Memorandum

MIAMI-DADE COUNTY

Date: September 2, 2008

Agenda Item No. 8(G)(1)(B)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: Resolution Amending R-742-08 to Correct Scrivener's Errors and Approving Miami-Dade Housing Agency's Fiscal Year 2008-2009 Public Housing Agency Plan

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Attached is the corrected FY 2008-2009 Public Housing Agency Plan (PHA Plan) being resubmitted for consideration by the Board of County Commissioners (BCC) to amend Resolution R-742-08 as requested by the US Department of Housing and Urban Development (US HUD) Oversight Administrator in charge of Miami-Dade Housing Agency (MDHA).

On October 26, 2007, US HUD executed a Settlement Agreement (Agreement) with Miami-Dade County, which authorized US HUD to take temporary possession of MDHA for a period of nine months. The FY 2008-2009 PHA Plan reflects changes authorized by the US HUD Oversight Administrator, during the time of US HUD's temporary possession.

On July 1, 2008, the BCC adopted Resolution R-742-08 which approved the MDHA's PHA Plan. However, subsequent to the BCC's approval, certain scrivener's errors were identified. The County Attorney opined that these scrivener's errors could not be corrected administratively, and require that the BCC approve the changes. Therefore, this item amends R-742-08 with the attached PHA Plan that includes the following corrections:

1. Victory Homes is reflected as vacant land (and sits within a 142-unit public housing site) on typed-written page 3 of the attached 5-Year Plan;
2. Victory Homes is to be reflected as a disposition and not a demolition for only part of the development on type-written page 32 of the attached 5-Year Plan; and
3. Lincoln Gardens is to be reflected as both a disposition and demolition on type-written page 33 of the attached 5-Year Plan.

All of the other information contained in this cover memorandum and attached 5-Year Plan is the same as approved through R-742-08.

Scope

The PHA Plan, which has a countywide impact, includes MDHA's plans for managing the federally subsidized Public Housing and Section 8 programs. However, the MDHA PHA Plan does not account for the activities of other housing jurisdictions within Miami-Dade County, such as the Hialeah Housing Authority, Housing Authority of the City of Miami Beach, and Homestead Housing Authority, which must submit their own plans for their housing programs to US HUD.

Fiscal Impact

The PHA Plan includes the planned sources and uses of financial resources for the support of federal public housing and Section 8 programs, totaling $259.59 million for both operating and capital.

However, the allocation of funds is formula-based by US HUD and award of funding may not equate with the amount requested. Capital funds will be used for public housing operations, to include preparation of vacant units for occupancy, roof repairs, routine maintenance, and management improvements.

Background

The Quality Housing and Work Responsibility Act (QHWRA) enacted on October 21, 1998, and related regulations implemented by US HUD, require any local, regional, or State housing agency receiving federal funds and operating federal public housing or Section 8 programs to submit an annual PHA Plan.

The PHA Plan includes MDHA's mission and the long-range goals and objectives to achieve its mission over a five-year period, as well as MDHA's operations, programs, capital spending plan, and its approach for meeting the needs of the local community regarding public housing and Section 8, for the upcoming fiscal year.

The BCC approved MDHA's first PHA Plan on July 25, 2000, and all annual subsequent PHA Plan updates. Last year's PHA Plan was approved by the BCC through Resolution R-801-07 adopted on July 10, 2007. The 2008-2009 PHA Plan for BCC consideration includes the update of the 2005-2009 Five-Year Plan and the Annual Plan for fiscal year starting October 1, 2008 through September 30, 2009.

The highlights of this year's PHA Plan are as follows:

1. Reorganization of the Private Rental Housing Division, including opening of the new Section 8 Customer Service Center to provide services to Section 8 landlords and tenants.
2. Reopening of the waiting lists during Fiscal Year 2007-2008.
3. Increased goals for public housing occupancy rate and rent collection from 95 to 97 percent.
4. Continued promotion of full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities.
5. Continued redevelopment of Scott/Carver sites under the HOPE VI initiative, which includes public housing and homeownership projects.
6. Continued expansion of homeownership opportunities for public housing residents, including those that will be available through the redevelopment of Scott/Carver and Heritage Village I.
7. Continued implementation of the Section 8 Homeownership program, in partnership with the Office of Community and Economic Development (OCED).
8. Continued implementation of successful methods of accelerated move-in procedures for public housing applicants.
9. Subject to funding availability, continued implementation of the Voluntary Compliance Agreement (VCA) executed between US HUD and the County to make accessibility modifications to MDHA's public housing stock and non-housing programs to accommodate persons with disabilities.
10. Ensuring that persons with disabilities are provided with equal opportunity in housing and non-housing programs through the Reasonable Accommodation and Effective Communication policies that were established through the VCA.
11. Continued maintenance of programs to ensure the agency's integrity by investigating fraud and criminal activities allegations from tenants, staff, or entities doing business with MDHA.

Upon commencing the FY 2008-2009 PHA Plan process, MDHA held meetings with each of the Resident Advisory Boards (RAB) to present the proposed plan. For Public Housing, three regional meetings were held from January 14 through January 16, 2008. For Section 8, the meeting was held on February 27, 2008.

The proposed FY 2008-2009 PHA Plan was made available for public review and comments during the 45-day comment period from March 17, 2008 through April 30, 2008. It was distributed to MDHA's Public Housing Site Offices, Administration and Compliance Office, Section 8 Customer Service Center, and Miami-Dade Team Metro's Regional Offices across the County. Also, it was mailed to the Public Housing RAB, consisting of the Overall Tenant Advisory Council (OTAC), and Section 8 RAB members. The proposed FY 2008-2009 PHA Plan is also posted on MDHA's website. The public hearing was held on May 1, 2008.

During the comment period, comments were received from the Section 8 RAB, and after US HUD management consideration, changes were made to the PHA Plan to increase the initial term of the Section 8 voucher from 60 to 120 days. Comments were received from Legal Services of Greater Miami and County staff, and after further US HUD management consideration, appropriate changes were made to the PHA Plan that included some but not all of the County's suggestions. Those not included, which are not considered substantive, were not issues that cause the County to request further review by US HUD.

The US HUD Oversight Administrator submitted the corrected version of the PHA Plan because it was due to HUD no later than July 18, 2008. This item retroactively authorizes the Oversight Administrator's submission of the corrected PHA Plan on behalf of Miami-Dade County.

Attachments

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: September 2, 2008

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(G)(1)(B)

Please note any items checked.

_____	**"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Bid waiver requiring County Manager's written recommendation**
_____	**Ordinance creating a new board requires detailed County Manager's report for public hearing**
_____	**Housekeeping item (no policy decision required)**
✓	**No committee review**

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)(B)
9-2-08

RESOLUTION NO. _____

RESOLUTION AMENDING RESOLUTION R-742-08 TO CORRECT SCRIVENER'S ERRORS AND APPROVING MIAMI-DADE HOUSING AGENCY'S (MDHA) 2008-2009 PUBLIC HOUSING AGENCY PLAN (PHA PLAN) SUBJECT TO APPROVAL BY UNITED STATES HOUSING AND URBAN DEVELOPMENT (US HUD); RETROACTIVELY APPROVING THE US HUD OVERSIGHT ADMINISTRATOR'S SUBMISSION OF THE CORRECTED PHA PLAN TO US HUD ON BEHALF OF MIAMI–DADE COUNTY FOR US HUD'S FINAL APPROVAL

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, MDHA is responsible for providing safe, decent and sanitary affordable housing opportunities to the income groups defined by the United States Department of Housing and Urban Development (US HUD) as extremely low, low, and very-low income residents living in public and Section 8 housing; and

WHEREAS, the US HUD has taken temporary possession of MDHA pursuant to the Agreement executed between US HUD and the County October 26, 2007; and

WHEREAS, but for US HUD taking temporary possession of MDHA, this Board would approve and authorize the Mayor or his designee to submit the PHA Plan to US HUD for their final approval; and

WHEREAS, pursuant to the Agreement, the HUD Oversight Administrator is authorized to submit the PHA Plan to US HUD on the County's behalf,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board amends Resolution R-742-08 to correct those certain scrivener's errors; approves MDHA's 2008-2009 PHA Plan; and retroactively approves the HUD Oversight Administrator's submission, on behalf of Miami-Dade County, of the corrected PHA Plan to US HUD for US HUD's final approval.

The foregoing resolution was offered by Commissioner , who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of September, 2008. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.
Terrence A. Smith

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plan

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008-2009

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

HUD 50075
OMB Approval No: 2577-0226
Expires: 08/31/2009

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PHA Name: Miami-Dade Housing Agency (MDHA)
PHA Number: FL005

PHA Fiscal Year Beginning: (mm/yyyy): 10/2008

PHA Programs Administered:

☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**
Number of public housing units: 9,226 Number of S8 units: Number of public housing units:
Number of S8 units: 18,007 (*excludes 685 units Shelter Plus Care Program*)

☐**PHA Consortia:** **(check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

☐ Main administrative office of the PHA
☐ PHA development management offices
☒ PHA local offices: MDHA Administration and Compliance, 1401 NW. 7 Street, Miami, FL 33125

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

☒ Main administrative office of the PHA: MDHA Central Office
☒ PHA development management offices: Public Housing Site Offices
☒ PHA local offices: Section 8 Customer Service Center
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☒ PHA website
☒ Other (list below): Miami-Dade Team Metro Regional Offices

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

☐ Main business office of the PHA
☐ PHA development management offices
☒ Other (list below): MDHA Administration and Compliance.

5-YEAR PLAN UPDATE
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

NOTE: The Department of Housing and Urban Development (USHUD) executed a Settlement Agreement (Agreement) with Miami-Dade County on October 26, 2007. This Agreement authorized USHUD to take temporary possession of MDHA for a period specified in the Agreement, as may be amended. This PHA Plan reflects changes as a result of this federal action, during the time of USHUD possession.

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ We, the employees of Miami-Dade Housing Agency, through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County:

- Quality affordable housing opportunities.
- Neighborhood revitalization and stabilization activities.
- Partnerships with private and public entities to optimize resources through innovative programs.
- Efficient and effective management of resources.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

☒ Apply for additional rental vouchers: Whenever feasible.

☒ Reduce public housing vacancies:

- Achieve and maintain 97% or greater occupancy levels and 20 day-turnaround period for leasing vacant units.

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Expires: 08/31/2009

☒ Leverage private or other public funds to create additional housing opportunities:
- Access leveraged funding sources of Hope VI Scott/Carver re-development.

☒ Acquire or build units or developments.

