

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
WORKSHOP SUMMARY

Meeting Date: July 9, 2024

Department: Housing & Economic Development

I. EXECUTIVE BRIEF

Title: Public Housing Authorities Voucher Update

Summary: At the June 4, 2024 Board of County Commissioner’s meeting, the Board discussed its desire to receive additional information regarding programs administered by the PHAs including various types of vouchers, and directed staff to set up a joint meeting with the various PHAs. Currently in Palm Beach County, there are seven (7) housing authorities. This includes the Palm Beach County Housing Authority and six (6) city housing authorities: Belle Glade, Boca Raton, Delray Beach, Riviera Beach, Pahokee, and West Palm Beach.

Housing Authorities in Florida are governed under Florida Statutes Chapter 421 and are created by a county or city’s governing body. The governing body may adopt a resolution declaring a need for a housing authority if it is found that there is a shortage of safe or sanitary dwellings available to persons of low incomes; that those conditions cause a menace to the health safety and welfare of the residents, or there are blighted areas that cannot be revitalized. Appointments to city housing authorities are made by the city mayor with approval of the governing body. Appointments to county housing authorities are made by the Governor. The area of operation for a city with a population of less than 25,000, such as Belle Glade and Pahokee, includes the city and extends five miles outside the territorial boundaries. A city with a population of 25,000 or more, such as Boca Raton, Delray Beach, Riviera Beach and West Palm Beach, the area of operation extends ten (10) miles outside the territorial boundaries provided the boundaries do not lie within the area of operation of another city housing authority or outside the county as demonstrated in Attachment 1 to the Agenda Item. The area of operation for a county housing authority shall include all of the county except the portion of the county which lies within the territorial boundaries of any city. Countywide (HJF)

Background and Policy Issues: Providing affordable housing to very-low, low and moderate households in Palm Beach County is a critical issue. The County and the Housing Authorities partnership, along with other stakeholders, is essential to addressing the need for safe, decent and affordable housing. Housing authorities exercise public and essential governing functions which include, but are not limited to: the operation of housing projects providing for construction and reconstruction; distribution of vouchers; leasing or renting of houses, lands, buildings or facilities in any eligible housing project and within its area of operation; and investigate housing conditions to determine where slum areas exist or where there is a shortage of decent, safe, and sanitary dwelling accommodations for persons of low income and make recommendations relating to problems identified. Funding for programs managed by the housing authorities is primarily provided from the U.S. Department of Housing and Urban Development (HUD) including the HUD-Veterans Affairs Supportive Housing (VASH) Vouchers; however, housing authorities in rural areas may also receive funding from the United States Department of Agriculture (USDA).

Attachments:

- 1. 7 Housing Authorities Matrix
- 2. 7 Housing Authorities Area of Operation Map
- 3. 10-year History of County Awards to PHAs

Recommended By: Jonathan Brown 6/24/2024
Department Director Date

Approved By: _____
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income					
In-Kind Match (County)					
NET FISCAL IMPACT					

# ADDITIONAL FTE POSITIONS (Cumulative)					
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Is Item Included In Current Budget? Yes _____ No X
 Does this Item include the use of Federal funds? Yes _____ No X
 Does this Item include the use of State funds? Yes _____ No X


Budget Account No.:

Fund _____ Dept _____ Unit _____ Object _____ Program Code/Period _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact

C. Departmental Fiscal Review:



 Valerie Alleyne, Division Director II
 Finance and Administrative Services, DHED

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development and Control Comments:

OFMB

Contract Development and Control

B. Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

Palm Beach County Public Housing Authorities
June 2024

Housing Authority/Contact	Commissioners	Annual Budget	Housing Units	# Housing Vouchers/Wait List	Funding Sources
Belle Glade Population: 16,777 Contact: Ramona Hyson, Management Agent	Stephen Weeks Fritz Stein, III Horace Harris Johnnie Prince James Houston J.D Patrick, Keith Wedgworth	\$5,889,048	712	None 416 on Waitlist	U.S. Department of Agriculture, Rural Development Farm Labor Housing
Boca Raton Population: 99,392 Contact: Ashley Whidby, Executive Director	Danielle Iverson Angela McDonald Charles Cocklin Adel Hachmi Marie Hester Gary Richardson Lanette Wright	\$13.4 million	95 (73 on Waitlist)	634 (326 on Waitlist) 51 (314 on Waitlist) Other Low Income Housing Units	HUD Tenant Rent Business Activities CDBG Grants

