

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

Public Housing and Community Development

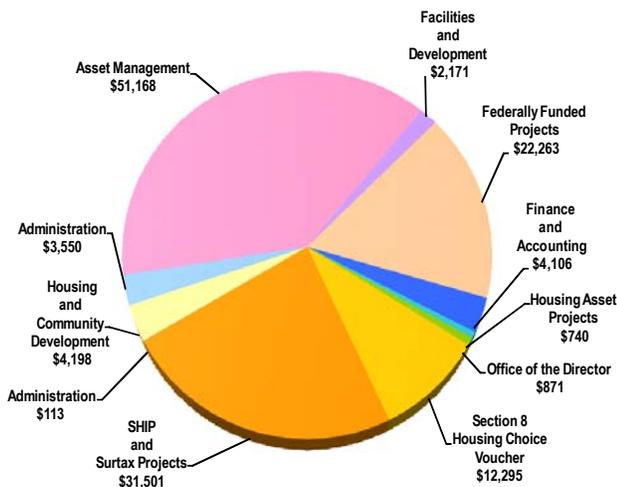
The Department of Public Housing and Community Development (PHCD) administers federal funding for all of the County's housing and community development programs including public housing, rental housing, affordable housing, rehabilitation and revitalization. These programs have been developed to provide decent, safe, sanitary, and affordable housing and to promote viable urban communities and sustainable living environments, principally for extremely low-income to moderate-income families and individuals.

As part of the Health and Human Services and Economic Development strategic areas, PHCD oversees over 8,400 units of public housing and provides Section 8 subsidized payments for up to 17,000 households. The Department provides supportive services to improve the quality of life and general environment of public housing residents, including assisted living facility (ALF) services for elderly residents and the Family Self-Sufficiency Program for tenants in both the Private Rental (Section 8) and Public Housing programs. PHCD monitors and oversees performance through the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP). PHCD provides assistance and programs that expand economic opportunity and community development. Additionally, PHCD is the County department primarily responsible for developing and financing affordable housing, to include the oversight of the Documentary Stamp Surtax (Surtax) and State Housing Initiatives Partnership (SHIP) funds for affordable housing development.

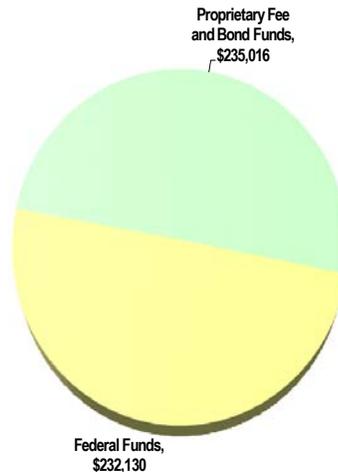
PHCD's stakeholders are the residents of Miami-Dade County, primarily extremely low-income to moderate-income individuals, families, and elderly residents. PHCD works closely with its Resident Boards, private landlords, affordable housing developers, for-profit and non-profit organizations and County departments. A primary partner of PHCD is the United States Department of Housing and Urban Development (U.S. HUD), which provides funding for Public Housing, Capital Grants, Section 8, HOPE VI, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Emergency Solutions Grant (ESG), and Neighborhood Stabilization Program (NSP).

FY 2015-16 Adopted Budget

Expenditures by Activity
(dollars in thousands)



Revenues by Source
(dollars in thousands)



FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

TABLE OF ORGANIZATION

OFFICE OF THE DIRECTOR			
<ul style="list-style-type: none"> Provides direction, communication, and coordination of federal and local housing and community development programs to assist extremely low-to moderate-income families and the elderly and disabled; provides management supervision for agency divisions and offices including the Applicant Leasing Center; interacts with public and private stakeholders to ensure attainment of PHCD's goals and objectives 		<u>FY 14-15</u> 6	<u>FY 15-16</u> 7
HOUSING AND COMMUNITY DEVELOPMENT			
<ul style="list-style-type: none"> Administers federal and state funded programs including CDBG, HOME, ESG, NSP, Surtax, and SHIP; promotes economic development with the goal of creating and retaining jobs for low to moderate-income persons; identifies and constructs new housing development projects, manages mixed-use development acquisition, provides architectural/engineering and construction contract administration, ensures compliance with all program requirements; prepares the Five-Year Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER); administers community planning functions 		<u>FY 14-15</u> 31	<u>FY 15-16</u> 27
ASSET MANAGEMENT			
<ul style="list-style-type: none"> Provides on-going rehabilitation of public housing vacant units for prospective residents; provides maintenance support services to all public housing units as needed; provides property management and maintenance services of over 8,400 units encompassed in 105 Public Housing Developments; manages the capital asset inventory; provides relocation leasing, rent collection, evictions, policy reviews, and future developments; manages applications for Public Housing; determines eligibility, assigns units and maintains waiting list of current applicants 		<u>FY 14-15</u> 265	<u>FY 15-16</u> 271
RESIDENT SERVICES, COMMUNITY PLANNING AND OUTREACH			
<ul style="list-style-type: none"> Develops and implements annual competitive award process and subsequent recapture/reallocation of funding for CDBG, HOME, ESG, NSP, Surtax and SHIP programs; administers community planning functions, annual reporting requirements to U.S. HUD for funding programs, as well as submission of the 5-Year Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance Evaluation Report (CAPER); assists public housing residents with attaining self-sufficiency 		<u>FY 14-15</u> 12	<u>FY 15-16</u> 0
ADMINISTRATION			
<ul style="list-style-type: none"> Monitors U.S. HUD regulations and measures; provides administrative support including human resources, safety operations, emergency management operations, procurement, technical services, fraud and criminal investigations, compliance, employee training and development, reasonable accommodations according to the American with Disabilities Act, HUD Voluntary Compliance Agreement for residents with disabilities; monitors HUD's PHAS; provides direct oversight of the Helen M. Sawyer Plaza Assisted Living Facility (ALF) 		<u>FY 14-15</u> 38	<u>FY 15-16</u> 37
FINANCE AND ACCOUNTING			
<ul style="list-style-type: none"> Provides support services including budgeting, accounting, financial reporting, accounts payable, and revenue management; implements various enhancements and process improvement initiatives to provide accurate and timely financial data; administers electronic payment system for tenants and direct debit program; provides underwriting, closing services and loan servicing to a loan portfolio of over 7,000 loans for affordable housing development, rehabilitation, construction, and homebuyer mortgage assistance loans 		<u>FY 14-15</u> 34	<u>FY 15-16</u> 46
SECTION 8 HOUSING CHOICE VOUCHER			
<ul style="list-style-type: none"> Provides assistance to low-income families and elderly, disabled and homeless participants in obtaining affordable, decent, safe, and sanitary housing; administers special programs, including Moderate Rehabilitation, and Single Room Occupancy, HUD Vash Vouchers and project-based vouchers; Conducts housing quality standards (HQS) inspections for all special programs; determines the eligibility and selection of Section 8 rental assistance programs 		<u>FY 14-15</u> 30	<u>FY 15-16</u> 25
FACILITIES AND DEVELOPMENT			
<ul style="list-style-type: none"> Plans and implements capital improvements to existing public housing facilities (over 8,400 units agency-wide), public housing development programs (including "Liberty Square Rising") with a mixed-income, mixed-finance, mixed-use development approach to projects (as applicable) at public housing sites; manages acquisitions, demolition and/or disposition process and obtains HUD approvals; manages various grants including the Capital Fund Program (CFP), HOPE VI and Replacement Housing Factor (RHF) funds, including obligation and expenditures; manages the County's Infill Housing Program 		<u>FY 14-15</u> 11	<u>FY 15-16</u> 10