☒ Other (list below)
- Continue to apply for funding opportunities that may become available to create additional housing opportunities.
- Open the waiting lists at least every three years, as mandated by the Adker Consent Decree. The waiting lists were opened during a two-week application period held April 18-29, 2005, and will be re-opened during Fiscal Year 2007-2008. The current list will be dissolved at that time.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management (PHAS Score):
- Continue the applicability of the Employee Demonstration of Growth and Efficiency Program (EDGE) to all units by encouraging employees' efficiency and upper mobility through training and certification, as a model for asset management.
- Implement successful methods of accelerated move-in procedures for new applicants to public housing.
- Continue with the Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- Continue the applicability of the Enterprise Income Verification (EIV) in Public Housing.

☒ Improve voucher management (SEMAP Score):
- Reorganization of the Private Rental Housing Division, which administers the Section 8 Program.
- Continue the applicability of the Enterprise Income Verification (EIV) in Section 8 programs.

☒ Increase customer satisfaction:
- Provide improved communication with management and referral services to residents.

☒ Concentrate on efforts to improve specific management functions:
- Deliver timely and quality maintenance services to public housing residents.
- Achieve and maintain 97% or greater of rent collections for the public housing program.
- Maintain preventive maintenance efforts.

☒ Renovate or modernize public housing units:
- Implement Capital Fund Action Plan.
- Continue the installation of air conditioners in public housing family and elderly units.

- MDHA will utilize contractors for projects presented in the Five Year Plan.

☒ Demolish or Dispose of obsolete public housing:
- Victory Homes (Vacant Land)
- Scattered Sites –B (8) - Disposition Sale
- Lincoln Gardens (47)
- Opa-locka Family (26)
- Elizabeth Virrick I & II (84), Smathers Plaza (Land Only), and Scott and Carver Homes (Land Only): have been approved for disposition by USHUD and MDHA is in the process of developing a plan of action.

☒ Provide replacement public housing:
- As part of the Scott/Carver Revitalization Plan

☐ Provide replacement vouchers:

☒ Other:
- Provide affordable replacement housing, in and around the Scott/Carver sites, consisting not only of new public housing units, but also of new affordable rental and homeownership units and eight (8) rehabilitated, affordable homeownership units off-site. Financing will be incorporated by HOPE VI grant, Replacement Housing Factor and leveraged funds from developer entity. Additional potential funding may be forthcoming from local sources.
- MDHA is examining the opportunity to maximize the construction of more affordable housing rental units at the HOPE VI site with a mixed use approach.

☒ PHA Goal: Increase assisted housing choices

Objectives:

☒ Provide voucher mobility counseling:
- As required by the Adker Consent Decree.

☒ Conduct outreach efforts to potential voucher landlords:
- Continue on-going landlord outreach program to attract and retain Section 8 owners through town hall meetings and educational workshops.
- Attract new participation of owners in the Section 8 program in cooperation with the Fair Housing Center (HOPE, Inc.), as required by the Adker Consent Decree.

☒ Increase voucher payment standards:
- The payment standards may increase when the fair market rents and/or USHUD funding levels increase.

☒ Implement voucher homeownership program:
- Section 8 Homeownership Program in partnership with OCED.

☒ Implement public housing or other homeownership programs:
- Assist at least 50 public housing families move from renting to homeownership.

☐ Implement public housing site-based waiting lists.

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☒ Conduct study to determine which public housing developments are required to be converted to vouchers.

☒ Other: (list below)

- MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding, including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only where necessary.

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.

☒ 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:

- The drug and crime activities elimination programs, contingent on alternative funding availability and partnerships; and
- Increase the number of residents participating in the elimination of drug and crime activity programs within Public Housing sites.

☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities):

On November 21, 2006, MDHA received HUD's approval of its Designation Housing Plan, to designate 2,598 public housing units for occupancy by elderly families only. The developments designated are: Biscayne Plaza (52), Edison Park/Plaza (80), Florida City Gardens (50), Goulds Plaza (50); Haley Sofge (475), Helen Sawyer Assisted Living Facility (101), Lemon City (100), Palmetto Gardens (40), Peters Plaza (102), Robert King High (315), Smathers Plaza (182), South Miami Plaza (97), Three Round Towers (391), Ward Towers (200), Wynwood Elderly (72), Palm Court (88), Palm Towers (103), and Ward Towers Assisted Living Facility (100).

☒ Other: (list below)

- Seek alternative funding for Aging in Place initiatives and prevention of premature institutionalization of elderly, disabled residents.
- Continue promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities (ALF).
- Partnered with Team Metro to launch community services at five Public Housing sites for Senior Citizens initiatives, such as the Government on the Go Bus.

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:
- Monitor contractors and subcontractors for compliance with Section 3 training and employment goals, and provide public housing residents with information about Section 3 business and training employment opportunities generated through MDHA awards and U.S.HUD assistance.

☒ Provide or identify supportive services to improve assistance recipients' employability:
- Seek new partnerships with both public and private entities to enhance social and economic services to residents in both public and assisted housing.

☒ Provide or identify supportive services to increase independence for the elderly or families with disabilities:
- OTAC will conduct the Floor Guardian/Neighbor Companion Program.

☒ Other: (list below)
- Maintain the Family Self- Sufficiency program in Public and Section 8 housing.
- Maintain the disallowance of increase in annual income, in accordance with the regulation.
- Continue to plan and implement annual interactive workshops, disseminate brochures, and attend community business forums to educate current and prospective MDC contractors about Section 3 goals and business opportunities.
- Continue effective case management system for the Scott/Carver HOPE VI Revitalization Program. Case management services are being provided by Miami-Dade County Department of Human Services (DHS) in coordination with MDHA.

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- MDHA also ensures access to assisted housing regardless of age, sexual orientation and marital status.

- MDHA will continue to implement effective Affirmative Fair Housing Marketing Plan when the waiting lists are opened.

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

- MDHA also undertakes affirmative measures to provide suitable living environment for families regardless of age, sexual orientation and marital status.

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

- Complete survey of public housing developments to identify inaccessible housing units as outlined in the Voluntary Compliance Agreement (VCA).

☒ Other: (list below)

- Maintain compliance with the Adker Consent Decree.
- Continue to monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in MDHA's assisted housing programs.
- Continue to implement Section 504, ADA, Fair Housing Act and applicable accessibility modifications for persons with disabilities to MDHA's existing housing units, administrative offices, non-housing programs, in accordance with the milestones and objectives established in the VCA, if Capital Funding Program funding allows.
- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.
- Continue to afford persons with disabilities equal opportunity in housing and non-housing programs services and activities through implementation of the Reasonable Accommodation and Effective Communication policies as revised under the VCA.
- Continue implementation of domestic violence policy and procedures.

Annual PHA Plan
PHA Fiscal Year 2008-2009
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

☐ **High Performing PHA**
☐ **Small Agency (250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

The Quality Housing and Work Responsibility Act (QHWRA), enacted by Congress on October 21, 1998, is the single most significant piece of housing legislation since the U.S. Housing Act of 1937. The subsequent statute and implementing regulations promulgated by the U.S. Department of Housing and Urban Development (USHUD) require each housing authority (HA) to submit an Annual Plan and a five (5) year management plan.

Miami-Dade Housing Agency (MDHA), which is the housing department of Miami-Dade County, views the Annual Plan as an opportunity to show that the housing agency's dedicated and enthusiastic staff, together with the support of the parties involved, can and will achieve the goals and objectives that have been set during this planning process.

This year's Annual Plan covers the period October 1, 2008 through September 30, 2009. The planning process incorporates input and comments from MDHA staff, resident advisory boards, housing program participants, business partners and the public.

USHUD executed a Settlement Agreement (Agreement) with Miami-Dade County on October 26, 2007. This Agreement authorized USHUD to take temporary possession of MDHA for a period specified in the Agreement, as may be amended. This PHA Plan reflects changes as a result of this federal action, during the time of USHUD possession.

The highlights of this year's plan include the following:

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1. Reorganization of the Private Rental Housing Division, including opening of the new Section 8 Customer Service Center, to provide services to Section 8 landlords and tenants.

2. Reopening of the waiting lists during Fiscal Year 2007-2008.

3. Increase goals for public housing occupancy rate and rent collection from 95% to 97%.

4. Continue promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities.

5. Continue redevelopment of Scott/Carver sites under the HOPE VI initiative, which includes public housing and homeownership projects.

6. Continue expanding homeownership opportunities for public housing residents, including those that will be available through the redevelopment of Scott/Carver.

7. Continue implementing the Section 8 Homeownership program in partnership with the Office of Community and Economic Development (OCED).

8. Continue implementing successful methods of accelerated move-in procedures for public housing applicants.

9. Subject to funding availability, continue implementing the Voluntary Compliance Agreement (VCA) to make accessibility modifications to MDHA's public housing stock and non-housing programs to accommodate persons with disabilities.

10. Continue providing persons with disabilities equal opportunity in housing and non-housing programs through the Reasonable Accommodation and Effective Communication policies, as revised under the VCA.

11. Continue maintaining anti-fraud programs to ensure the agency's integrity by investigating fraud and criminal activity allegations from tenants, staff, or entities doing business with MDHA.

