housing collaborative Group, to organize an Affordable Housing Funding Forum that will bring federal, state and local funding providers to Delray Beach to brief housing providers, lenders, and advocates on current funding resources and partnership opportunities

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.

Accomplishment of Goals and Objectives for the Delray Beach Housing Authority

- DBHA will continue to increase the availability of safe and affordable housing by conducting outreach to Landlords throughout Palm Beach County for its Housing Choice Voucher Section 8 Program and partnership with Affordablehousing.com.
- DBHA will continue to maintain the agencies High Performance designation in the Section 8 Housing Choice Voucher Program (SEMAP) and the Public Housing Program (PHAS).
- DBHA will continue to strengthen opportunities for the Section 8 Family Self-Sufficiency Program by building partnerships with Private Businesses, Corporations, Financial Institutions and Local Agencies to promote Education, homeownership, and employment opportunities. The DBHA currently have (48) Section 8 participants under the Family Self-Sufficiency Program with homeownership goals and one Section 8 Voucher participant with Homeownership mortgage Assistance.
- DBHA will continue to explore competitive funding opportunities as it becomes available, such as the VASH Program, Family Unification Program, Mainstream Vouchers, and other funding Programs to may enhance additional housing assistance for the families we serve.
- DBHA will strengthen partnerships with local housing authorities to enforce Program requirements throughout Palm Beach County that includes adopting local Utility Allowance schedules, rent reasonableness, landlord outreach and Program Fraud Prevention.
- DBHA plans to facilitate the Annual Section 8 landlord virtual workshops with the local Palm Beach County Housing Authorities, Affordable Housing Partners and Local Fair Housing Partners. DBHA will continue to provide staff with educational opportunities and professional growth.
- DBHA will collaborate with the CRA, the City of Delray Beach and the Department of Housing and Urban Development to enhance services for all participants.
- DBHA/DHG will maintain its website as updated and social media outlet to improve outreach and promote knowledge of the Delray Beach Housing Authorities mission and accomplishments.
- The Housing Choice Voucher Program Administrative Plan will be updated as needed in consistent with all HUD’s regulatory requirements.

Family Self-Sufficiency Action Plan was approved by the Board and submitted to HUD for approval on September 8, 2022.

Implementation of HOTMA Section 103 was approved by Board Resolution 2023-10 on June 15, 2023.

The resolution requiring Public Housing families whose Income Exceeds the “Over-Income” limits for 24 consecutive months to sign a new Non-Public Housing Lease and pay equal to the greater of the full fair market rent applicable to the unit or a rent based upon the per unit per month value of HUD operating subsidy and Capital Fund Grant attributable to the unit.

Faircloth Units

DBHA continues to remain solid with its commitment to provide affordable housing by exploring development opportunities and/or acquisitional rehab of affordable housing units as developers and/or Co-Developers for its Non-Profit Instrumentality. In effort to make the financing feasible, the Delray Beach

	<p>Housing Authority/DHG and upon HUD’s approval will commit its Fair cloth units for future affordable housing projects.</p> <p><u>DHG- Goals and Objectives</u></p> <ul style="list-style-type: none"> ➤ The Delray Housing Group initiate the occupancy of Village Square Phase 3-Island Cove affordable housing development that comprises of 60 Low Income Housing Tax Credit units Whereas 25 units will be set aside a Project Based Section 8. ➤ Delray Housing Group, Inc. plans to acquire the property management of Village Square Phase II-the Courts that comprise of 84 Elderly Project-Based Section 8 units. DHG- will continue to explore additional property management opportunities throughout Palm Beach County.
<p>B.4.</p>	<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>The Five- Year Public Housing Action Plan (2023-2027) was submitted to EPIC and approved by HUD on April 15, 2023</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>The most recent fiscal year audit reflects no findings for fiscal year end 2023.</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>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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 checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<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>
<p>C.3</p>	<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? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