• The FY 2015-16 total number of full-time equivalent positions is 437

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

FINANCIAL SUMMARY

(dollars in thousands)	Actual FY 12-13	Actual FY 13-14	Budget FY 14-15	Adopted FY 15-16
Revenue Summary				
Interest Income	87	118	49	117
Loan Repayments	8,137	16,974	9,142	8,908
Loans Servicing Fees	1,131	1,449	856	1,317
Miscellaneous Revenues	5,083	6,054	5,119	4,345
Carryover - CD	11,755	12,053	8,940	2,001
Carryover - DRI/EZ/EH	14,593	8,163	4,414	5,251
Carryover - EDI/BEDI	1,496	1,310	1,155	1,002
Carryover - Public Housing	10,362	0	11,252	0
Carryover CDBG	33,537	24,697	13,250	15,641
Carryover HOME	24,204	19,849	13,048	26,362
Carryover NSP	3,166	1,688	86	148
Carryover SHIP	2,928	3,382	4,547	9,581
Carryover Surtax	60,773	67,086	74,345	104,401
Documentary Stamp Surtax	28,075	38,712	30,000	35,000
Program Income	87	61	75	57
Rental Income	18,051	17,358	17,531	16,530
SHIP	404	2,280	4,839	4,355
Section 8 Admin Fee	13,724	14,876	15,228	18,049
Public Housing Subsidy	31,840	43,398	32,475	42,960
Emergency Shelter Grant	774	894	894	961
Federal Funds	10,599	4,096	3,686	3,931
CDBG	11,002	10,781	10,781	8,669
CDBG Program Income	646	609	200	600
HOME	3,324	3,463	3,462	1,595
HOME Program Income	753	1,437	830	800
Housing Assistance Payments	156,159	161,390	161,786	154,565
Total Revenues	452,690	462,178	427,990	467,146

Operating Expenditures

Summary

Salary	25,551	24,398	30,260	27,406
Fringe Benefits	6,594	6,222	8,027	8,882
Court Costs	187	298	181	235
Contractual Services	27,690	25,613	19,741	24,937
Other Operating	74,293	64,745	80,594	65,635
Charges for County Services	7,176	5,806	6,501	5,871
Grants to Outside Organizations	0	0	0	0
Capital	0	0	0	10
Total Operating Expenditures	141,491	127,082	145,304	132,976

Non-Operating Expenditures

Summary

Transfers	154,249	159,083	161,747	153,404
Distribution of Funds In Trust	0	0	0	0
Debt Service	3,862	5,215	4,888	3,377
Depreciation, Amortizations and Depletion	0	0	0	0
Reserve	0	0	116,051	177,389
Total Non-Operating Expenditures	158,111	164,298	282,686	334,170

(dollars in thousands) Expenditure By Program	Total Funding		Total Positions	
	Budget FY 14-15	Adopted FY 15-16	Budget FY 14-15	Adopted FY 15-16
Strategic Area: Health and Human Services				
Office of the Director	838	871	6	7
Administration	3,918	3,550	34	35
Asset Management	46,321	51,168	265	271
Section 8 Housing Choice Voucher	11,412	12,244	24	23
Facilities and Development	2,133	2,171	11	10
Finance and Accounting	2,839	2,439	20	22
Strategic Area: Economic Development				
Office of the Director	108	0	0	0
Resident Services, Community Planning and Outreach	868	0	12	0
Administration	158	113	4	2
Section 8 Housing Choice Voucher	352	51	6	2
Federally Funded Projects	33,517	22,263	0	0
Finance and Accounting	1,054	1,667	14	24
Housing and Community Development	5,046	4,198	31	27
Housing Asset Projects	740	740	0	0
SHIP and Surtax Projects	36,000	31,501	0	0
Total Operating Expenditures	145,304	132,976	427	423

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

SELECTED ITEM HIGHLIGHTS AND DETAILS

Line Item Highlights	(dollars in thousands)				
	Actual FY 12-13	Actual FY 13-14	Budget FY 14-15	Actual FY 14-15	Budget FY 15-16
Advertising	90	124	88	35	66
Fuel	314	321	314	247	322
Overtime	225	170	218	851	170
Rent	2,050	2,095	1,360	1,205	1,384
Security Services	578	219	450	797	345
Temporary Services	1,744	1,736	1,879	1,360	1,570
Travel and Registration	49	64	57	70	69
Utilities	9,894	9,082	7,013	9,930	9,060

ADOPTED FEE ADJUSTMENTS FOR SERVICES

Fee Adjustments	Current Fee FY 14-15	Adopted Fee FY 15-16	Dollar Impact FY 15-16
• Homeownership Program Origination Fee	\$0	\$400	\$40,000
• Construction Inspection Fee	\$0	\$1,500	\$37,500
• Contract Extension Modifications	\$0	\$2,500	\$25,000

DIVISION: ADMINISTRATION

The Administration Division audits operations for compliance with U.S. HUD and departmental regulations, and provides administrative and technical support to the Agency.