12. Effective February 1, 2008, the County-owned Section 8 New Construction Developments, Miami Gardens, Wynwood, Singer Plaza, Little Havana I, Riverside, Gibson Plaza, Coconut Grove, Goulds and Perrine Rainbow, have been transferred to the Office of Community and Economic Development (OCED). MDHA's Applicant and Leasing Center will continue managing the waiting list and certifying eligible families until the expiration of the Adker Consent Decree on August 2, 2009.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Statement of Policy for Deconcentration: **fl005a02**
- ☒ Capital Fund Program Annual Statements FY08-09 (CFP 718)= **fl005b02** and Two (2) RHFs= **fl005c02.**
- ☒ CFP P&E Reports: FY07-08 (CFP 717)= **fl005y02;** FY06-07 (CFP 746 & 750)= **fl005u02**; FY05-06 (CFP 715)= **fl005t02;** FY04-05 (CFP 714)= **fl005s02;** RHF 2001-2004 (CFP 721-724)= **fl005w02;** RHF 2005-2007 (CFP 721-727 & 731-737)=**fl005x02**.
- ☐ Most recent board-approved operating budget: (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY): **Not Applicable.**
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan: **Not Applicable.**
- ☒ Membership of the Resident Advisory Board(s): Public Housing= **fl005e02** & Section 8= **fl005f02.**
- ☒ Implementation of Public Housing Resident Community Service Requirements: **fl005g02.**

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☒ Statement of Pet Policy: **fl005h02.**
☒ Statement of Progress in Meeting the 5-Year Plan Mission and Goals: **fl005i02.**
☒ Section 8 Homeownership Program Capacity Statement: **fl005j02.**
☒ Section 8 Project-based Voucher Program Capacity Statement: **fl005k02.**
☒ Deconcentration and Income Mixing Revised Template Question: Component 3A (6): **fl005l02.**
☒ Resident Homeownership of the PHA Governing Board Statement of Exemption: **fl005m02.**
☒ Voluntary Conversion Initial Assessment Template Questions: Component 10.B (must be attached if not included in the PHA Plan text): **fl005n02.**
☒ Comments of Resident Advisory Board or Boards (must be attached if not included in the PHA Plan text): Section 8 RAB: **fl005d02.**
☒ Statement of Policy on Violence Against Woman Act (VOWA): **fl005p02**

Optional Attachments:
☐ PHA Management Organizational Chart:
☒ Capital Fund Program 5 Year Action Plan**: fl005o02**
☒ Other (List below, providing each attachment name): Comments received during comment period from:
- Senior Advisor to County Manager: **fl005q01**
- Legal Services of Greater Miami, Inc.: **fl005r01**

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & on Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Adker Consent Decree and the Voluntary Compliance Agreement (VCA) Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction/s.	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis.	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents. ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
✓	Approved HOPE VI applications or, where applicable, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public	Annual Plan: Designation

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	housing (Designated Housing Plans).	of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act.	Annual Plan: Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Policies governing any Section 8 project based program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
(N/A)	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention (Not Applicable)
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings. Note: Fiscal Year (FY) 05-06 audit is available; FY 06-07 and 07-08 will be available during the third quarter (April-June 2008)	Annual Plan: Annual Audit
✓	The Follow up Plan of the Resident Service and Satisfaction Survey Results For Fiscal Year 2005-2006. (RASS Follow-up Plans)	Annual Plan
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	**Overall**	**Afford-ability**	**Supply**	**Quality**	**Access-ibility**	**Size**	**Loca-tion**
Income <= 30% of AMI	31,565	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	22,275	4	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	29,930	3	3	N/A	N/A	5	N/A
Elderly	29,000	4	5	N/A	N/A	N/A	N/A
Families with Disabilities	42,705	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	121,325	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Black)	43,530	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (White)	21,545	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Asian and Other)	2,215	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

☒ Consolidated Plan of the Jurisdiction/s: Miami-Dade County
Indicate year: 2008-2012
The information provided under the "Overall" column by *Income* break-down and *Elderly* is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and State of Florida Small City recipients, Florida City and Homestead).

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset.
The information under the "Overall" column for *Families with Disabilities* and *Race/Ethnicity* break-down is based on persons (not families) residing in Miami-Dade County, including incorporated municipalities.

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
- ☒ Section 8 tenant-based assistance
- ☐ Public Housing
- ☐ Combined Section 8 and Public Housing
- ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover *(3/2007 to 3/2008)*
Waiting list total	34,126		5,318
Extremely low income <=30% AMI	*Family income will be determined at the time of eligibility interview*		
Very low-income >30% but <50%	*Family income will be determined at the time of eligibility interview*		
Low income (>50% but <80%)	*Family income will be determined at the time of eligibility interview*		
Moderate Income (over 80% AMI)	*Family income will be determined at the time of eligibility interview*		
Families with children	27,457	80%	
Elderly families	7,560 *(Some elderly families include children)*	22%	
Families with Disabilities	4,577 (*Includes elderly & non-elderly families)*	13%	
White/Non-Hispanic	585	2%	
Black/Non-Hispanic	15,001	44%	
White/Hispanic	14,987	44%	
Black/Hispanic	1,311	4%	
Native American	137	0.4%	
Asian and Other	2,070 *Includes:* *55 Asian,* *245 No Race & No Ethnicity.* *847 Black & No Ethnicity,* *524 White & No Ethnicity,* *360 No Race & Hispanic* *37 No Race & Non-Hispanic* *2 Other Pacific Islander*	6%	
Characteristics by Bedroom Size	*Not applicable for Section 8 Tenant-Based Waiting List*		

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 35 months (as of March 2008)

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

(Note: MDHA plans to reopen the waiting list during fiscal year 2007-2008 and the current waiting list will be dissolved)

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes - Families affected by natural disasters.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☒ Project-based (Public Housing, Moderate Rehabilitation and Section 8 New Construction)

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover (*3/2007 to 3/2008*)
Waiting list total	18,149		14,215
Extremely low income <=30% AMI	*Family income will be determined at the time of eligibility interview*		
Very low-income >30% but <50%	*Family income will be determined at the time of eligibility interview*		
Low income (>50% but <80% AMI)	*Family income will be determined at the time of eligibility interview*		
Moderate Income (over 80% AMI)	*Family income will be determined at the time of eligibility interview*		
Families with children	18,002 *(Some elderly families include children)*	99%	
Elderly families	1,350	7%	
Families with	1,520	8%	

Housing Needs of Families on the Waiting List			
Disabilities	*(Includes elderly and non-elderly families)*		
White/Non-Hispanic	281	2%	
Black/Non-Hispanic	9,540	53%	
White/Hispanic	6,415	35%	
Black/Hispanic	700	4%	
Native American	88	0.5%	
Asian and Other	1,077 *Includes* *32 Asian,* *141 No Race & No Ethnicity.* *533 Black & No Ethnicity,* *98 White & No Ethnicity,* *247 No Race & Hispanic* *26 No Race & Non-Hispanic*	6%	
Characteristics by Bedroom Size (Public Housing)	*MDHA's system calculates bedroom size based on family count, age and sex of family members.*		
0 BR	*Single persons will have the choice of selecting zero (0) Br at the time of eligibility interview.*		
1 BR	5,686	31%	
2 BR	6,798	38%	
3 BR	4,445	25%	
4 BR	1,025	6%	
5 BR	168	0.9%	
5+ BR	27	0.1%	

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 35 months (as of March 2008)

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

(Note: MDHA plans to reopen the waiting list during fiscal year 2007-2008 and the current waiting list will be dissolved)

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes – Families affected by natural disasters.

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, taking into consideration USHUD funding levels.
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- ☒ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
  - Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families.
  - MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding, including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only where necessary.
  - Participating in Miami-Dade County's General Obligation Bond (GOB) program as described in MDHA's Five-Year Plan to preserve and/or expand affordable housing in Miami-Dade County.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional Section 8 units should they become available:
  - Whenever feasible for MDHA
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
  - Continued implementation of the Section 8 Homeownership Program.
  - Continued implementation of the Project-based Section 8 Voucher Program, contingent on the availability of vouchers.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

- ☐ Seek designation of public housing for the elderly:
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available.
- ☒ Other:
  Continue promoting full occupancy of Ward Towers Assisted Living Facility as an assisted living facility.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☒ Other: (list below)

- Carry out agency-wide Section 504/ADA modifications as needed and affordable.
- Continue implementation of the Section 504/ADA public housing unit accessibility requirements of the Voluntary Compliance Agreement (VCA) between MDHA and USHUD.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs.

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:
Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations: In cooperation with the Fair Housing Center.
☒ Other: (list below)
- Continue administering the Adker Consent Decree.
- Continue to counsel HOPE VI families about Homeownership.
- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.

Other Housing Needs & Strategies: (list needs and strategies below)

☒ Fraud control and audit programs:
- Maintain an anti-fraud program to ensure agency's integrity by investigating fraud, including unreported family income, and other criminal activities allegations from residents, staff or entities doing business with MDHA.
- Maintain audit and quality control functions to ensure compliance with USHUD and MDHA regulations and procedures, including fair labor standards and resident income verification and rent calculation.
- Additional audit functions include review reimbursements to the Fair Housing Center for class members under the Ann Marie Adker Consent Decree.
- Continue utilizing the Enterprise Income Verification (EIV) in Public and Section 8 housing, to verify income information provided by program participants.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs (Section 8 Program).
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2008-2009)	Preliminary Estimate	
a) Public Housing Operating Fund	$ 30,483,000	
b) Public Housing Capital Fund	$ 12,393,000	
c) HOPE VI Grant	$ 9,803,000	
d) HOPE VI Demolition	$ 0	
e) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	$166,938,000	
f) Public Housing Drug Elimination Program	$ 0	
g) Resident Opportunity and Self-Sufficiency Grants	$ 0	
h) Community Development Block Grant - Public Housing	$ 6,400,000	
i) Replacement Housing Factor	$ 2,323,000	
j) Other Federal Grants (list below)		
Shelter Plus Care Program	$ 7,915,000	
CDBG – (OCD)	$ 0	
Shelter Plus Care	$ 0	

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
Family Self-Sufficiency Program	$ 64,000	
Relocation	$ 0	
Family Unification	$ 0	
2. Prior Year Federal Grants (unobligated funds only) (HOPE VI Grants)	$ 0	
3. Public Housing Dwelling Rental Income	$ 17,334,000	Public Housing Operations
4. Other income (list below)		
Building Better Communities GOB Program	$ 0	
5. Non-federal sources (list below)		
Capital Asset Acquisition Bonds Series 2007	$ 4,609,000	HOPE VI Revitalization
Adker Consent Decree	$ 0	
Miscellaneous Revenue	$ 678,000	Public Housing Operations
Investment Interest (P. Rental Housing)	$ 150,000	Public Housing Operations
Sale of Property	$ 500,000	Public Housing Operations
Total Resources	**$259,590,000**	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

☐ When families are within a certain number of being offered a unit: (state number)
☐ When families are within a certain time of being offered a unit: (state time)
☒ Other: (describe)

- MDHA preliminary screening for Public Housing begins at the time of application and additional verification for eligibility is completed when an applicant is selected from the waiting list.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity
☒ Rental history
☐ Housekeeping
☒ Other (describe)

Failure to cooperate with application processing requirements; unpaid balances on previous assisted housing; eviction from previous assisted housing; fraud in any federal housing program

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source.

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list? (select all that apply)

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists:
☒ Other (describe):

- Helen Sawyer and Ward Towers Assisted Living Facilities (ALFs): Qualified Public Housing residents requesting transfers will be given first preference, then, qualified public housing applicants, including persons with disabilities, and thereafter to non-ALF eligible elderly residents and applicants, upon availability.

b. Where may interested persons apply for admission to public housing?

☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)
On-line, whenever program waiting list opens.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection.

Note: At the completion of the Adker Consent Decree, MDHA will operate site-based waiting lists, per Asset Management requirements.

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
   - ☐ PHA main administrative office
   - ☐ All PHA development management offices
   - ☐ Management offices at developments with site-based waiting lists
   - ☐ At the development to which they would like to apply
   - ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- ☐ One
- ☐ Two
- ☒ Three or More

b. ☐ Yes ☒ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Section 8 Moderate Rehabilitation applicants receive one offer unless they do not accept the unit for good cause.

