

Delray Beach Housing Authority 5 Year Plan

Excerpted Goals & Strategic Objectives

B. Goals
HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for 125 additional rental vouchers
 Reduce public housing vacancies to less than 4%:
 Leverage private or other public funds to create additional housing opportunities by 2003
 Acquire or build units or developments by FY 2003
 Other (list below)
 Seek approval to set aside a percentage of Section 8 Vouchers for Project-based assistance.

PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management: (PHAS score to 100)
 Improve voucher management: (SEMAP score to 100)
 Increase customer satisfaction
 Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Strategy I - Incorporate Operational Efficiencies Which Provide Cost Savings and/or Productivity Improvement to the Housing Authority. Complete by 3/31/2001

Objective: I-1. Seek out opportunities for cost savings and productivity improvements.

Goal: I-1.1 Investigate establishment of a resident owned and operated cleaning business to contract with the Authority for vacant unit cleanup.

Goal: I-1.2 Determine feasibility of an Award Program open to both staff and residents for cost saving suggestions.

Goal: I-1.3 Investigate feasibility of Lease vs Purchase of equipment.

Goal: I-1.4 Investigate opportunity for "piggy-back" of purchases with City, County, School, etc.

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- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- ~~Provide replacement vouchers:~~
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- ~~Conduct outreach efforts to potential voucher landlords~~
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

Strategy II - Seek Out and Secure Sources For Additional Revenues

Objective: II-1 To Form a Non-Profit Organization by FY 2002

- Goal: II-1.1 File articles of Incorporation
- Goal: II-1.2 Prepare appropriate By-Laws

Objective: II-2 Secure Funding from Grants or Private Endowments by FY 2002

- Goal: II-2.1 Investigate availability of grants or private/corporate sources of funds

Objective: II-3 Seek out "For Profit" opportunities by FY 2003

- Goal: II-3.1 Investigate purchase of additional Section 8 units.
- Goal II-3.2 Investigate the feasibility of selling bonds to support purchase of land and/or additional units.
- Goal:II-3.3 Research the availability of land to construct new units for rental or re-sale purposes.
- Goal:II-3.4 Investigate opportunity to acquire CDBG Funds from the City of Delray Beach.

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Objective: II-4 Form a Partnership with Others by 2003

- Goal: II-4.1 Explore possible opportunities for Co-venture with a private contractor or investor and tax benefits of such action.
- Goal:II-4.2 Contact local banking network to determine their interest in Partnering.

Objective: II-5 Expand Home Ownership Opportunities by FY 2004

- Goal: II-5.1 Investigate purchase and rehabilitation of existing units by FY 2004
- Goal: II-5.2 Conduct a study of available land for acquisition by FY 2004

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments by FY 3/31/2001
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements by 3/31/2001
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
- Goal: Install a security and monitoring system by FY 3/31/2001.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:

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- Goal: III-4.2 Establish a Computer Laboratory and training program.
- Goal: III-4.3 Establish an on-site GED program.
- Goal: III-4.4 Investigate establishment of Housekeeping and Financial Management Programs
- Goal: III-4.5 Establish a Co-operative education program with schools and local businesses.
- Goal: III-4.6 Apply TOP/TAG funds to resident Training and organizing an Association.
- Goal: III-4.7 Continue the on-going relationship with the Carver Estates Youth Program, Inc.

Objective: III-5 Develop Project Management Skills for Qualified Residents

- Goal: III-5.1 Establish a Working Group to Investigate and Develop the Qualification Criteria.

Objective III-6 Create Opportunities for Family Self-Sufficiency

- Goal: III-6.1 Collaborate with Service Organizations aimed at Assisting Families by Seeking out Grant Opportunities
- Goal: III-6.2 Investigate cost, feasibility and funding sources to construct a 9,000 square foot building capable of servicing and meeting the needs of current residents and future anticipated requirements.
- Goal: III-6.3 Collaborate with resident service providers in seeking funding for construction of a Resident Services Center.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:

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**Delray Beach Housing Authority
Statement Of Progress in Meeting the 5 Year Mission and Goals 2001**

The following outlines the progress made during the Fiscal Year ending 3/31/2002:

DBHA Goal to Expand the Supply of Assisted Housing

1. We applied for 190 new vouchers under the 2002 Fair Share NOFA.
2. We were granted \$250,000 by the City of Delray Beach to acquire land for new homeownership opportunities.
3. Implemented our Project-Based Section 8 program under the New Housing Choice Voucher Program.

DBHA Goal to Improve the Quality of assisted Housing

Continued the Modernization efforts by

- a. Upgrading the Ball field, Partnering with the 1st Presbyterian Church.
- b. Installing Kitchen Cabinets in 1 unit.
- c. Installing New Entry Doors on all 200 units of Carver Estates

(Strategy II) DBHA Goal to Form Partnerships with Others by 2003

1. Secured funding (\$20,000) from the City of Delray Beach to install new walkways throughout the Carver Estates property.
2. Began talks with First Union Bank in an effort to secure financing for future projects.
3. Moved towards acquiring adjacent land through Eminent Domain for the development of single family homes and recreation facilities. Funding provided by the City of Delray Beach's HOPE III Program.

HUD Strategic Goal to Improve Community Quality of Life and Economic Vitality

Completed the installation of a State of the Art Closed Circuit Security System consisting of 24 cameras throughout the Carver Estates Site.

HUD Strategic Goal to Promote Self-Sufficiency

1. Assisted 5 Section 8 Participants and 3 Public Housing Participants in purchasing a home through the Family Self-Sufficiency Program.
2. Provided case management (including substance abuse counseling, job counseling, goal setting services, homeownership counseling) for 44 Section 8 families and 17 Public Housing families through the FSS Program.
3. 38 FSS participants are working (28 Section 8 and 19 Public Housing)