- Monitors U.S. HUD regulations and measures
- Conducts fraud and criminal investigations and responds to appeals to the Director
- Coordinates yearly submission of required Public Housing Agency (PHA) Plan, Public Housing Admissions and Continued Occupancy Plan, and Section 8 Administrative Plan through Residential Advisory Boards (RAB) and Board of County Commissioners (BCC) resolution
- Provides administrative support including human resources, safety operations, emergency management operations, technical services, procurement, fair housing, affirmative action, fleet operations, departmental internal and external program audits, quality assurance reviews, employee development, and reasonable accommodations according to the Americans with Disabilities Act and HUD Voluntary Compliance Agreement for residents with disabilities
- Provides direct oversight to the Helen M. Sawyer Plaza Assisted Living Facility (ALF)
- Monitors contract and subcontract activity; provides a summary of PHA contracts, and monitors federal Section 3 and Davis Bacon requirements
- Provides information technology support
- Provides employee training and development
- Monitors private developers under the Public Housing program for compliance with special needs provisions and Reasonable Accommodation Requests

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

Strategic Objectives - Measures								
<ul style="list-style-type: none"> HH3-3: Create, maintain and preserve affordable housing 								
Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Minimize instances of fraud and abuse in housing programs	Program abuse and fraud cases investigated*	OC	↓	159	179	172	305	265
	Tenant files reviewed as part of compliance quality assurance audits	OP	↔	59	65	60	55	60
Monitor contract and subcontract activity	Community Development (CD) Program/Project reviews**	OP	↔	0	0	5	0	5

* The FY 2014-15 Actual and the FY 2015-16 Target are higher due to increase in illegal boarder cases reported

**FY 2012-13 Actual and FY 2013-14 Actual are the result of the monitoring for CD programs placed on hold due to U.S. HUD's review of the CD process; the FY 2014-15 Budget was based on the Compliance Unit's Audit Plan objective; no reviews were done in FY 2014-15, because U.S. HUD was on site conducting reviews and therefore the internal items for review were deferred.

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going departmental reorganization, one full-time vacant position was eliminated, and one part-time Clerk 3 position was eliminated from the Helen Sawyer Plaza Assisted Living Facility*

DIVISION: ASSET MANAGEMENT

The Asset Management Division provides public housing units and property management services, and assists public housing residents with attaining self-sufficiency through strategic partnerships with public and private service providers to help residents overcome social and economic obstacles.

- Provides property management and maintenance services for public housing developments, including occupancy, relocation, leasing, rent collection, eviction, vacancy reduction, and policy review and development
- Provides rehabilitation of public housing units in preparation for occupancy
- Provides maintenance support services to all public housing units
- Oversees the Applicant Leasing Center which manages applications, maintains the waiting lists, and manages the transfer waiting list for Project Based programs
- Provides oversight of resident council Memoranda of Understanding for resident participation
- Advocates and assists residents with attaining self-sufficiency
- Manages service providers' Community Space Lease Agreements for quality of life services at public housing developments

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

Strategic Objectives - Measures								
<ul style="list-style-type: none"> HH3-3: Create, maintain and preserve affordable housing 								
Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Maximize the effective use of existing Public Housing	Public Housing Assessment System (PHAS) score*	OC	↑	65%	N/A	70%	N/A	70%
	Average monthly number of families renting	OP	↔	8,180	8,391	8,500	8,538	8,500
	Families moved into Public Housing	OP	↔	1,025	804	900	1,158	900
	Adjusted vacancy rate	OC	↓	5.0%	6.5%	5.0%	3.8%	4.0%
Maintain units in a decent, safe, and sanitary condition	Number of work orders completed**	OP	↔	111,583	64,715	65,000	40,273	45,000
Maintain an acceptable level of vacant units	Number of vacant units turned within a year	OC	↓	1,014	774	900	1,008	900

* The PHAS score represents a computation based on U.S. HUD criteria that measures a Public Housing Agency management's efficiency; FY 2013-14 Actual and the FY 2014-15 Actual are pending U.S. HUD scoring

**The FY 2014-15 Actual and the FY 2015-16 Target are lower due to approximately 800 public housing units that were transitioned to Low-Income Tax Credit properties under the management of the Department's development partners

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going departmental reorganization, one full-time position was eliminated, and seven full-time positions were transferred into the division: one position from Facilities and Development, two positions from Housing and Community Development, and four positions from Resident Services-Community Planning

DIVISION: SECTION 8 HOUSING CHOICE VOUCHER

The Section 8 Choice Voucher Division administers the following Special Programs: Moderate Rehabilitation, Housing Choice Voucher (HCV), Project Based Voucher (PBV), HUD-Veterans Affairs Supportive Housing (HUD-VASH) vouchers, and Moderate Rehabilitation Single Room Occupancy.