Funding Sources	# Housing Vouchers/Wait List	Housing Units	Annual Budget	Commissioners	Housing Authority/Contact
HUD Grants	1191 Vouchers 311-Project Based 1121 HCV 40 VASH 30 EHV	13 LIHTC-836 Affordable Housing Unit-9	\$21,027,849	Ivan Gomez Ezra Krieg Krystina Buckley Robert Townsend Marcus Metcalf John Macatangay Robert Cantwell	Delray Beach Population: 67,000 Contact: Shirley Erazo, President/CEO
HUD Tenant Rents	1577 on Waitlist 2134 on Waitlist (Seniors)	353 121 Tax Credit Accounts 8 Tax Credit Market Rent	\$8,763,323 From 2024 Agency Plan (From All Programs)	Omega Graham Mattie Crawford Eleanor Babb Carl Morrison Ronald Osborne	Pahokee Population: 5,537 Contact: Inger Harvey, Executive Director
HUD	80 - Section 8 Vouchers 10 – VASH Vouchers 50 Mainstream Vouchers	218 on Waitlist			

Housing Authority/Contact	Commissioners	Annual Budget	Housing Units	# Housing Vouchers/Wait List	Funding Sources
Palm Beach County Population: 1,547,735 Contact: Carol Jones- Gilbert, Executive Director	Paul Dumars, Jr. Phyllis Choy Digna Mejia	\$65.59 million	428-PH 148-Banyan 6-NSP	3445 Vouchers which includes: 2,137 Tenant Based Vouchers 614 Project Based vouchers 295 Mainstream vouchers 240 HOPWA vouchers 85 EHV vouchers 36 FYI Vouchers 23 Tenant Protection Vouchers 15 VASH vouchers Waitlist HCV WL -16,598 PH – 15,959	HUD Tenant Rents Grants
Riviera Beach Population: 37,604 Contact: John W. Hurt Executive Director	Jeffery B. Jackson Jessica Thurmond Alexis Lockhart Leroy Kelson, IV	\$ 44,930 (RBHA Annual Operating Budget: \$218,486) \$1,132,868 \$ 101,018	13 186 Affordable 8 Affordable	No Housing Voucher Program at Present Affordable Housing Units in Heron Estates Senior and Heron Estates Family 4-Scattered Site PBC-NSP single family units and 4 other affordable apartments. (4 units under construction with PBC matching fund loan)	HUD FHFC SAIL Loan PBCHA 4% Bond RBHA Loan Bank Loan NSP1 Program RBHA Funds PBC ARPA Funds