(4) Admissions Preferences

a. Income targeting:

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)
- ☒ Emergencies
- ☒ Overhoused (*)
- ☒ Underhoused (*)
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☒ Other: (list below)
  - Disabled public housing residents requiring Uniform Federal Accessibility Standard-accessible units and units with accessible features.

(*) Transfers for Overhoused and Underhoused conditions shall take priority over new admissions under the following circumstances:
- ✓ The Overhoused condition is such that the family size includes fewer persons than the number of bedrooms in the unit.

✓ The Underhoused (overcrowded) condition is such that household members over six (6) years of age equal more than two (2) persons per bedroom.

✓

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition):
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences:

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)
- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:
- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and Continued Occupancy Policy (ACOP)
- ☐ PHA briefing seminars or written materials
- ☒ Other source (list): MDHA website

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)
- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing Revised Questions, (Not Applicable in this Section of the Template).
(See Revised Questions on Required Attachment fl005l01)

a. ☐ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☐ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
☐ Other (list policies and developments targeted below)

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☐ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords (select all that apply)

☐ Criminal or drug-related activity
☒ Other (describe below)

- Clients' current and prior addresses, current and prior landlord's addresses, and eligibility based on criminal background check.
- Upon request, landlords are provided access to clients' file.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office
☒ Other (list below)
On-line, whenever program waiting list opens.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

MDHA has changed the initial term of the Section 8 voucher from the standard 60-day period to search for a unit, to 120 days from the date of voucher issuance. MDHA may extend the initial term beyond 120 days in accordance with the Section 8 Administrative Plan and as a reasonable accommodation due to disability, as permitted by 24 CFR (Code of Federal Regulations) § 982.303.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to Section 8 Tenant-Based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special Purpose Section 8 Assistance Programs.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☐ Substandard housing

☐ Homelessness
☐ High rent burden

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☐ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
☒ The Section 8 Administrative Plan
☐ Briefing sessions and written materials
☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?
☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

MDHA increased the minimum rent from $25 to $50, per ACOP approved by Board of County Commissioners on July 10, 2007.

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:
Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Rents less than 30% would be if resident chose the flat rent option.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
  If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
  If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling Rents:

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes, for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold):
  - $200.00 per month: MDHA increased the income threshold amount from $40 to $200 per month, per ACOP approved by Board of County Commissioners, on July 10, 2007.
☐ Other (list below):

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☒ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket

☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

☐ $0
☐ $1-$25
☒ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below).
Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]
Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

A. PHA Management Structure

Describe the PHA's management structure and organization. (select one)

☒ An organization chart showing the PHA's management structure and organization is attached:
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 10/01/08	Expected Turnover
Public Housing	9,353	1,000
Turnkey III Homeownership	35	15
Section 8 Vouchers	14,490	2,500*
Section 8 Moderate Rehabilitation	2,187	300
Special Purpose Section 8 Vouchers Mainstream Program	75	15
Section 8 Portable Vouchers	160	0
Section 8 Single Room Occupancy	290	40
Shelter Plus Care	685	150
Section 8 New Construction (Privately owned)	209	50
Section 8 Substantial Rehabilitation (Privately owned	596	80

** 900 possible reinstatements*

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Admissions and Continued Occupancy Policy
Conventional Public Housing Dwelling Lease and Community Policies
Miami-Dade Housing Agency Policies and Procedures Handbook

(2) Section 8 Management: (list below)
Section 8 Administrative Plan
SEMAP Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart

B, for residents of public housing?: Grievance procedures referred in the Community Policies as part of the lease and in the ACOP.

If yes, list additions to federal requirements below:

- Hearings are audiotaped to create a record of the hearing.
- The division director may modify the decision of the hearing panel in extenuating circumstances, upon additional revision of the case and interview of the resident.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

☐ PHA main administrative office
☒ PHA development management offices:
- Residents of Public Housing developments only.

☒ Other (list below):
- Applicants: Applicant and Leasing Center
  2925 NW 18 Avenue, Miami, FL 33142.

B. Section 8 Tenant-Based Assistance

1. ☒ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

If yes, list additions to federal requirements below:

- Hearings are audiotaped to create a record of the hearing.
- MDHA's Director may modify the decision of the hearing officer in extenuating circumstances.

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

☐ PHA main administrative office:
☒ Other (list below)

Applicants: Applicant and Leasing Center
2925 NW 18 Avenue, Miami, FL 33142

Section 8 Tenants: Section 8 Customer Service Center
Merline Matthews Community Center
5200 NW 22 Avenue, Miami, FL 33142

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: FY 2008-09: **fl005b02** and two (2) RHFs: **fl005c02.**

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **fl005o02**

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☒ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Ward Tower Assisted Living Facility
2. Development (project) number: FL29P005044

3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

c) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Scott/Carver Homes
2. Development (project) number: FL29P005004/FL29P005020
3. Status of grant: (select the statement that best describes the current status)
   - ☒ Revitalization Plan under development: Phase 2
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway: Phase 1.

☐ Yes ☒ No: d) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:

☒ Yes ☐ No: e) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? f yes, list developments or activities below:

- Scott/Carver Hope VI Revitalization

☒ Yes ☐ No: f) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

- Additional public housing units in the Scott/Carver Hope VI Revitalization Program funded by the Replacement Housing Factor Grant.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]
Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip

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Expires: 08/31/2009

to component 9. If "No", complete the Activity Description table below:

Demolition/Disposition Activity Description
1a. Development name: Victory Homes 1b. Development (project) number: Fl005-007
2. Activity type: Demolition ☐ Disposition ☒ (Vacant Land)
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: August 2008
5. Number of units affected: 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: August 2010 b. Projected end date of activity: August 2012

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites -B 1b. Development (project) number: FL005-017B
2. Activity type: Demolition ☐ Disposition ☒ (Sale) *(Part of Scott/Carver Disposition)*
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 2/11/2005 *(HUD'SAC Chicago Office, to provide confirmation approval)*
5. Number of units affected: 8 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/01/08 b. Projected end date of activity: 10/01/09

Demolition/Disposition Activity Description
1a. Development name: Lincoln Gardens 1b. Development (project) number: FL005-019
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: August 2008
5. Number of units affected: 47 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 8/31/09 b. Projected end date of activity: 8/31/11

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description
1a. Development name: Opa-locka Family 1b. Development (project) number: FL005-074
2. Activity type: Demolition ☒ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, submitted, or planned for submission: 7/2006
5. Number of units affected: 26 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/30/08 *(Note: MDHA submitted additional information requested by USHUD).* b. Projected end date of activity: 9/30/10

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for

occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description:

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?
If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission:
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐ Part of the development ☐ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to

component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

In last year's PHA Plan (FY 2006-07), MDHA certified that the Cost Comparison Analysis for the eligible clusters identified in the December 20, 2006 Cluster Candidate Report (Cluster FL005C001-Liberty Square 002, 003 & 005, and Cluster FL005D001-Edison Court) showed that maintaining those developments as Public Housing cost less than the Voucher cost.

No other MDHA developments have been identified in subsequent Cluster Candidate Reports, from January 2007 through March 3, 2008.

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below):
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Number of units affected: Coverage of action: (select one) ☐ Part of the development ☐ Total development

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937 (Voluntary Conversion) (See Attachment fl005n01)

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937 (Mandatory Conversion) (See information on 10.A above)

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c (h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☒ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Homes Dade County 1b. Development (project) number: FL005-052C – (160-836)
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 5 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 08/31/2009

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Homeownership 1b. Development (project) number: FL005-052A – (320-834)
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☐ Turnkey III ☒ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☐ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☒ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 06/01/08
5. Number of units affected: TBD 6. Coverage of action: (select one) ☒ Part of the development ☐ Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Heritage I 1b. Development (project) number: FL005-64 (320-064)
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☒ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 1977
5. Number of units affected: 30 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: The Program was approved by Miami-Dade Board of County Commissioners on December 2001, and is being administered by the Private Rental Housing Division.

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☒ more than 100 participants

b. PHA-established eligibility criteria

☒ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

- The family must be currently in good standing with the housing agency, including no outstanding debt to MDHA for previous quality standard damages or unpaid rent
- The family must be in compliance with the current lease
- The family shall not have quality standards violations existing in the unit, which have not been corrected within the time provided by the Section 8 Inspections Office
- The family shall not have a history of late payments
- The family must not have a previous default on a mortgage obtained through a MDHA homeownership program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☒ Other policies (list below):
  - Facilitate interactive workshops to educate current and prospective MDC contractors and entities about Section 3 goals and business opportunities.

b. Economic and Social self-sufficiency programs

☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skips to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use).

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly Outreach Center	Various	Referral	MDHA Facilities	PH
Elderly Meals	3 locations	PH Residents	MDHA Developments	PH
"Aging in Place" Referrals	Various	Referrals	MDHA Facilities	PH
Case Management – ALF	Various	Referrals	MDHA Facilities	PH
Parenting Classes	Various	Residents/ Referrals/ Walk-ins	Rainbow Village Arthur Mays	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of September 2007)
Public Housing	N/A	113
Section 8	216	257

b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:
NOTE: MDHA anticipates maintaining the required number of participants.

C. Welfare Benefit Reductions

4. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
☒ Informing residents of new policy on admission and reexamination
☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents? (select all that apply)

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)
   All family developments

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

☒ Crime Prevention through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☒ Volunteer Resident Patrol/Block Watchers Program
☒ Other: (describe below)
With the loss of the Public Housing Drug Elimination Program (PHDEP) funding, MDHA is looking for alternative sources of funding and incorporation of local law enforcement entities to continue enforcing the reduction of crimes in public housing.