- Provides assistance to low-income families and elderly, disabled and homeless participants in obtaining affordable, decent, safe, and sanitary housing
- Oversees Housing Choice Voucher contract activities
- Conducts housing quality standards (HQS) inspections at least annually for all administered programs
- Determines the eligibility and selection for all Section 8 rental assistance programs

Strategic Objectives - Measures								
<ul style="list-style-type: none"> HH3-3: Create, maintain and preserve affordable housing 								
Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Maximize the effective use of Housing Choice Voucher resources	Section 8 Management Assessment Program (SEMAP) score*	OC	↑	65%	82%	85%	N/A	90%
	Units leased in the Section 8 Housing Choice Voucher Program	OP	↔	14,034	14,487	14,500	13,995	15,081

*SEMAP measures the performance of the public housing agencies that administer the Housing Choice Voucher Program in 14 key areas; the FY 2014-15 Actual is pending U.S. HUD scoring

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

• HH3-3: Create, maintain and preserve affordable housing								
Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Maximize the effective use of Special Program resources	Special Programs Occupancy Rate	EF	↑	95%	95%	95%	95%	95%
	Special Programs units inspected at least annually	EF	↑	97%	97%	97%	98%	98%
	Percentage of annual reexaminations completed within two month grace period	EF	↑	95%	95%	95%	95%	97%
Develop and implement compliance and quality assurance policies and procedures	Number of compliance audits performed*	OP	↔	156	184	180	142	209
	Number of field monitoring finding letters sent**	OP	↔	114	38	40	84	34
	Number of Rental Housing inspections performed	OP	↔	1,920	1,931	1,962	2,100	2,100

* The FY 2014-15 Actual is lower because several audits currently in the pipeline will be completed in FY 2015-16

**The FY 2014-15 Actual includes 38 ADA accessibility finding letters that have been resent as reminders

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going reorganization of the Division, one full-time position was transferred to the Homeless Trust Department to support the legacy Shelter Plus Care Grants and four positions were transferred to Housing and Community Development*

DIVISION: FACILITIES AND DEVELOPMENT

The Facilities and Development Division manages the capital improvements, development and infill programs for PHCD, which include mixed-finance development projects, rehabilitation of public housing facilities projects, Building Better Communities General Obligation Bond projects and the Infill Housing Program

- Identifies new housing development projects and initiatives, including mixed use developments
- Solicits for development services for mixed-finance projects
- Manages acquisition and disposition activities for PHCD owned properties
- Prepares highest and best use analyses of real estate properties
- Manages development programs, including mixed-financed public-private partnerships with developers
- Manages the County's Infill Housing program
- Manages public housing capital improvements and the corresponding funding grants
- Applies for federal development grants and assists developers in obtaining funding
- Manages project conversions to meet Uniform Federal Accessibility Standards (UFAS)

Strategic Objectives - Measures

- HH3-3: Create, maintain and preserve affordable housing

Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Mixed Income Housing Tax Credit Developments	Mixed-Income Housing Tax Credit Developments - Completed Units*	OP	↔	220	464	346	346	297

*The FY 2015-16 Target is subject to funding availability and priority changes

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going departmental reorganization, one full-time position was transferred to the Asset Management Division

DIVISION: FINANCE AND ACCOUNTING

The Finance and Accounting Division provides financial support services to the Department and ensures that federal and County requirements are met.

- Provides support services including budgeting, accounting, financial reporting, accounts payable, and revenue management
- Oversees systems of financial internal controls to ensure sustainability of program compliance, and that financial statements are presented in accordance with Generally Accepted Accounting Principles (GAAP) and all other federal requirements
- Implements various enhancement and process improvement initiatives to provide accurate and timely financial data
- Administers electronic payment system for tenants and direct debit program
- Provides loan servicing to the portfolio of over 7,000 loans for affordable housing development, rehabilitation, construction and homebuyer mortgage assistance
- Provides affordable housing and community development underwriting
- Provides closing services for affordable housing development, rehabilitation, construction, and homebuyer mortgage assistance loans