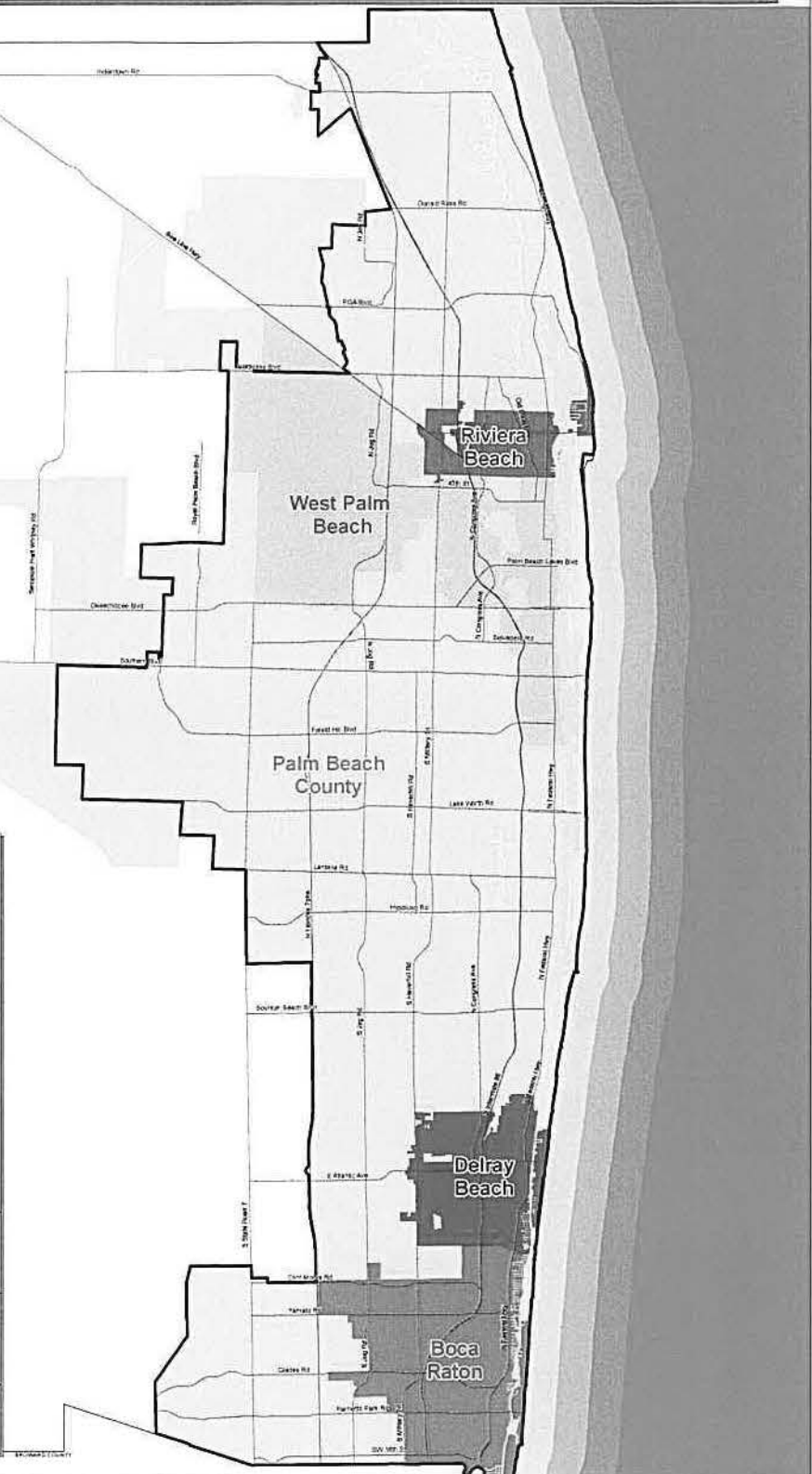
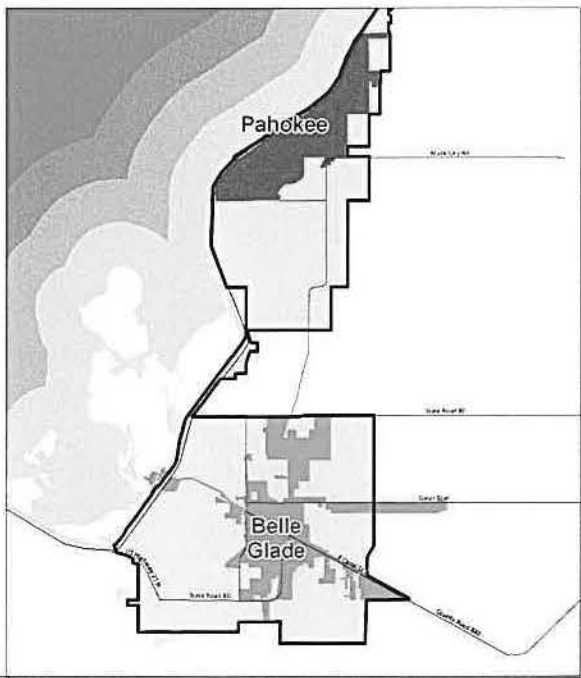
Funding Sources	# Housing Vouchers/Wait List	Housing Units	Annual Budget	Commissioners	Housing Authority/Contact
HCV Program RAD Multifamily Public Housing – Operating Public Emergency Housing Voucher - 107 Non-Elderly Disabled - 250 Homeless McKinney Vento - 25 Foster Youth to Independence (FYI) -25 Capital Funds Family Self- Sufficiency - Grant HUD Housing Counseling Grant Developer Fees	4104 This number includes the following Special Purpose Vouchers: (991) VASH - 451 Family Unification -133 Emergency Housing Voucher - 107 Non-Elderly Disabled - 250 Homeless McKinney Vento - 25 Foster Youth to Independence (FYI) -25 Waitlist HCV: 2800 LIPH: 93 RAD: 3 Bedroom: 2840 RAD: 1 Bedroom: 1194	LIPH: 157 RAD Multifamily: 282 Tax Credit Properties & Affordable Housing Units: 892	\$66,229,485	Denise Smith-Barnes Malcom Joy Larry Brown Christopher Chase Tanzanika Lillard Yolanda Wilson Suzanne Turner	West Palm Beach Population: 120,932 Contact: Linda Odum, Executive Director

