

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

Public Housing and Community Development

The Department of Public Housing and Community Development (PHCD) administers funding for the County's housing and community development programs including public housing, subsidized private rental housing, affordable housing, rehabilitation and revitalization. These programs provide decent, safe, sanitary, and affordable housing; and promote viable urban communities and sustainable living environments, principally for extremely low-income to moderate-income families and individuals. PHCD's annual new funding comes primarily from the United States Department of Housing and Urban Development (HUD), which provides funding for programs including Public Housing, Capital Grants, Section 8, HOPE VI, Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG). Additionally, PHCD administers State of Florida Documentary Stamp Surtax (Surtax) and State Housing Initiatives Partnership (SHIP) funds to develop and finance affordable housing.

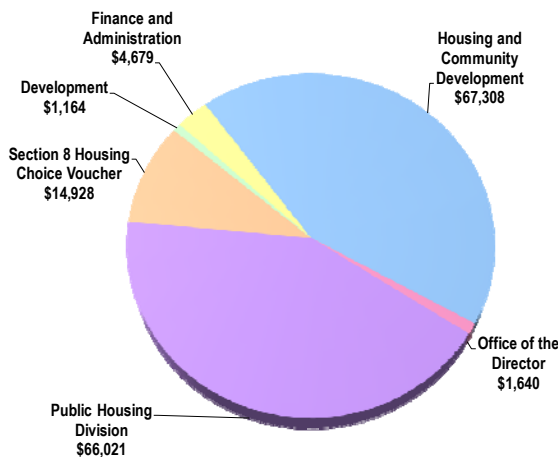
As part of the Health and Human Services and the Economic Development strategic areas, PHCD oversees, manages and operates approximately 9,700 units of public housing, of which 1,300 are tax credit units, and 829 mixed-income units, and provides monthly subsidies for approximately 17,000 households in various Section 8 housing programs. PHCD monitors and oversees performance through the Public Housing Assessment System (PHAS) and the Section Eight Management Assessment Program (SEMAP).

By administering federal and state funded programs, PHCD promotes economic opportunities and community development with the goal of creating and retaining jobs for low- to moderate-income persons as well as providing oversight on the construction of new affordable and workforce housing development projects and managing mixed-use development acquisition projects.

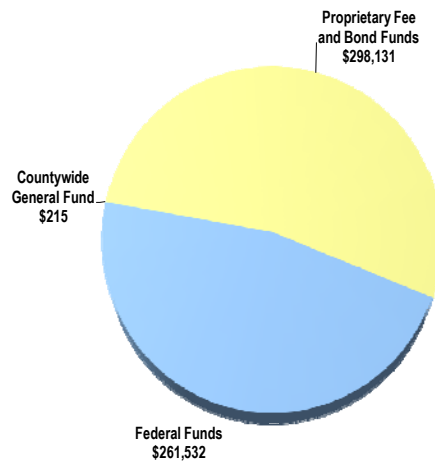
PHCD's stakeholders are the residents of Miami-Dade County with incomes ranging from extremely low to moderate, inclusive of those who are part of the County's workforce. PHCD works closely with its resident boards, private landlords, affordable housing developers, for-profit and non-profit organizations and other County departments to achieve the mission of providing quality, affordable housing opportunities and economic independence opportunities to extremely low- and moderate-income residents of Miami-Dade County.

FY 2018-19 Adopted Budget

Expenditures by Activity
(dollars in thousands)



Revenues by Source
(dollars in thousands)