Strategic Objectives - Measures

- HH3-3: Create, maintain and preserve affordable housing

Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Increase the rate of standard payments and purchases	Average monthly accounts payable claims paid	OP	↔	4,165	3,691	4,000	3,414	4,000
Provide affordable housing for low-to-moderate income individuals	Number of loans serviced	OP	↔	7,021	7,184	7,000	6,994	7,050

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going departmental reorganization, the loan processing unit comprised of 12 positions (eight filled and four vacant) was transferred to the Finance and Accounting Division from Housing and Community Development
- Beginning in FY 2014-15 and continuing into FY 2015-16, the Department will prepare and submit an application to U.S. HUD under the Capital Fund Financing Program (CFFP), whereby a Public Housing Authority may borrow private capital to make improvements and pledge, subject to the availability of appropriations, a portion of its future year annual Capital Funds to make debt service payments for either a bond or conventional bank loan transaction; if approved, it is estimated that the Department will generate approximately \$45 million to \$55 million to rehabilitate/upgrade existing public housing units, remove and replace obsolete public housing units, increase the number of units on its underutilized sites and permit commercial and other special purpose uses where appropriate

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

DIVISION: HOUSING AND COMMUNITY DEVELOPMENT

The Housing and Community Development Division administers and monitors federal and state funded programs to promote affordable housing development, economic development, historical preservation, housing rehabilitation, capital improvements to public facilities, and public services.

- Promotes economic development with the goal of creating and retaining jobs for low-to-moderate income persons
- Identifies and constructs new housing development projects, manages mixed use development acquisition, and manages disposition activities for County owned properties
- Administers CDBG, Surtax, SHIP, and HOME affordable housing programs
- Provides architectural/engineering and construction contract administration, and oversight of construction and rehabilitation field work
- Ensures compliance with all program requirements for grants processed with federal, state, and local requirements to include CDBG, HOME, Surtax, NSP, and SHIP
- Prepares the CDBG Five-Year Consolidated Plan, Consolidated Annual Performance and Evaluation Report, Analysis of impediments to Fair Housing and Annual Action Plan
- Issues and facilitates the County's competitive process for award of CDBG, HOME, ESG, SHIP and Documentary Stamp Surtax funds
- Provides oversight of planning analysis for determinations of Neighborhood Revitalization Strategy Areas, slum and blight findings and other federally mandated assessments for community redevelopment and substantial amendments to the Consolidated Plan
- Conducts Environmental Reviews and issues clearances for all federally funded projects
- Provides neighborhood planning support for all programs
- Oversees the management of five market rate properties (623 units) and nine Section 8 New Construction properties (536 units) owned by Miami-Dade County

Strategic Objectives - Measures

- ED1-1: Reduce income disparity by increasing per capita income

Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Improve access to economic opportunities for low-to-moderate income individuals	Jobs created or retained*	OC	↑	121	75	92	53	84

*The FY 2014-15 Actual was based on FY 2014 funded projects and FY 2015 RFA available Economic Development funding; the updated FY 2015-16 Target is based on the FY 2015 Action Plan allocation

- HH3-3: Create, maintain and preserve affordable housing

Objectives	Measures			FY 12-13	FY 13-14	FY 14-15	FY 14-15	FY 15-16
				Actual	Actual	Budget	Actual	Target
Foster a suitable living environment for low-to-moderate income residents	RFA Technical Assistance Workshops	OP	↔	3	3	5	8	6
	Community meetings attended*	OP	↔	35	35	35	27	35
Increase the stock of affordable housing	Number of construction draw requests processed**	OP	↔	129	59	105	62	69

* FY 2014-15 Actual is lower due to the restructuring of the Neighborhood Revitalization Strategy Area (NRSA)

**The FY 2014-15 Actual reflects requests processed; the FY 2015-16 Target was based on active construction projects

DIVISION COMMENTS

- In FY 2014-15, as part of the on-going departmental reorganization, one full-time position was transferred to the Office of the Director, two full-time positions to Asset Management and twelve full-time positions to Finance and Accounting; eight full-time positions were transferred in from Resident Services, and four full-time positions were transferred from Section 8 Choice Voucher
- *The FY 2015-16 Adopted Budget includes the elimination of one full-time Principal Planner position, due to the estimated reduction in Community Development Block Grant funding over the next three years*
- In FY 2015-16, the General Fund will continue reimbursing PHCD for administrative support provided to General Fund-related activities in prior years (\$1 million)