2. Which developments are most affected? (list below)
All Family Developments

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
☒ Police provide crime data to housing authority staff for analysis and action
☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) unincorporated Miami-Dade County
☒ Police regularly testify in and otherwise support eviction cases
☒ Police regularly meet with the PHA management and residents
☒ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
☐ Other activities (list below)

2. Which developments are most affected? (list below)
All family developments

D. Additional information as required by PHDEP/PHDEP Plan (Not Applicable, See Section B)
PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
☐ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
☐ Yes ☐ No: This PHDEP Plan is an Attachment:

14. RESERVED FOR PET POLICY (See Attachment fl005h01)

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c (h))? (If no, skip to component 17.)
2. ☐ Yes ☒ No: Was the most recent fiscal audit submitted to HUD? The FY 2006-2007 audits are not complete
3. ☐ Yes ☐ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☒ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
   - ☒ Attached as Attachment: Section 8 RAB Comments= **fl00d02**
   - ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☒ The PHA changed portions of the PHA Plan in response to comments
  List changes below:
  - MDHA has changed the initial term of the Section 8 voucher from the standard 60-day period to search for a unit, to 120 days from the date of voucher issuance. MDHA may extend the initial term beyond 120 days in accordance with the Section 8 Administrative Plan and as a reasonable accommodation due to disability, as permitted by 24 CFR (Code of Federal Regulations) § 982.303.
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)
- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **Miami-Dade County**.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Criteria for "Substantial Deviation" and "Significant Amendment or Modification":

A Substantial Deviation from the Five-Year Plan is an overall change in the direction of the Miami-Dade Housing Agency (MDHA) pertaining to its goals and objectives. The MDHA will consider the following actions as a Substantial Deviation from the Five-Year Plan:

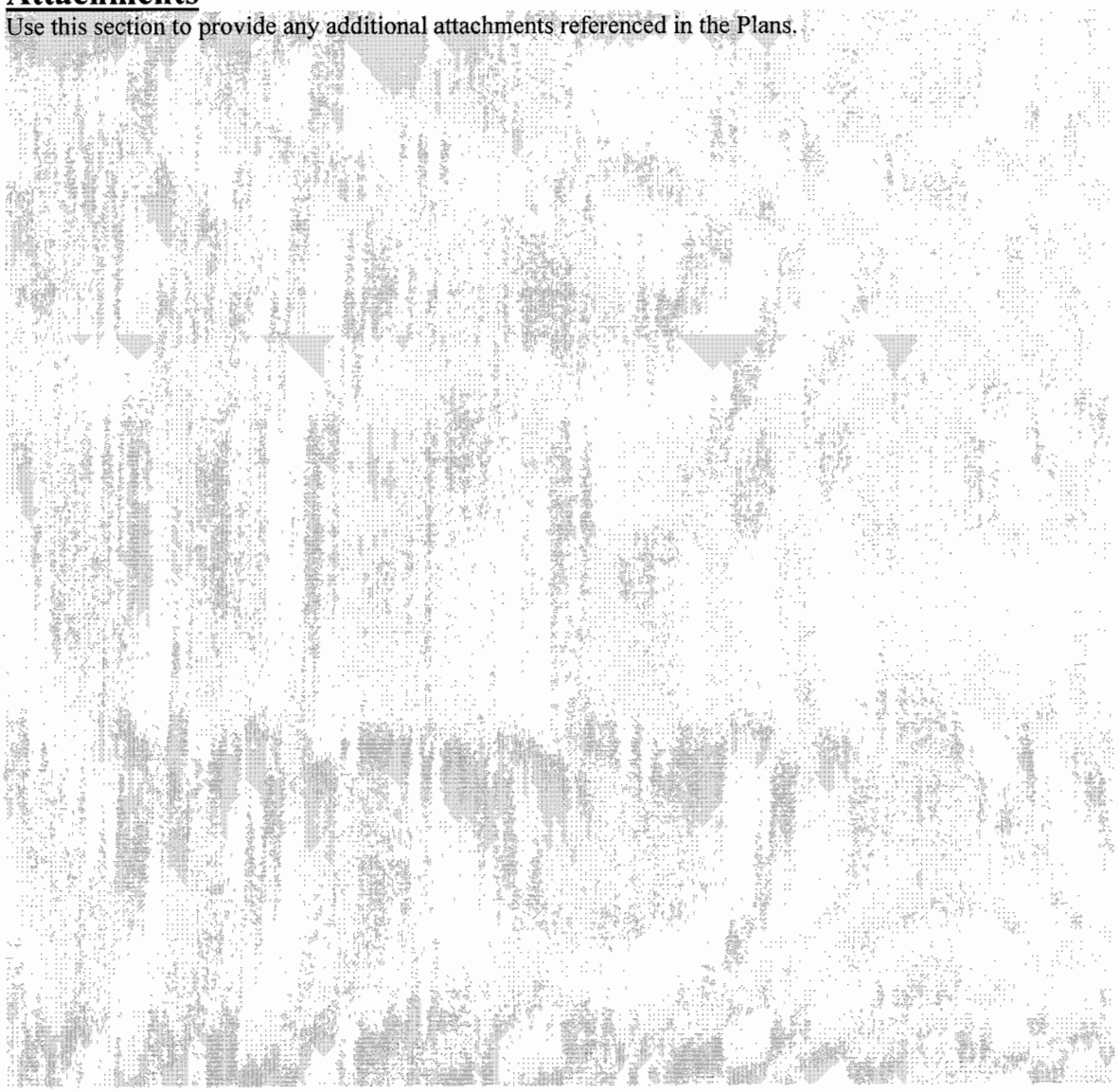
- The undertaking of new program activities that do not otherwise further the MDHA's stated mission or further the goals as set forth in the current Five-Year Plan.
- Insufficient budget authority from HUD and Miami-Dade County necessitating the need to either alter, reduce, or terminate any specific program activity.
- New program activities required or adopted to reflect changes in HUD regulations, or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/programmatic changes will not be considered as a Substantial Deviation from the Five-Year Plan.

A Significant Amendment or Modification to the Annual Plan is a change in policy pertaining to the operation of the MDHA. The MDHA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:

- Significant changes to rent or admission policies, or organization of the waiting list.
- Addition of new work items (excludes emergency work) not included in the Capital Fund Program (CFP) 5-Year Action Plan or Annual Statement(s), exceeding a cumulative average of 10% of the current fiscal year's grant, or changes in use of the replacement reserve under the CFP demolition and/or disposition activities, new or amended development plans, designation or conversion actions not currently identified in the Five-Year Plan or either the Annual Plan, or otherwise approved by HUD.
- New program activities required or adopted to reflect changes in HUD regulations, or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Substantial Amendment or Modification to the Five-Year Plan and Annual Plan.

Attachments

Use this section to provide any additional attachments referenced in the Plans.



PHA PLAN
ATTACHMENTS

fl005a01= Statement of Policy for Deconcentation
fl005b01= Capital Fund Program (CFP) Annual Statement FY 2008-2009
fl005c01= CFP Two (2) Replacement Housing Factors FY 2008-2009
fl005d01= Comments of the Resident Advisory Board (RAB): Section 8 RAB
fl005e01= Membership of the Resident Advisory Board – Public Housing RAB
fl005f01= Membership of the Resident Advisory Board – Section 8 RAB
fl005g01= Implementation of Public Housing Resident Community Service Requirement
fl005h01= Pet Policy
fl005i01= Statement of Progress in Meeting the 5-Year Plan Mission and Goals
fl005j01= Section 8 Homeownership Capacity Statement
fl005k01= Section 8 Project-based Voucher Program Capacity Statement
fl005l01= Deconcentration and Income Mixing Revised Template Question. Component 3.A
fl005m01= Resident Homeownership of the PHA Governing Board Statement of Exemption
fl005n01= Voluntary Conversion Initial Assessment Template Question: Component 10.B
fl005o01= Capital Fund Program 5Year Action Plan
fl005p01= PHA Management Organizational Chart
fl005q01= Comment received during Comment Period: Senior Advisor to the County Manager
fl005r01= Comment received during Comment Period: Legal Services of Greater Miami, Inc.

MIAMI-DADE HOUSING AGENCY

Statement of Revised Policy on Deconcentration of Poverty and Promoting Mixed Income

Miami-Dade Housing Agency's (MDHA) Deconcentration Policy incorporates the provisions in the final rule on the *Deconcentration of Poverty and Promoting Mixed Incomes* in public housing. The deconcentration policy applies only to applicants for public housing and to residents seeking voluntary transfers within "covered" public housing developments (general occupancy family public housing developments). The deconcentration requirements apply only to developments with average incomes above or below the Established Income Range (EIR), which is 85 to 115 percent of the average family income for all covered developments, or 30 percent of the Area Median Income, whichever is greater. Developments exempt from the deconcentration rule are developments that house only elderly persons, persons with disabilities or both, developments with HUD-approved mixed-finance plans using HOPE VI or public housing funds, public housing developments approved for demolition or for conversion to tenant-based assistance.

The policy for deconcentration of income requires an annual analysis of the concentration of income in covered public housing developments, which is to be included as a supporting documentation of the PHA Plan. At each analysis, the average income of each covered development is calculated. Any covered development having an average income outside (above or below) the EIR requires an explanation or justification of that income profile that is consistent with: a) the deconcentration of poverty and income mixing, and b) the local goals and strategies contained in the PHA Plan.

MDHA performs an annual income analysis of its 60 covered public housing developments. The income profile of covered developments falling above or below the EIR is justified according to the deconcentration rule for the following reasons: Adker Consent Decree, self sufficiency strategies and programs, homeownership and scattered sites. Although the income profile of the covered developments falling outside the EIR for the income analysis can be justified, MDHA's deconcentration policy includes, but is not limited to: 1) capital improvements toward developments with an average income below the EIR to encourage applicant families whose income is above the EIR to accept units in those developments; 2) providing incentives which encourages families with incomes below the EIR to accept units in developments with incomes above the EIR; and 3) providing any other strategies allowed by statutes and determined by MDHA in consultation with residents and community via the PHA planning process.