FY 2018 - 19 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; provides direction for fraud and criminal investigations, compliance, reasonable accommodations according to the American with Disabilities Act and the HUD Voluntary Compliance Agreement for residents with disabilities; monitors HUD's Public Housing Assessment System (PHAS); interacts with public and private stakeholders to ensure attainment of PHCD's goals and objectives 			
<u>FY 17-18</u> 13		<u>FY 18-19</u> 13	
PUBLIC HOUSING DIVISION		HOUSING AND COMMUNITY DEVELOPMENT	
<ul style="list-style-type: none"> Responsible for oversight of all 9,700 County public housing units; provides on-going rehabilitation of public housing vacant units for prospective residents, and rehabilitation of vacant units for residents with Reasonable Accommodations needs; provides maintenance support services to all public housing units as needed; manages the capital asset inventory; provides relocation leasing, rent collection, evictions, policy reviews, and future developments; manages applications for Public Housing; interviews prospective residents, determines eligibility, assigns units and maintains waiting list of current applicants; plans and manages the design and construction of all capital improvement projects for existing public housing developments; provides direct oversight of the Applicant Leasing Center 		<ul style="list-style-type: none"> Administers federal and state funded programs including CDBG, HOME, ESG, 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 and oversight of construction and rehabilitation field work; 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, including citizen participation through Community Advisory Committees 	
<u>FY 17-18</u> 275	<u>FY 18-19</u> 275	<u>FY 17-18</u> 29	<u>FY 18-19</u> 29
FINANCE AND ADMINISTRATION		DEVELOPMENT	
<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; provides administrative support including human resources, safety operations, emergency management operations, procurement, employee training and development, contract and subcontract activity, and Davis Bacon Act requirements; provides fiscal and administrative oversight of the Helen M. Sawyer Plaza Assisted Living Facility (ALF) 		<ul style="list-style-type: none"> Plans and implements redevelopment program on public housing sites and non-public housing sites, including major rehabilitation and new construction to include a mixed-income, mixed-finance and mixed-use approach; manages acquisitions, demolition and dispositions, and obtains HUD's approvals; manages various federal grants; reviews project financing, redevelopment plans, and architectural/engineering contract documents and administers construction; negotiates ground leases, master development agreements, regulatory and operating agreements and other mixed-finance agreements; administers the County's Infill Housing Program 	
<u>FY 17-18</u> 68	<u>FY 18-19</u> 68	<u>FY 17-18</u> 11	<u>FY 18-19</u> 11
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-Veterans Affairs Supportive Housing vouchers and project-based vouchers; conducts housing quality standards (HQS) inspections for all special programs; determines the eligibility and selection for Section 8 rental assistance programs 			
<u>FY 17-18</u> 24		<u>FY 18-19</u> 24	

• The FY 2018-19 total number of full-time equivalent positions is 428.

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

FINANCIAL SUMMARY

(dollars in thousands)	Actual FY 15-16	Actual FY 16-17	Budget FY 17-18	Adopted FY 18-19
Revenue Summary				
General Fund Countywide	0	0	0	215
Carryover - CD	1,906	2,223	2,230	1,224
Carryover - DRI/EZ/EH	5,012	6,916	7,450	9,322
Carryover - EDI/BEDI	4,545	2,580	2,453	774
Carryover CDBG	2,251	9,123	6,423	29,354
Carryover HOME	4,269	18,930	19,931	16,249
Carryover NSP	0	988	1,117	1,079
Carryover SHIP	8,551	10,459	14,132	14,955
Carryover Surtax	116,992	138,585	148,002	154,000
Documentary Stamp Surtax	40,635	36,593	37,000	30,000
Interest Income	589	181	190	262
Loan Repayments	13,978	15,106	10,141	12,106
Loans Servicing Fees	1,388	136	1,305	1,877
Miscellaneous Revenues	5,292	6,529	5,075	7,268
Program Income	734	0	19	53
Rental Income	17,778	18,171	18,570	18,171
SHIP	5,225	7,439	5,140	1,437
CDBG	3,778	7,549	8,669	12,758
CDBG Program Income	1,367	555	500	625
Emergency Shelter Grant	815	101	986	1,040
Federal Funds	8,713	6,712	4,537	5,719
HOME	7,323	10,137	3,383	4,845
HOME Program Income	5,540	493	1,200	789
Housing Assistance Payments	164,412	172,036	157,335	166,800
NSP Program Income	0	174	100	174
Public Housing Subsidy	40,188	42,868	46,856	48,343
Section 8 Admin Fee	16,976	16,448	19,863	20,439
Total Revenues	478,257	531,032	522,607	559,878