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" style="width: 100%;"> <tr> <td style="background-color: #cccccc;">Fair Housing Goal:</td> </tr> <tr> <td><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td style="background-color: #cccccc;">Fair Housing Goal:</td> </tr> <tr> <td><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td> <p>It is a policy of the Delray Beach Housing Authority (DBHA) Authority to comply fully with all Federal, State, and local non-discrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing employment.</p> <p><u>The Delray Beach Housing Authority has taken the following steps to affirmatively further fair housing:</u></p> <p>(1) PHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(2) The Housing Authority will provide Federal/State/local information to Voucher holders regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act.</p> <p>(3) All Housing Program Staff is required to attend fair housing training and remain informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service.</p> <p>(4) Section 8 Housing Counselors will formally apprise all applicants of the process to report violations of Fair Housing Policy. Names, telephone numbers and mailing addresses of appropriate officials will be provided at orientation.</p> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	<p>It is a policy of the Delray Beach Housing Authority (DBHA) Authority to comply fully with all Federal, State, and local non-discrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing employment.</p> <p><u>The Delray Beach Housing Authority has taken the following steps to affirmatively further fair housing:</u></p> <p>(1) PHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(2) The Housing Authority will provide Federal/State/local information to Voucher holders regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act.</p> <p>(3) All Housing Program Staff is required to attend fair housing training and remain informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service.</p> <p>(4) Section 8 Housing Counselors will formally apprise all applicants of the process to report violations of Fair Housing Policy. Names, telephone numbers and mailing addresses of appropriate officials will be provided at orientation.</p>		
Fair Housing Goal:								
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>								
Fair Housing Goal:								
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>								
<p>It is a policy of the Delray Beach Housing Authority (DBHA) Authority to comply fully with all Federal, State, and local non-discrimination laws and with rules and regulations governing Fair Housing and Equal Opportunity in housing employment.</p> <p><u>The Delray Beach Housing Authority has taken the following steps to affirmatively further fair housing:</u></p> <p>(1) PHA will not deny any family or individual the opportunity to apply for or receive assistance under the Section 8 Programs on the basis of color, sex, religion, creed, national origin, age, familial or marital status, handicap, disability or sexual orientation.</p> <p>(2) The Housing Authority will provide Federal/State/local information to Voucher holders regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act.</p> <p>(3) All Housing Program Staff is required to attend fair housing training and remain informed of the importance of affirmatively furthering fair housing and providing equal opportunity to all families, including providing reasonable accommodations to persons with disabilities, as a part of the overall commitment to quality customer service.</p> <p>(4) Section 8 Housing Counselors will formally apprise all applicants of the process to report violations of Fair Housing Policy. Names, telephone numbers and mailing addresses of appropriate officials will be provided at orientation.</p>								

Describe fair housing strategies and actions to achieve the goal

Fair Housing Issues related to Disability as well as Discrimination related to Race/Color, Familiar Status and National Origin.

o The DBHA will ensure that all its employees receive periodic refresher training in fair housing issues. Education provided will also concentrate on disability issues, as well as those related to reasonable accommodations.

o The DBHA will conduct regularly scheduled landlord workshops to address Fair Housing Discrimination issues as well as those issues that impact the disabled.

o The DBHA will continue to implement its policy to fully comply with all Federal, State and local nondiscrimination laws; the Americans with Disabilities Act; and the U. S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity.

o The DBHA will continue to refer all allegations of fair housing discrimination to the Fair Housing Center of the Greater Palm Beaches, Legal Aid Society, and the Office of Equal Opportunity as appropriate.

– **Fair Housing Issues Related to Zoning, Land Use and Other Public Policies**

o The DBHA will cooperate with the City’s Code Enforcement authorities to identify and prevent unintended discriminatory code enforcement issues.

– **Fair Housing Issues Related to Mortgage and Credit**

o The DBHA through the implementation of its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Program will help to increase the purchasing power of its clients to help overcome some measures of housing discrimination. Referrals will be made to such agencies as the Community Financing Consortium, as well as other appropriate agencies to provide below market rate mortgage loans for the acquisition and rehabilitation of homes.

Fair Housing Goal:

The DBHA through its Housing Choice Voucher Homeownership Program and its Family Self Sufficiency Programs will provide to its participants education related to Homebuyer/Homeownership, Credit Management and Repair as well as Budget and Money Management.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 . ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and

contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.