P a l m B e a c h C o u n t y


H o u s i n g A u t h o r i t i e s

Housing Authority

-  BOCA RATON
-  DELRAY BEACH
-  BELLE GLADE
-  PAHOKEE
-  RIVIERA BEACH
-  WEST PALM BEACH
-  PALM BEACH COUNTY



Revision Date: 3-16-2016
 Contact: PBC Planning Division
 Filename: N:\Division Projects\Work Force Housing 2017 Housing Summit

 Urban Suburban Tier



Planning, Zoning & Building
 2100 N. Jog Rd.
 West Palm Beach, FL 33411
 Phone: (561) 233-5300



Note: Map is not official; for presentation purposes only.

**Palm Beach County Department of Housing and Economic Development
10-Year History of County Awards to Public Housing Authorities**

Housing Authority	Project	Year	Units	Funding	Program	Description
Palm Beach County Housing Authority	South Bay Villas	2015	65	\$ 1,797,736	NSP Neighborhood Redevelopment	Acquisition of multifamily rental for redevelopment
West Palm Beach Housing Authority	Paul Laurence Dunbar Senior Complex	2015	99	\$ 376,761,533	SHIP Tax Credit Match / Impact Fee Assistance	Loan and grant for new rental construction
West Palm Beach Housing Authority	Silver Palm Place	2015	120	\$ 334,538	SHIP Tax Credit Match / Impact Fee Assistance	Loan and grant for new rental construction
West Palm Beach Housing Authority	Royal Palm Place	2016	125	\$	SHIP Tax Credit Match / Impact Fee Assistance	Loan and grant for new rental construction
Palm Beach County Housing Authority	Covenant Villas	2016	144	\$ 4,249,888	HOME/SHIP/DRI/Ad Valorem	Refinancing existing County-held debt for rehabilitation
Pahokee Housing Authority	Isles of Pahokee	2018	129	\$ 115,000	Grant	On-site sewer rehabilitation for multifamily rental
Riviera Beach Housing Authority	Heron Estates Senior	2018	101	\$ 653,804	SHIP Tax Credit Match	Loan for new rental construction
Riviera Beach Housing Authority	Heron Estates Family	2019	79	\$	HOME/Impact Fee	Loan and grant for new rental construction
West Palm Beach Housing Authority	Autumn Ridge	2021	106	\$ 3,838,763	HOME/ARPA/Impact Fee	Loans and grant for new construction multifamily rental
Belle Glade Housing Authority	Okeechobee/Osceola Center	2022	534	\$ 5,500,000	Infrastructure Surtax	Grant for rehabilitation of public housing
Palm Beach County Housing Authority	Legacy at 45th Street	2022	48	\$	ARPA	Loan for new construction multifamily rental
Delray Beach Housing Authority	Island Cove	2022	40	\$ 203,826	Impact Fee Assistance	Grant for new construction multifamily rental
Riviera Beach Housing Authority	West Blue Heron Commons	2023	4	\$ 3,000,000	ARPA	Loan for new construction multifamily rental
West Palm Beach Housing Authority	Roseland Gardens	2023	148	\$ 2,438,634	ARPA	Loan for new construction multifamily rental
West Palm Beach Housing Authority	1400 Henrietta	2023	18	\$	HOME-ARP	Loan for new construction of townhomes for transitional housing
Palm Beach County Housing Authority	Drexel Apartments	2024	222	\$ 13,185,000	Housing Bond Loan Program	Conceptually approved Loan for new construction multifamily rental
Riviera Beach Housing Authority	Judge Rodgers Court	2024	150	\$ 8,081,671	Housing Bond Loan Program	Conceptually approved Loan for new construction multifamily rental
TOTAL			2,132	\$ 47,629,653		