Operating Expenditures

Summary				
Salary	23,940	26,231	31,489	31,395
Fringe Benefits	8,751	8,169	10,912	12,172
Court Costs	44	125	49	125
Contractual Services	29,208	18,769	30,367	30,024
Other Operating	67,845	88,488	63,999	74,623
Charges for County Services	8,163	7,000	7,326	7,401
Grants to Outside Organizations	0	0	0	0
Capital	0	0	0	0
Total Operating Expenditures	137,951	148,782	144,142	155,740

Non-Operating Expenditures

Summary				
Transfers	160,639	164,885	155,735	166,800
Distribution of Funds In Trust	0	0	0	0
Debt Service	3,319	3,189	3,272	3,414
Depreciation, Amortizations and Depletion	0	0	0	0
Reserve	176,348	214,176	219,458	233,924
Total Non-Operating Expenditures	340,306	382,250	378,465	404,138

(dollars in thousands)	Total Funding		Total Positions	
	Budget FY 17-18	Adopted FY 18-19	Budget FY 17-18	Adopted FY 18-19
Expenditure By Program				
Strategic Area: Health and Human Services				
Office of the Director	1,634	1,640	13	13
Public Housing Division	63,818	66,021	275	275
Section 8 Housing Choice Voucher	14,695	14,928	24	24
Development	763	1,164	11	11
Finance and Administration	4,991	4,679	68	68
Strategic Area: Economic Development				
Housing and Community Development	58,241	67,308	29	29
Total Operating Expenditures	144,142	155,740	420	420

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

SELECTED ITEM HIGHLIGHTS AND DETAILS

Line Item Highlights	(dollars in thousands)				
	Actual FY 15-16	Actual FY 16-17	Budget FY 17-18	Actual FY 17-18	Budget FY 18-19
Advertising	38	82	43	38	84
Fuel	121	191	121	267	197
Overtime	263	730	250	1,944	867
Rent	1,359	1,359	1,369	1,359	1,400
Security Services	1,589	2,111	1,615	2,845	2,174
Temporary Services	2,105	3,721	3,590	3,934	3,833
Travel and Registration	34	95	86	34	98
Utilities	10,378	11,057	10,872	11,181	11,389

DIVISION: OFFICE OF THE DIRECTOR

The Office of the Director administers housing programs; provides direction and coordination of federal housing programs to assist extremely low- to moderate-income families; audits operations for compliance with U.S. HUD and departmental regulations; and interacts with the Mayor, Board of County Commissioners (BCC), residents, community groups, and other public and private entities to ensure attainment of PHCD's goals and objectives.

- 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
- Conducts fraud and criminal investigations and responds to appeals to the Director
- 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
- Oversees compliance functions with emphasis on the Public Housing Plan, the Section 8 Housing Choice Voucher Administrative Plan, the Public Housing Assessment System (PHAS), and the Consolidated Plan

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

DIVISION: PUBLIC HOUSING DIVISION

The Public Housing Division oversees and manages the public housing units in the County. The Division is responsible for property management services and assisting public housing residents with attaining self-sufficiency through strategic partnerships with public and private service providers. The Division also plans and manages the design and construction of all capital improvement projects for existing public housing developments.