CAPITAL FUND PROGRAM

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 08	

X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$1,340,000.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$150,000.00	$0.00	$0.00	$0.00
4	1410 Administration	$1,340,000.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$900,000.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$95,000.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$7,015,000.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$570,000.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$1,050,000.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$865,000.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$75,000.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$0.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502 Contingency	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$13,400,000.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of Line 21 Related to Security – Hard Costs	$0.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

fl005b01

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P005501 08				Federal FY of Grant: 10/ 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Capital Fund Program Grant No:	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Operations	Housing Operations Expenses, Salaries, Sundry, Etc.	1406		$1,340,000.00				
HA-WIDE Management Improvements	Management Improvements	1408		$150,000.00				
HA-WIDE Administration	Administration Cost and Salaries	1410		$1,340,000.00				
HA-WIDE Architectural Fees	Administrative Fees In House and External	1430		$900,000.00				
HA-WIDE Site Improvements	Region Wide-All Developments Site Improvements	1450		$95,000.00				
HA-WIDE Dwelling Structures	Region Wide-All Developments Comp. Mod. - Dwelling Strucutres	1460		$7,015,000.00				
HA-WIDE Dweliing Equipments	Region Wide-All Developments Dwelling Equipments	1465		$570,000.00				
HA-WIDE Non-Dwelling Renovations	Region Wide-All Developments Offices and Lobbies Renovations	1470		$1,050,000.00				
HA-WIDE	Region Wide-All Developments Non-Dwelling Equipments	1475		$865,000.00				
HA-WIDE	Region Wide-All Developments Relocations	1495		$75,000.00				
		Total		$13,400,000.00				

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Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 08	Federal FY of Grant: 10/2008

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Opreations 1406	9/30/2010			9/30/2012			
HA-WIDE Management Improvements 1408	9/30/2010			9/30/2012			
HA-WIDE Administration 1410	9/30/2010			9/30/2012			
HA-WIDE Architectural Fees 1430	9/30/2010			9/30/2012			
HA-WIDE Site Improvements 1450	9/30/2010			9/30/2012			
HA-WIDE Dwelling Structures 1460	9/30/2010			9/30/2012			
HA-WIDE Dwelling Equipments 1465	9/30/2010			9/30/2012			
HA-WIDE Non-Dwelling Structures 1470	9/30/2010			9/30/2012			
HA-WIDE Non--Dwelling Equipments 1475	9/30/2010			9/30/2012			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name MIAMI DADE HOUSING AGENCY				**Original 5-Year Plan: Federal FY of Grant: 10/2008**	
				Revision No:	
Development Number/Name/HA-Wide	Year 1 Capital Fund Program FL14P005501-08	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2009	FFY Grant: 2010	FFY Grant: 2011	FFY Grant: 2012
		PHA FY: 2009-10	PHA FY: 2010-11	PHA FY: 2011-12	PHA FY: 2012-13
	See Annual Statement				
800-815		$13,400,000.00	$13,400,000.00	$13,400,000.00	$13,400,000.00
CFP Funds Listed for 5-year planning		$13,400,000.00	$13,400,000.00	$13,400,000.00	$13,400,000.00
Replacement Housing Factor Funds		$2,000,000.00	$2,000,000.00	$2,000,000.00	$2,000,000.00

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for	Activities for Year : 2009-2013		
Year 1	FFY Grant: 2009-2013		
FL14P005501-08	PHA FY: 2009-2013		
	Development Name/Number	**Capital Fund Program Grant No:**	**Estimated Cost**
See			
Annual			
Statement			
		SEE FIVE YEAR ACTION PLAN FOR YEARS 2009, 2010, 2011, 2012, 2013	
		Total CFP Estimated Cost	$

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CAPITAL FUND PROGRAM (CFP) 501-08

Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
800			PHA-WIDE	OPERATING EXPENSES	1406				$1,340,000
800			PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408				$150,000
800			PHA-WIDE	ADMINISTRATION	1410				$1,340,000
800			PHA-WIDE	ARCHITECTURAL FEES	1430				$900,000
801	824	005027	Gwen Cherry 07	NE 2 Ave. & 67 St		0	32	32	
801				ROOF REPLACEMENT	1460				$248,000
801				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
801	006	005006	Little River Terrace	8351 NW 5 Pl. - Scattered Site		0	108	108	
801				PROJECTED VACANCY REPAIRS 2008	1460				$120,000
801	828	005027	Gwen Cherry 23 - C	Scattered Site		0	36	36	
801				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
801	822	005027	Gwen Cherry 08	NW 11 Ave. & 23 St		0	21	21	
801				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
801	821	005027	Gwen Cherry 12	NW 10 Ave. & 29 St		0	6	6	
801				PROJECTED VACANCY REPAIRS 2008	1460				$12,000
801	820	005027	Gwen Cherry 13	NW 12 Ave. & 24 St		0	31	31	
801				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
801				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
801	827	005027	New Haven Gdns/Site 05	NE 2 Ave. & 71 St		0	82	82	
801				PROJECTED VACANCY REPAIRS 2008	1460				$96,000
801	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
801	067	005067	Little River Plaza	8255 NW Miami Ct		86	0	86	
801				ELEVATORS UPGRADES	1475				$60,000
801	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
801									$737,000

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Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
802	850	005095	Opa Locka Elderly	2329 NW 136 St.		50	0	50	
802				RAMPS	1450				$25,000
802				ELEC GATES	1450				$20,000
802	825	005027	Gwen Cherry 06	NW 1 Ct. & 71 St.		0	8	8	
802				PROJECTED VACANCY REPAIRS 2008	1460				$12,000
802	847	005092	Manor Park	Scattered Site		0	32	32	
802				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
802	849	005093	Orchard Villa Homes	Scattered Site		0	12	12	
802				PROJECTED VACANCY REPAIRS 2008	1460				$12,000
802	042	005042	Venetian Gardens	16100 NW 37 Ave. - Scattered Site		0	52	52	
802				PROJECTED VACANCY REPAIRS 2008	1460				$60,000
802	088	005088	Palmetto Gardens	16850 NW 55 Ave.		40	0	40	
802				REPAIR OCCUPIED HURR DAMAGED UNITS	1460				$50,000
802				6 VACANT UNITS COMPLETED 2007-08	1460				$36,000
802	815	005017	Scattered Sites - A	Scattered Site		0	24	24	
802				24 VACANT UNITS TO BE COMPLETED	1460				$24,000
802	850	005095	Opa Locka Elderly	2329 NW 136 St.		50	0	50	
802				TENTING	1460				$50,000
802	843	005074	Opa-Locka Family - A	Scattered Site		0	9	9	
802				PROJECTED VACANCY REPAIRS 2008	1460				$12,000
802	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
802	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
802									$382,000
803	003	005003	Liberty Square 003	1219 NW 63 St. - Scattered Site		0	280	280	
803				PROJECTED VACANCY REPAIRS 2008	1460				$220,000
803									
803									
803	006	005006	JOLLIVETTE	2400 NW 63 ST		66	0	66	
803				ROOF REPLACEMENT	1460				$197,000
803	002	005002	Liberty Square 002	1301 NW 62 St. - Scattered Site		0	252	252	
803				PROJECTED VACANCY REPAIRS 2008	1460				$220,000

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Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
803	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
803	044	005044	Ward Towers	2200 NW 54 St.		200	0	200	
803				ELEVATORS REPLACEMENT	1475				$60,000
803	065	005065	Palm Court	930 NW 95 Street		88	0	88	
803				ELEVATOR UPGRADES	1475				$60,000
803	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
803									$802,000
804	016	005016	Annie Coleman 16	Scattered Site		0	210	210	
804				PROJECTED VACANCY REPAIRS 2008	1460				$220,000
804	015	005015	Annie Coleman 15	2200 NW 57 St. - Scattered Site		0	144	144	
804				PROJECTED VACANCY REPAIRS 2008	1460				$120,000
804	846	005092A	Grove Homes	Scattered Sites		0	24	24	
804				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
804	016	005016	Annie Coleman 16	Scattered Site		0	210	210	
804				PROJECTED VACANCY REPAIRS 2008	1460				$240,000
804	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
804	039	005039	Peters Plaza	191 NE 75 St.		102	0	102	
804				ELEVATORS	1475				$60,000
804	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
804									$709,000
805	007	005007	Victory Homes	520 NW 75 St. - Scattered Site		0	142	142	
805				18 VACANT UNITS COMPLETED IN 2007-08	1460				$168,000
805	844	005076	Buena Vista Homes	Allapattah Scattered		0	24	24	
805				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
805	051	005051	Lemon City	150 NE 69 St.		100	0	100	
805				ROOF REPLACEMENT	1460				$187,500
805	001	005001	Edison Courts	325 NW 62 St.		0	345	345	
805				35 PROJECTED VACANT UNITS 2008	1460				$360,000

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AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
805	056	005056	Edison Park (Family)	Scattered Site		0	32	32	
805				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
805	063	005063	In Cities - Wynwood	Scattered Site		0	45	45	
805				PROJECTED VACANCY REPAIRS 2008	1460				$48,000
805	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
805	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
805									$868,500
806	091	005091	Phyllis Wheatley	1701 NW 2 Ct		40	0	40	
806				EXTEND PKG LOT	1450				$50,000
806	005	005005	Liberty Square 005	1415 NW 63 St - Scattered Site		0	177	177	
806				PROJECTED VACANCY REPAIRS 2008	1460				$144,000
806	854	005100	Wynwood Homes - C	Scattered Site		0	39	39	
806				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
806	099	005099	Town Park	NW 5 Ave & 19 St		0	38	38	
806				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
806	049	005049	Culmer Place	610 NW 10 St		0	151	151	
806				PROJECTED VACANCY REPAIRS 2008	1460				$144,000
806	091	005091	Phyllis Wheatley	1701 NW 2 Ct		40	0	40	
806				PROJECTED VACANCY REPAIRS 2008	1460				$20,000
806	032	005032	Rainbow Village	NW 20 St. & 3 Ave.		0	100	100	
806				PROJECTED VACANCY REPAIRS 2008	1460				$120,000
806	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
806	054	005054	Parkside I & II	338/357 NW 8 St		56	0	56	
806				FIRE SPRINKLERS REPAIRS	1475				$50,000
806	041	005041	Jack Orr Plaza	550 NW 5 St		200	0	200	
806				FIRE ALARM REPLACEMENT	1475				$150,000
806	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
806									$795,000

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CAPITAL FUND PROGRAM (CFP) 501-08

Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
807	025	005025	Claude Pepper	750 NW 18 Terr (Satellite Office)		166	0	166	
807				REPLACE EGRESS WINDOWS (14)	1460				$14,000
807				WATER INTRUSION E & W SIDES	1460				$100,000
807	028	005028	Green Turnkey	1500 NW 7 Ct		0	21	21	
807				FASCIA REPAIRS	1460				$50,000
807				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
807	845	005076	Allapattah Homes	Scattered Site		0	50	50	
807				EXT WALL REPAIRS & PAINTING	1460				$50,000
807				SEALING WINDOWS	1460				$25,000
807				PROJECTED VACANCY REPAIRS 2008	1460				$60,000
807	853	005100	Santa Clara Homes	Scattered Site		0	13	13	
807				SEALING WINDOWS	1460				$6,500
807	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
807	025	005025	Claude Pepper	750 NW 18 Terr (Satellite Office)		166	0	166	
807				UPGRADE BLDG WATER PRESSURE	1470				$50,000
807	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
807									$424,500
808	069	005069	Moody Village	SW 135 Ave. & 268 St.		0	64	64	
808				3 VACANT UNITS COMPLETED 2007-08	1460				$36,000
808	071	005071	Southridge I	SW 112 Ave. & 192 St.		0	76	76	
808				30 PROJECTED VACANT UNITS 2008	1460				$96,000
808	087	005087	Southridge II	SW 113 Ave. & 192 St.		0	30	30	
808				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
808	072	005072	Pine Island I	SW 126 Ave./127 Ave & 272 St.		0	80	80	
808				13 VACANT UNITS COMPLETED 2007-08	1460				$120,000
808	073	005073	Pine Island II	Moody Dr. & SW 127 Ave./128 Ave.		0	50	50	
808				9 VACANT UNITS COMPLETED 2007-08	1460				$60,000
808	040	005040	Arthur Mays Village	11341 SW 216 St.		0	184	184	
808				PROJECTED VACANCY REPAIRS 2008	1460				$216,000
808	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
808	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
808									$609,000