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

- The FY 2015-16 Documentary Stamp Surtax revenue is budgeted at \$35 million; the FY 2015-16 carryover of \$104.401 million is allocated to ongoing projects
- The Calendar Year (CY) 2016 CDBG Entitlement is budgeted at \$8.669 million; the CY 2016 HOME entitlement is budgeted at \$1.595 million; and the CY 2016 Emergency Solutions Grant (ESG) entitlement is budgeted at \$960,995; federal funding for these programs could be significantly impacted by future reductions in the federal budget
- The CY 2016 Community Development Block Grant includes economic development, housing, public service, and capital improvement activities, and includes an allocation for Administration of \$1.754 million; however, the United States Department of Housing and Urban Development (U.S. HUD) has determined that the County must pay back CDBG funds due to activities found in non-compliance with program requirements; therefore, PHCD advised all County departments to exclude any CDBG funds from its revenue sources in the FY 2015-16 Adopted Budget
- During CY 2016, PHCD will continue to pursue an electronic submission process for the annual Request for Applications; administering the competitive process online will result in better quality submissions from community based organizations and housing development entities applying for County funds, achievement of paper reduction goals, and processing efficiencies

CAPITAL BUDGET SUMMARY

(dollars in thousands)	PRIOR	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FUTURE	TOTAL
Revenue									
Capital Funds Program (CFP) - 714	19	981	1,824	2,856	0	0	0	0	5,680
Capital Funds Financing Program	0	8,000	0	0	0	0	0	0	8,000
Hope VI Grant	0	3,292	1,100	771	0	0	0	0	5,163
Capital Funds Program (CFP) - 713	1,692	2,238	1,718	0	0	0	0	0	5,648
Capital Funds Program (CFP) - 715	0	162	1,302	2,772	2,513	0	0	0	6,749
BBC GOB Financing	57	32,186	0	0	0	0	0	0	32,243
Replacement Housing Factor (RHF)	0	1,579	2,276	428	198	626	0	0	5,107
Total:	1,768	48,438	8,220	6,827	2,711	626	0	0	68,590
Expenditures									
Strategic Area: HH									
New Affordable Housing Units	57	40,186	0	0	0	0	0	0	40,243
Public Housing Improvements	1,711	8,252	8,220	6,827	2,711	626	0	0	28,347
Total:	1,768	48,438	8,220	6,827	2,711	626	0	0	68,590

CAPITAL HIGHLIGHTS AND OPERATIONAL IMPACTS

- The FY 2015-16 Adopted Budget and Multi-Year Capital Plan includes \$976,000 to pay the debt service costs related to the refinanced Scott Carver Development Phase 3 from Documentary Surtax funds to be transferred to the Capital Outlay Reserve Fund
- A Request for Application (RFA) was issued on May 27, 2015 for the Liberty Square project, a public/private redevelopment initiative that is anticipated to take five years to complete; the project includes the demolition of existing units in Liberty Square, development of the vacant Lincoln Garden site, and the construction of new infrastructure and dwelling units (to include public, affordable, and market rate housing), as well as retail and other uses
- In FY 2015-16, PHCD is projected to expend \$3.381 million in federal Capital Fund Program (CFP) dollars and will continue addressing long-term needs including elevators, roofs, windows, fire alarm systems, and Uniform Federal Accessibility Standards (UFAS) compliance

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

FUNDED CAPITAL PROJECTS

(dollars in thousands)

NON-DWELLING STRUCTURE CAPITAL FUND PROGRAM (CFP)

PROJECT #: 803240

DESCRIPTION: Provide for miscellaneous repairs and maintenance costs for non-dwelling structures including community building spaces and administration buildings in various public housing developments

LOCATION: Countywide District Located: Countywide
 Various Public Housing Regions District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Capital Funds Program (CFP) - 714	12	13	13	12	0	0	0	0	50
Capital Funds Program (CFP) - 715	0	12	12	13	13	0	0	0	50
TOTAL REVENUES:	12	25	25	25	13	0	0	0	100
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Construction	12	25	25	25	13	0	0	0	100
TOTAL EXPENDITURES:	12	25	25	25	13	0	0	0	100

SITE IMPROVEMENTS AND DWELLING STRUCTURES CAPITAL FUND PROGRAMS (CFP)

PROJECT #: 803250

DESCRIPTION: Perform comprehensive modernization and repairs to existing county owned public housing units