- 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 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
- Manages public housing capital improvements and the corresponding funding grants
- Manages project conversions to meet Uniform Federal Accessibility Standards (UFAS)

Strategic Objectives - Measures

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

Objectives	Measures			FY 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Comply with Housing and Urban Development (HUD) Regulations	PHAS point score*	OC	↑	77	Received Waiver/No Score	80	TBD	74
Maintain an acceptable level of vacant public housing units	Average occupancy rate	OC	↑	95%	94%	94%	96%	96%
	Average monthly number of families renting**	OP	↔	7,777	7,586	8,090	8,472	7,591

* The Department's goal is to achieve a Standard Performer or higher designation as measured by the PHAS score; the Public Housing Assessment System (PHAS) point score represents a computation based on U.S. HUD criteria that measures the efficiency of a public Housing Agency's management; scores of 90 points or above result in a high performer designation; scores below 90 but above 60 are designated as a standard performer; the Department received a waiver for FY 2016-17 and therefore there is no score; actual for FY 2017-18 is pending HUD final score; and target for FY 2018-19 reflects the anticipated impacts of the proposed federal budget cuts and the resulting impact on the Department's physical plant needs

** In FY 2017-18, PHCD dedicated additional resources to unit turnover, which resulted in increased leasing; Target for FY 2018-19 reflects a lower base number of units, due to units that will transition into mixed finance redevelopment and will no longer be counted under this measure

DIVISION COMMENTS

- Despite modest increases in overall allocations nationally for public housing in Federal Fiscal Year (FFY) 2018, actual allocations to PHCD were nominal; going forward, regardless of the final allocation number received for FFY 2019, the budget reductions currently being proposed by the Administration in the federal budget, when combined with the current backlog of the unmet capital and operational needs of PHCD's current portfolio, will not be covered by annual federal capital or operational funds that are received for public housing and will not bridge the current budgetary gap
- PHCD is exploring ways in which to effectively manage this shortfall through the use of HUD's Rental Assistance Demonstration (RAD) program; all funds that are obtained through the RAD program are subject to HUD approvals and availability of funding from both federal and private sector resources and in past years, the RAD program maintained a hard limit on the number of units nationally that were eligible for redevelopment; Congress recently increased the number of eligible redevelopment units that may qualify for funds under RAD from 225,000 to 455,000; this increase in the limit for eligible units serves as the basis for comprehensive redevelopment for all of HUD's public housing inventory; due to prior commitments by HUD, less than 100,000 units can qualify for RAD; as noted, PHCD is seeking reservation of enough units under RAD to cover the 6,426 units in its public housing inventory that are in need of major rehabilitation or redevelopment

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

DIVISION: SECTION 8 HOUSING CHOICE VOUCHER

The Section 8 Housing 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 eligibility and selection for all Section 8 rental assistance programs

Strategic Objectives - Measures

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

Objectives	Measures			FY 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Maximize the effective use of Housing Choice Vouchers	Percentage of available annual budget authority used to lease in the Section 8 HCV program*	OC	↑	93%	101%	90%	100%	95%
Improve compliance with Housing and Urban Development (HUD) regulations	Section Eight Management Assessment Program (SEMAP) score**	OC	↑	135 / 93%	135 / 93%	140 / 97%	135 / 93%	140 / 97%

* FY 2018-19 Target was revised; to be rated as a Section Eight Management Assessment Program (SEMAP) high performer, housing authorities must expend at least 95 percent of their annual budget authority

** SEMAP measures the performance of the public housing agencies that administer the Housing Choice Voucher Program in 14 key areas; the actual points shown (out of a maximum of 145 obtainable points) translate into a percentage of the total points that may be obtained; scores of at least 90 percent shall be rated high performers; the final SEMAP score is due to HUD in November 2018

DIVISION COMMENTS

- For the fiscal year ending September 30, 2017, Section 8 met the requirements for the SEMAP High Performer designation by scoring 135 points which translates to 93 percent of the total 145 obtainable points; high performers have a score above 90 percent; SEMAP scores for the fiscal year ending September 30, 2018 will be published in January 2019
- The Department continues to analyze the projected staffing and operational impacts of the FFY 2019 proposed federal budget reductions on the Section 8 programs

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

DIVISION: DEVELOPMENT

The 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 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-finance public-private partnerships with developers
- Manages the County's Infill Housing program
- Applies for federal development grants and assists developers in obtaining funding