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AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
809	022	005022	Perrine Gardens	10161 Circle Plaza		22	136	158	
809				20 PROJECTED VACANT UNITS 2008	1460				$156,000
809	077	005077	Richmond Homes	168 St. & SW 104 Ave.		0	32	32	
809				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
809	035	005035	Naranja	26201 SW 139 Ct.		0	116	116	
809				50 PROJECTED VACANT UNITS 2008	1460				$132,000
809	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
809	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
809									$369,000
810	075	005075	Culmer Gardens	NW 5 St. & 5 Ave.		0	75	75	
810				PROJECTED VACANCY REPAIRS 2008	1460				$84,000
810	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
810	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
810									$129,000
811	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
811	013	005013	Robert King High	1403/05 NW 7 St.		315	0	315	
811				CONC SPALLING	1470				$1,000,000
811	089	005089	Harry Cain	490 NE 2 Ave.		154	0	154	
811				ELEVATOR UPGRADES	1475				$60,000
811	013	005013	Robert King High	1403/05 NW 7 St.		315	0	315	
811				FIRE SYSTEM REPLACEMENT	1475				$125,000
811	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
811									$1,230,000

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Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
812	848	0050093	Liberty Homes	Scattered Site		0	44	44	
812				PROJECTED VACANCY REPAIRS 2008	1460				$48,000
812	014	005014	Annie Coleman 14	5125 NW 22 Ave. - Scattered Site		0	245	245	
812				TERMITE DAMAGED FLOORING 70%	1460				$250,000
812				EXT DOORS	1460				$100,000
812				PROJECTED VACANCY REPAIRS 2008	1460				$240,000
812	034	005034	Dante Fascell	2929 NW 18 Ave.		151	0	151	
812	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
812				ELEVATORS UPGRADES	1475				$60,000
812	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
812									$743,000
813	852	005100	Little Havana Homes	Scattered & 1255 SW 1 St.		0	28	28	
813				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
813	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
813	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
813									$69,000
814	831	005027	Gwen Cherry 16	NW 23 Ave. & 23 St.		0	28	28	
814				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
814	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000
814	062	005062	Three Round Towers	2920 NW 18 Ave.		391	0	391	
814				ELEVATORS 6	1475				$180,000
814	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
814									$249,000
815	070	005070	Wayside	Old Dixie Hwy & 290 St.		0	30	30	
815				PROJECTED VACANCY REPAIRS 2008	1460				$36,000
815	841	005074	Biscayne Plaza	SW 288 St. & 152 Ave.		52	0	52	
815				RAILINGS	1460				$75,000
815	086	005086	Heritage Village II	SW 142 Ave. & 270 St.		0	26	26	
815				PROJECTED VACANCY REPAIRS 2008	1460				$24,000
815	078	005078	Florida City Family	NW 6 Ave. & 6 Terr.		0	26	26	
815				PROJECTED VACANCY REPAIRS 2008	1460				$24,000

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Fiscal Year 2008-2009 Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	PHA FY: 2008-09
815	038	005038	Modello	U.S 1 & 282 St.		0	120	120	
815				VACANCY PREPARATION	1460				$1,200,000
815	050	005050	Homestead Gardens	1542 SW 4 St.		0	150	150	
815				20 PROJECTED VACANT UNITS 2008	1460				$180,000
815	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$10,000
815	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000
815									$1,554,000
									$13,400,000

Note: Uniform Federal Accessibility Standards (UFAS) modifications to public housing dwellings and non-housing programs will be made as funding allows.

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REPLACEMENT HOUSING FACTOR

Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 08	Federal FY of Grant: 10/2008

X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) 1 of 2 RHFs for 2008-09

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$1,000,000.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502 Contingency	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,000,000.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of Line 21 Related to Security – Hard Costs	$0.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grtant No: FL14R005501 08				Federal FY of Grant: 10/2008		
Development Number	General Description of Major Work Categories	Major Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		$1,000,000.00				
		Total		$1,000,000.00				

Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number: Replacement Housing Factor Grtant No: FL14R005501 08						Federal FY of Grant: 10/2008
Development Number	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Sep-10			30-Sep-12			

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REPLACEMENT HOUSING FACTOR

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005502 08	Federal FY of Grant: 10/2008

X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) 2 of 2 RHFs for 2008-09
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	$0.00	$0.00	$0.00	$0.00
2	1406 Operations	$0.00	$0.00	$0.00	$0.00
3	1408 Management Improvements	$0.00	$0.00	$0.00	$0.00
4	1410 Administration	$0.00	$0.00	$0.00	$0.00
5	1411 Audit	$0.00	$0.00	$0.00	$0.00
6	1415 Liquidated Damages	$0.00	$0.00	$0.00	$0.00
7	1430 Fees and Costs	$0.00	$0.00	$0.00	$0.00
8	1440 Site Acquisition	$0.00	$0.00	$0.00	$0.00
9	1450 Site Improvement	$0.00	$0.00	$0.00	$0.00
10	1460 Dwelling Structures	$0.00	$0.00	$0.00	$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	$0.00	$0.00	$0.00	$0.00
12	1470 Nondwelling Structures	$0.00	$0.00	$0.00	$0.00
13	1475 Nondwelling Equipment	$0.00	$0.00	$0.00	$0.00
14	1485 Demolition	$0.00	$0.00	$0.00	$0.00
15	1490 Replacement Reserve	$0.00	$0.00	$0.00	$0.00
16	1492 Moving to Work Demonstration	$0.00	$0.00	$0.00	$0.00
17	1495.1 Relocation Costs	$0.00	$0.00	$0.00	$0.00
18	1499 Development Activities	$1,000,000.00	$0.00	$0.00	$0.00
19	1501 Collaterization or Debt Service	$0.00	$0.00	$0.00	$0.00
20	1502 Contingency	$0.00	$0.00	$0.00	$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	$1,000,000.00	$0.00	$0.00	$0.00
22	Amount of line 21 Related to LBP Activities	$0.00	$0.00	$0.00	$0.00
23	Amount of line 21 Related to Section 504 compliance	$0.00	$0.00	$0.00	$0.00
24	Amount of line 21 Related to Security – Soft Costs	$0.00	$0.00	$0.00	$0.00
25	Amount of Line 21 Related to Security -- Hard Costs	$0.00	$0.00	$0.00	$0.00
26	Amount of line 21 Related to Energy Conservation Measures	$0.00	$0.00	$0.00	$0.00

Replacement Housing Factor (RHF)
Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005502 08				Federal FY of Grant: 10/2008		
Development Number	General Description of Major Work Categories	Major Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		$1,000,000.00				
		Total		$1,000,000.00				

Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number: Replacement Housing Factor Grant No: FL14R005502 08	Federal FY of Grant: 10/2008

Development Number	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Sep-10			30-Sep-12			

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SECTION 8 RESIDENTS ADVISORY BOARD

2008/2009 Recommendations for the Proposed 2008-2009 PHA Plan

The following recommendations were presented by the advisory board in the meeting held on February 28, 2008 between the members of the members of MDHA staff and the sections 8 residents advisory board:

1. We need the homeownership program back, because it helps many of our families by providing more peace of mind, since they won't have the worry of being asked to vacate the property because the landlord decides to sale the property, or, like in many of the cases today, they won't get evicted because the landlord did not pay the mortgage and the property is now in the foreclosure process. The homeownership program also helps the residence in accomplishing the so much desired, American dream.
2. More programs need to be created to either, provide loans for residents to establish there own business; or to have more information accessible in order to link them to the authorities that could help with the process of obtaining fund. This way we will have more recipients become totally self sufficient.
3. The board would like to obtain the addresses for the SRO.
4. **The 60-30-30 time frame for new dwelling search needs to be extended, since some times due to transpiration, health and other circumstances, it gets hard to find a dwelling in such a short period of time. Remember that, we have many handicapped and ill individuals among the residents.**
5. **The first payment and the first inspection processing needs to process faster, it is just terrible, and it is an agonizing process and everywhere we go, people say that these situations is occurs Miami Dade only.**
6. **We need to minimize the visits of the recipients to the office, since we have so many of us that like to earn a living by working, and sometimes we loose our jobs in the process, because a lot of the employers, don't believe in having a tenant absent so many times.**
7. **The phones need to be operating, the workers need all the support they could get from the customer service, and the recipients need to have access to someone on the phone.**
8. (1)The advisory board needs an office space, probably we could share an office space over at 1401 NW 7th Street; we are willing to share the office with the HUD Advisory Board. But would be best if we could obtain our own little space anywhere possible.

   (2)The board wants to get more involve and assist in the process of the updates and changes information being sent to owners and tenants. We want the community to come to us and share the concerns to us, so that we could be that breach between the administration and the residents, which is the whole purpose of a board. The board wants to be a functional board.
9. We are requesting a meeting with the all the HUD administrative staff, in order to see what we can workout, to serve our community better.

OVERALL TENANT ADVISORY COUNCIL (OTAC) fl005e01

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ROBERT KING HIGH Maria Campos, President 1403 NW 7th Street, # 204 Miami, FL 33125 (305) 496-7488-C

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MIAMI-DADE HOUSING AGENCY
Community Service and Self-Sufficiency Policy

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 requires that all **Non-Exempt** (see definitions) public housing residents 18 years of age or older contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities (described below) that help an individual toward self sufficiency and economic independence (United States Department of Urban Development regulation 24 CFR 960.600-609). **Exempt** (see definitions) public housing residents 18 years of age or older verified by Miami-Dade Housing Agency (MDHA) are not subject to the community service and/or self-sufficiency requirement.

The community service and self-sufficiency requirement is incorporated in the Public Housing Lease under Article IX, *Resident's Obligations.*

DEFINITIONS

Community Service: volunteer work that is of a public benefit and that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Community service can take place at non-profit organizations or public institutions. Community Service does not include political activities.

The types of volunteer work activities for this purpose include, but are not limited to:

- ✓ Working through a resident organization to help other residents with problems, serving as an officer on the Overall Tenant Advisory Council, and/or an incorporated public housing resident council organization;
- ✓ Working at a local school, before or after-school care program, or child care program;
- ✓ Working with a local non-profit educational, recreational, or food or clothing distribution program that serves youth, adult, elderly or other special needs population; or with a local non-profit social service, or health care or nursing home facility;
- ✓ Working at the Miami-Dade Housing Agency to help improve physical conditions, upon availability;
- ✓ Helping neighborhood groups with special projects.