LOCATION: Countywide District Located: 13
 Various Public Housing Regions District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Capital Funds Program (CFP) - 713	1,192	1,738	1,418	0	0	0	0	0	4,348
Capital Funds Program (CFP) - 714	7	668	1,311	2,344	0	0	0	0	4,330
Capital Funds Program (CFP) - 715	0	0	800	2,099	2,500	0	0	0	5,399
TOTAL REVENUES:	1,199	2,406	3,529	4,443	2,500	0	0	0	14,077
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Construction	1,199	2,406	3,529	4,443	2,500	0	0	0	14,077
TOTAL EXPENDITURES:	1,199	2,406	3,529	4,443	2,500	0	0	0	14,077

ARCHITECTURAL AND INSPECTION SERVICES CAPITAL FUND PROGRAMS (CFP)

PROJECT #: 807910

DESCRIPTION: Reimburse planning, architectural design, and inspections costs for public housing developments

LOCATION: Countywide District Located: Countywide
 Various Public Housing Regions District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Capital Funds Program (CFP) - 713	500	500	300	0	0	0	0	0	1,300
Capital Funds Program (CFP) - 714	0	300	500	500	0	0	0	0	1,300
Capital Funds Program (CFP) - 715	0	150	490	660	0	0	0	0	1,300
TOTAL REVENUES:	500	950	1,290	1,160	0	0	0	0	3,900
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Planning and Design	500	950	1,290	1,160	0	0	0	0	3,900
TOTAL EXPENDITURES:	500	950	1,290	1,160	0	0	0	0	3,900

FY 2015 - 16 Adopted Budget and Multi-Year Capital Plan

NEW FAMILY UNITS AT LIBERTY SQUARE AND LINCOLN GARDENS

PROJECT #: 200000108

DESCRIPTION: Major re-development of Liberty Square and Lincoln Gardens
 LOCATION: Various Sites
 City of Miami

District Located: 3
 District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
BBC GOB Financing	57	32,186	0	0	0	0	0	0	32,243
Capital Funds Financing Program	0	8,000	0	0	0	0	0	0	8,000
TOTAL REVENUES:	57	40,186	0	0	0	0	0	0	40,243
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Construction	0	33,794	0	0	0	0	0	0	33,794
Planning and Design	57	6,392	0	0	0	0	0	0	6,449
TOTAL EXPENDITURES:	57	40,186	0	0	0	0	0	0	40,243

HOPE VI - VARIOUS SITES

PROJECT #: 200000242

DESCRIPTION: Redevelopment of various Hope VI sites
 LOCATION: Various Sites
 Unincorporated Miami-Dade County

District Located: Countywide
 District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Hope VI Grant	0	2,482	1,100	771	0	0	0	0	4,353
Replacement Housing Factor (RHF)	0	1,579	2,276	428	198	626	0	0	5,107
TOTAL REVENUES:	0	4,061	3,376	1,199	198	626	0	0	9,460
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Construction	0	3,933	2,986	1,062	198	626	0	0	8,805
Project Administration	0	128	390	137	0	0	0	0	655
TOTAL EXPENDITURES:	0	4,061	3,376	1,199	198	626	0	0	9,460

HOPE VI - SCOTT HOMES HISTORICAL BUILDING

PROJECT #: 200000243

DESCRIPTION: Finalize the modernization of one remaining historical designated building in Scott Homes
 LOCATION: 7163 NW 22 Ave
 Unincorporated Miami-Dade County

District Located: 3
 District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Hope VI Grant	0	810	0	0	0	0	0	0	810
TOTAL REVENUES:	0	810	0	0	0	0	0	0	810
EXPENDITURE SCHEDULE:	PRIOR	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	FUTURE	TOTAL
Construction	0	729	0	0	0	0	0	0	729
Planning and Design	0	81	0	0	0	0	0	0	81
TOTAL EXPENDITURES:	0	810	0	0	0	0	0	0	810

UNFUNDED CAPITAL PROJECTS

PROJECT NAME
 PUBLIC HOUSING - PHYSICAL NEEDS, MODERNIZATION AND NON-DWELLING STRUCTURES AND EQUIPMENT

LOCATION
 Various Sites

(dollars in thousands)
ESTIMATED PROJECT COST
 25,636

UNFUNDED TOTAL 25,636