DIVISION COMMENTS

- ☛ In FY 2018-19, one Construction Manager 1 position (CM1) and one Chief Real Estate Officer position will continue to administer the Infill Housing program (\$215,000 total) reimbursed from the General Fund
- ☛ In FY 2018-19, the Division will continue the planning and administration of the redevelopment program, including Liberty Square, Lincoln Gardens, Senator Villas, and various other sites including the Martin Fine Villas, the Senior Campus, Culmer Place, Culmer Gardens, Rainbow Village, Gwen Cherry 23, Three Round Towers, Elizabeth Virrick I, Elizabeth Virrick II, Smathers Phase I, and Modello development projects on public housing and other County sites, as applicable

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

DIVISION: FINANCE AND ADMINISTRATION

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

- Provides support services including budgeting, accounting, financial reporting, accounts payable, revenue management, human resources, safety operations, emergency management operations, procurement, fair housing, affirmative action, fleet operations and employee development
- Oversees financial internal control systems 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 fiscal and administrative 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 Act requirements
- Monitors and provides public records and records retention for the Department
- Provides employee training and development

Strategic Objectives - Measures

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

Objectives	Measures			FY 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Maximize the effectiveness of the Homeownership program	Percentage of homeownership loans closed within 60 days*	OC	↑	N/A	35%	5%	25%	40%

* Measure was created in FY 2015-16 with a target of 30 days to close loans; during FY 2017-18 the Department revised the goal to 60 days to close loans which is a realistic target given the available level of staff resources

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

Objectives	Measures			FY 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Improve compliance with Housing and Urban Development (HUD) regulations	Financial Assessment of Public Housing Agencies (FASS) Score*	OC	↑	25	Received Waiver/No Score	25	25	25
Improve compliance and quality assurance procedures	Percentage of invoices paid on time	OC	↑	83%	85%	90%	77%	86%
Maximize the effectiveness of the Surtax program	Percent of Surtax loans in repayment**	OP	↔	55%	80%	50%	67%	75%
Monitor contract activity	Percentage of vendor contracts reviewed for compliance***	OC	↑	20%	17%	20%	20%	20%

* The FASS Score is HUD's indicator measuring the financial condition of a public housing program; this indicator measures whether the housing agency has sufficient financial resources and is managing those resources effectively to support the provision of decent, safe, and sanitary housing in their public housing projects; the highest score achievable is 25

** Surtax Loans that are not in repayment are still in the Deferred Compliance Period and as such, repayment is either not required, or the repayment of the loan is based on the available cash flow of the property

*** Due to the large pool of vendor contracts, the measure focuses compliance efforts on potentially problematic contracts which generally comprise approximately 20 percent of the overall contracts

FY 2018 - 19 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 seven affordable and market rate properties (829 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 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Improve access to economic opportunities for low-to moderate income individuals	Number of jobs created or retained*	OC	↑	65	52	70	42	70
Increase stock of affordable housing	Number of affordable housing units constructed or rehabilitated**	OP	↔	1,272	1,218	1,500	995	1,500

* This is an economic development goal which utilizes CDBG funding; each \$35,000 grant should result in one job; the estimated cost to create 70 jobs is \$2.45 million dollars; the decrease in FY 2017-18 is directly attributed to the economic development contracts which were executed in December 2017, 11 months after the grant year began; this delay was due to late allocations from HUD of CDBG appropriations

** Figures reflect only those affordable housing units where PHCD funding was provided or those units resulting from a County public housing redevelopment project; FY 2017-18 Actual reflects delays in construction associated with Hurricane Irma and in approvals for credit underwriting

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

Objectives	Measures			FY 15-16	FY 16-17	FY 17-18	FY 17-18	FY 18-19
				Actual	Actual	Budget	Actual	Target
Improve compliance with Housing and Urban Development (HUD) regulations	Percentage of CDBG projects completed on time*	EF	↑	60%	62%	65%	65%	70%
Improve compliance and quality assurance procedures	Number of Open HOME projects monitored twice a year**	OP	↔	45	30	45	21	45

* Timely completion of projects helps the Department maintain a ratio of unexpended funds not higher than 1.5 times the annual CDBG allocation

** FY 2017-18 Actual was impacted by the voluntary grant reduction

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

DIVISION COMMENTS

- The FY 2018-19 Documentary Stamp Surtax revenue is budgeted at \$30 million; the FY 2018-19 carryover of \$154 million is allocated to on-going projects; total funding, including Surtax, budgeted for affordable housing is \$222.275 million
- The Calendar Year (CY) 2019 CDBG Entitlement is budgeted at \$12.7 million; the CY 2019 HOME entitlement is budgeted at \$4.8 million; and the CY 2019 Emergency Solutions Grant (ESG) entitlement is budgeted at \$1.04 million; federal funding for these programs could be significantly impacted by future reductions in the federal budget and may result in the elimination of certain programs
- The CY 2019 Community Development Block Grant includes economic development, housing, public service, and capital improvement activities, and includes an allocation for Administration of \$2.55 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 2018-19 Adopted Budget
- During CY 2019, 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 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FUTURE	TOTAL
Revenue									
BBC GOB Financing	8,720	16,045	3,654	6,881	0	0	0	0	35,300
Capital Funds Financing Program	0	2,000	2,000	2,000	2,000	0	0	0	8,000
Capital Funds Program (CFP) - 714	6,512	0	0	0	0	0	0	0	6,512
Capital Funds Program (CFP) - 715	6,601	884	0	0	0	0	0	0	7,485
Capital Funds Program (CFP) - 716	4,094	2,492	1,313	0	0	0	0	0	7,899
Capital Funds Program (CFP) - 717	1,010	2,449	2,967	1,498	0	0	0	0	7,924
Capital Funds Program (CFP) - 718	0	1,010	2,449	2,967	1,498	0	0	0	7,924
Comm. Dev. Block Grant	440	0	0	0	0	0	0	0	440
Documentary Stamp Surtax	0	2,000	2,000	2,000	0	0	0	0	6,000
Federal Health & Human Services	1,046	500	0	0	0	0	0	0	1,546
Hope VI Grant	516	2,819	1,829	0	0	0	0	0	5,164
Replacement Housing Factor (RHF)	6,525	100	0	0	0	0	0	0	6,625
Total:	35,464	30,299	16,212	15,346	3,498	0	0	0	100,819
Expenditures									
Strategic Area: HH									
Housing for Elderly and Families	8,494	1,600	0	0	0	0	0	0	10,094
New Affordable Housing Units	8,643	20,874	9,483	10,881	2,000	0	0	0	51,881
Procurement Improvements	0	0	0	0	0	0	0	0	0
Public Housing Improvements	18,327	7,825	6,729	4,465	1,498	0	0	0	38,844
Total:	35,464	30,299	16,212	15,346	3,498	0	0	0	100,819

CAPITAL HIGHLIGHTS AND OPERATIONAL IMPACTS

- The FY 2018-19 Adopted Budget and Multi-Year Capital Plan includes \$976,000 of Documentary Surtax funds to pay the debt service related to the Scott Carver Development Phase 3; the Surtax funds will be transferred to the Pay-As-You-Go Capital Improvement Fund (CIF)
- In FY 2018-19, the Department will continue the redevelopment of Liberty Square, a public/private redevelopment initiative that is anticipated to take five years to complete; the project includes the demolition of all existing public housing units in Liberty Square, development of the vacant Lincoln Gardens site, and the construction of new infrastructure and dwelling units; this project is focused on transforming neighborhoods into viable, energy efficient, mixed-income, and sustainable neighborhoods with access to well-functioning services, high quality public schools and education programs, early learning programs and services, public transportation, and jobs for residents; the development contract amount for the project is \$307.216 million of which \$32.3 million is funded from the proceeds of the Building Better Communities General Obligation Bond Program, \$8 million from the Capital Funds Financing Program, \$6 million from Documentary Stamp Surtax funds, and \$260.916 million from other miscellaneous non-County sources; the estimated annual operating impact will begin in FY 2020-21 when the development will be turned over to a private management company that will receive operating subsidies through PHCD; after this transfer takes place, the annual cost to PHCD to provide oversight of the private management company is estimated at \$100,000 in anticipated revenue


FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

-  In FY 2018-19, PHCD is projected to expend \$6.835 million in federal Capital Fund Program (CFP) dollars to address long-term infrastructure needs in various public housing developments to include elevators, roofs, windows, fire alarm systems, and Uniform Federal Accessibility Standards (UFAS) compliance; it is important to note that the FY 2018-19 proposed federal budget has not been adopted at the time of this printing and may include reductions that could significantly impact the Department's ability to address infrastructure needs at various public housing sites; as a result of the infrastructure improvements, there is no fiscal impact to the Department's operating budget at this time; however, when applicable, the Department will install energy efficient equipment that in the long-term will provide some operational savings
-  In FY 2018-19, the Department will continue working on 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 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

FUNDED CAPITAL PROJECTS

(dollars in thousands)


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	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Capital Funds Program (CFP) - 714	1,179	0	0	0	0	0	0	0	1,179
Capital Funds Program (CFP) - 715	1,129	200	0	0	0	0	0	0	1,329
Capital Funds Program (CFP) - 716	1,370	326	300	0	0	0	0	0	1,996
Capital Funds Program (CFP) - 717	200	490	660	486	0	0	0	0	1,836
Capital Funds Program (CFP) - 718	0	200	490	660	486	0	0	0	1,836
TOTAL REVENUES:	3,878	1,216	1,450	1,146	486	0	0	0	8,176
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Planning and Design	3,878	1,216	1,450	1,146	486	0	0	0	8,176
TOTAL EXPENDITURES:	3,878	1,216	1,450	1,146	486	0	0	0	8,176

HOPE VI - SCOTT HOMES HISTORICAL BUILDING

PROJECT #: 200000243 

DESCRIPTION: Modernize the one remaining historically designated building in the Scott Homes development
 LOCATION: 7163 NW 22 Ave District Located: 3
 Unincorporated Miami-Dade County District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Hope VI Grant	110	990	0	0	0	0	0	0	1,100
TOTAL REVENUES:	110	990	0	0	0	0	0	0	1,100
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	0	940	0	0	0	0	0	0	940
Planning and Design	110	0	0	0	0	0	0	0	110
Project Administration	0	50	0	0	0	0	0	0	50
TOTAL EXPENDITURES:	110	990	0	0	0	0	0	0	1,100

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

LIBERTY SQUARE AND LINCOLN GARDENS

PROJECT #: 200000108

DESCRIPTION: Re-development of Liberty Square and Lincoln Gardens

LOCATION: Various Sites
City of Miami

District Located: 3
District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
BBC GOB Financing	6,720	15,045	3,654	6,881	0	0	0	0	32,300
Capital Funds Financing Program	0	2,000	2,000	2,000	2,000	0	0	0	8,000
Documentary Stamp Surtax	0	2,000	2,000	2,000	0	0	0	0	6,000
Hope VI Grant	406	1,829	1,829	0	0	0	0	0	4,064
Replacement Housing Factor (RHF)	1,517	0	0	0	0	0	0	0	1,517
TOTAL REVENUES:	8,643	20,874	9,483	10,881	2,000	0	0	0	51,881
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	7,001	17,950	9,083	10,881	2,000	0	0	0	46,915
Planning and Design	1,230	1,700	0	0	0	0	0	0	2,930
Project Administration	412	1,224	400	0	0	0	0	0	2,036
TOTAL EXPENDITURES:	8,643	20,874	9,483	10,881	2,000	0	0	0	51,881

Estimated Annual Operating Impact will begin in FY 2020-21 in the amount of \$100,000

NON-DWELLING STRUCTURAL IMPROVEMENTS (CAPITAL FUND PROGRAM (CFP))

PROJECT #: 803240

DESCRIPTION: Repair and maintain non-dwelling structures to include community building spaces and administration buildings in various public housing developments

LOCATION: Countywide
Various Public Housing Regions

District Located: Countywide
District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Capital Funds Program (CFP) - 715	50	0	0	0	0	0	0	0	50
Capital Funds Program (CFP) - 716	20	17	13	0	0	0	0	0	50
Capital Funds Program (CFP) - 717	2	19	19	12	0	0	0	0	52
Capital Funds Program (CFP) - 718	0	2	19	19	12	0	0	0	52
TOTAL REVENUES:	72	38	51	31	12	0	0	0	204
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	72	38	51	31	12	0	0	0	204
TOTAL EXPENDITURES:	72	38	51	31	12	0	0	0	204

REPLACEMENT HOUSING FACTORS (RHF)

PROJECT #: 2000000412

DESCRIPTION: Provide funding for new public housing developments including Modello and Smathers Plaza

LOCATION: Various Sites
Various Sites

District Located: Countywide
District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Replacement Housing Factor (RHF)	5,008	100	0	0	0	0	0	0	5,108
TOTAL REVENUES:	5,008	100	0	0	0	0	0	0	5,108
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	4,820	100	0	0	0	0	0	0	4,920
Planning and Design	188	0	0	0	0	0	0	0	188
TOTAL EXPENDITURES:	5,008	100	0	0	0	0	0	0	5,108

FY 2018 - 19 Adopted Budget and Multi-Year Capital Plan

SENATOR VILLAS - DISTRICT 10 PRESERVATION OF AFFORDABLE HOUSING

PROJECT #: 200000582



DESCRIPTION: Design and construct a 23-unit elderly housing building and associated parking
 LOCATION: SW 40 St between SW 89 Ave and SW 89 Ct District Located: 10
 Unincorporated Miami-Dade County District(s) Served: Countywide

REVENUE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
BBC GOB Financing	2,000	1,000	0	0	0	0	0	0	3,000
Comm. Dev. Block Grant	440	0	0	0	0	0	0	0	440
Federal Health & Human Services	1,046	500	0	0	0	0	0	0	1,546
TOTAL REVENUES:	3,486	1,500	0	0	0	0	0	0	4,986
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	2,788	1,500	0	0	0	0	0	0	4,288
Planning and Design	349	0	0	0	0	0	0	0	349
Project Administration	349	0	0	0	0	0	0	0	349
TOTAL EXPENDITURES:	3,486	1,500	0	0	0	0	0	0	4,986

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	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Capital Funds Program (CFP) - 714	5,333	0	0	0	0	0	0	0	5,333
Capital Funds Program (CFP) - 715	5,422	684	0	0	0	0	0	0	6,106
Capital Funds Program (CFP) - 716	2,704	2,149	1,000	0	0	0	0	0	5,853
Capital Funds Program (CFP) - 717	808	1,940	2,288	1,000	0	0	0	0	6,036
Capital Funds Program (CFP) - 718	0	808	1,940	2,288	1,000	0	0	0	6,036
TOTAL REVENUES:	14,267	5,581	5,228	3,288	1,000	0	0	0	29,364
EXPENDITURE SCHEDULE:	PRIOR	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	FUTURE	TOTAL
Construction	14,267	5,581	5,228	3,288	1,000	0	0	0	29,364
TOTAL EXPENDITURES:	14,267	5,581	5,228	3,288	1,000	0	0	0	29,364

UNFUNDED CAPITAL PROJECTS

PROJECT NAME	LOCATION	(dollars in thousands) ESTIMATED PROJECT COST
PUBLIC HOUSING - REPAIRS, MODERNIZATION, AND EQUIPMENT	Various Sites	443,000
UNFUNDED TOTAL		443,000