Self-Sufficiency Activities: activities designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants.

These activities may include, but are not limited to:

- ✓ Miami-Dade Housing Agency's (MDHA) Family Self-Sufficiency (FSS) Program; or
- ✓ Other self-sufficiency programs, including but not limited to: job training and job readiness programs, full-time student status at any school, college or vocational school, General Equivalency Diploma (GED) classes, apprenticeships, substance abuse or mental health counseling, English proficiency or literacy (reading) classes, English as a second language classes, budgeting and credit counseling class or any kind of class or program that helps a person toward economic independence, and carrying out any welfare reform activity required by the Department of Children and Families.

Exempt Adult: An adult member (18 or older) of the family who:

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is employed for at least 20 hours per week;
- Is participating, and is in compliance with a State of Florida welfare program, such as the Temporary Assistance for Needy Families (TANF), including a welfare to work program;
- Meets the requirements from being exempted from work or work activities under a State of Florida welfare program;
- Is engaged in work-related activities for a minimum 20 hours per week. Work-related activities include: vocational educational training (not to exceed 12 months with respect to any individual), on-the-job training, job-skills training directly related to employment, job-search and job-readiness assistance, community service programs, satisfactory attendance at a secondary school or GED classes, education directly related to employment, and provision of childcare services to an individual who is participating in a community service program.

Non-Exempt Adult: An adult member (18 or older) who:

- Does not meet one of the above exemptions requiring contribution of at least eight (8) hours per month of community service and/or participation in self-sufficiency activities.

Requirements of the Community Service and/or Self-Sufficiency Activities for Non-Exempt Residents:

1. The eight (8) hours per month may be either volunteer work or self sufficiency program activity, or a combination of the two.

2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. MDHA will make the determination of whether to allow or disallow a deviation from the schedule.

3. Activities must be performed within the community and not outside the jurisdictional area of Miami-Dade County.

Family Obligations for all Adult Residents (Exempt and Non-Exempt):

- At lease execution or reexamination, all adult members (18 or older) of a public housing resident family must:

    a) provide documentation that they are exempt from Community Service requirement, if they qualify for an exemption, and

    b) sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service and/or Self-Sufficiency requirement will result in nonrenewal of their lease.

- Every month, non-exempt family members must present a completed Third Party Verification form to the site manager, documenting the activities performed during that month. This form will include the signature of supervisors, instructors or counselors verifying the number of hours contributed.

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with MDHA to make up the deficient hours over the next twelve (12) month period.

Requirements for change in family status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the MDHA site manager within ten (10) days and provide documentation of such.

- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is her/his responsibility to report this to the MDHA site manager within ten (10) days. The site manager will provide the person with the Certification and Third Party Verification forms and a list of agencies in the community that may provide volunteer and/or training opportunities.

MDHA Obligations

1. To the greatest extent possible and practicable, MDHA will:

    - Provide names and contacts of agencies that may provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt form the Community Service Requirement).*

    - Provide in-house opportunities for volunteer work or self sufficiency programs, such as MDHA's Family Self-sufficiency Program, helping neighborhood groups with special projects, etc.

2. MDHA will provide the family with the necessary documentation, such as the certification form, Third Party Verification form, and a copy of this policy at initial application and at lease execution.

3. MDHA will make the final determination as to whether or not a family member is exempt from the Community Service and/or Self-sufficiency requirement. MDHA may verify with the welfare agency resident's participation and compliance with the welfare program.

4. Residents may use MDHA's Grievance Procedure if they disagree with MDHA's determination.

5. Noncompliance of family member:

    - At the time of the reexamination interview, or at least thirty (30) days prior to annual reexamination and/or lease expiration, MDHA will begin reviewing the exempt or non-exempt status and compliance of family members. MDHA will notify the family of such non compliance.

    - If MDHA finds a family member to be noncompliant, MDHA will enter into an agreement with the non compliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;

    - If, at the next annual reexamination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;

    - The family may use MDHA's Grievance Procedure and any available judicial remedy to seek timely redress to protest the lease termination.

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If you have any questions about this policy, please contact your MDHA site manager.

MIAMI-DADE HOUSING AGENCY

PET OWNERSHIP AND ASSISTIVE ANIMAL POLICIES

THE PET OWNERSHIP AND ASSISTIVE ANIMAL POLICIES FOR THIS COMMUNITY ARE AS FOLLOWS:

PET OWNERSHIP POLICY

A. **PET OWNERSHIP IS PERMITTED** to residents of public housing subject to compliance under this Policy. A pet may be disallowed to a pet owner for failure to comply with the Pet Policy.

B. **A RESIDENT OR PROSPECTIVE RESIDENT MUST OBTAIN WRITTEN PERMISSION** from the site manager before keeping any pet on or about the premises. The prospective pet owner may only obtain written permission for a pet by meeting all the applicable Lease Agreement and Pet Policy requirements and by participating in the mandatory pet registration. The pet owner must register his or her pet according to all requirements of the Policy before bringing the pet onto the project premises. Pet owners must comply with all terms of the Lease Agreement and the Policy.

C. **THE ONLY ANIMALS ALLOWED AS PETS** are common household pets. MDHA will not register an animal that is not a common household pet. The definition of a common household pet is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles other than turtles. The list of animals not allowed as pets also includes (but is not limited to) raccoons, snakes, monkeys and pigeons. Any animals that are determined to constitute a nuisance or a threat to the health or safety of other residents, visitors, Department employees and/or any other persons on or about the premises are prohibited.

D. All owners of a dog or cat shall pay an additional $100 pet deposit to cover possible damages that the pet might cause in the development. The resident shall receive a refund of the unused portion of the pet deposit when the resident no longer owns a pet, or when he/she vacates the unit. MDHA may offer residents a payment plan for the pet deposit of $50.00 up front and $50 payable the following month.

E. Pet ownership may be revoked at any time subject to the MDHA grievance procedure, if the animal becomes destructive, a nuisance or safety hazard to other residents, or if the resident/owner fails to comply with the following rules:

    1. The number of four legged, warm-blooded pets are limited to one such pet in each dwelling unit.
    2. The weight of any pet is not to exceed twenty (20) pounds at the age of maturity.
    3. The designated area for walking pets and waste elimination will be determined at each site individually.
    4. Every resident owning a pet must abide by Miami-Dade County Animal Control ordinances pertaining to inoculations, licenses, and leash laws. Proof of such

compliance must be shown when the pet is first registered and at annual re-examinations.

5. All cats and dogs must be spayed or neutered. Certification of the applicable operation must be submitted during initial registration.
6. Animals that are exotic, unusual or different from normal household pets, such as monkeys, raccoons, snakes, pigeons, etc., or which are determined to constitute a nuisance to the health or safety of other residents and/or Department employees, are prohibited.
7. No pet may be kept in violation of state humane or health laws, or local ordinances. (Pit bulls are not permitted as pets unless in compliance with Miami-Dade County ordinance).
8. Dogs and cats shall remain inside the resident's unit unless they are on a leash and directly controlled by the owner. Birds, rabbits, and/or guinea pigs, etc. must be confined to a cage at all times.
9. Residents are responsible for cleaning up after their pets. All animals must be fed on the resident's property or in the apartment.
10. Residents shall take adequate precautions to eliminate any pet odors within or around their unit and maintain the unit in a sanitary condition at all times. Residents are to provide for proper pet maintenance and disposal of waste.
11. The resident shall not permit any disturbance by his/her pet which would interfere with the peaceful enjoyment of other residents, whether by loud barking, howling, biting, scratching, chirping, or any other such activities.
12. Dogs and cats shall not interfere with the delivery of management, maintenance, postal, utility or resident services.
13. If pets are left unattended for twenty-four (24) hours or more, MDHA may enter to remove the pet and transfer it to the proper authorities. MDHA accepts no responsibility for the pet under such circumstances. Residents are to identify an alternative custodian for their pet in the event of illness or other absence from the unit.
14. Residents are responsible for all damages, including costs of fumigation, caused by their pets. Owners are also responsible for any personal injuries attributable to the pet. Owners of dogs and cats will be assessed a maintenance charge for each occasion that the maintenance staff needs to clean up after the pet.

F. All residents who own pets will abide by the above stipulated guidelines and will sign a copy of the provision governing ownership and care of pets. Residents who violate these rules are subject to:

1. Being required to get rid of the pet within seven (7) days notice by MDHA, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be immediately removed by the resident or proper local authorities.

2. Eviction.

ASSISTIVE ANIMAL POLICY

A. **ASSISTIVE ANIMALS ARE NOT CONSIDERED PETS**. They are to be used to give assistance to persons with disabilities (a physical or mental impairment that substantially limits one or more major life activities, a record of such impairment, or being regarded as

having such impairment) and are necessary as a reasonable accommodation. Assistive animals are also referred to as service animals, support animals or therapeutic animals. An assistive animal may be disallowed to an assistive animal owner for failure to comply with the assistive animal policy.

B. **A RESIDENT, OR PROSPECTIVE RESIDENT, MUST OBTAIN WRITTEN PERMISSION** from the site manager before keeping any assistive animal on or about the premises. Written permission shall not be unreasonably denied. The assistive animal owner must register his or her assistive animal according to all requirements of the Policy before bringing the assistive animal onto the project premises. Assistive animal owners must comply with all terms of the Lease Agreement and the Policy.

C. Owners of assistive animals are not required to pay a pet deposit described herein. Notwithstanding this exception from having to pay a deposit does not exclude the assistive animal owner from liability for any damages caused to the premises by such assistive animal.

D. Any assistive animals that are determined to constitute a nuisance or a threat to the health or safety of other persons on or about the premises are prohibited.

E. MDHA will only allow a resident's or prospective resident's assistive animal to reside in the resident's unit if:

   a) A qualified health professional certifies in writing that the resident or a member of his or her family is a person with a disability;
   b) a qualified, health care professional certifies in writing that the animal is needed to assist with the disability;
   c) the requested animal actually assists the person with a disability;
   d) the resident or prospective resident delivers true and accurate copies of the certifications referred to in Sections E(a) and E(b) to the site manager; and
   e) the site manager provides written approval to the resident or prospective resident indicating that the requested animal is acceptable as an assistive animal according to the rules set forth in this section.

F. Assistive animal ownership may be revoked at any time subject to the MDHA grievance procedure, if the assistive animal becomes destructive, a nuisance or safety hazard to other residents, or if the resident/owner fails to comply with the following rules:

   1. The assistive animal owner must use the designated area for walking assistive animals and waste elimination that is determined at each site individually.
   2. Every resident owning an assistive animal must abide by Miami-Dade County Animal Control ordinances pertaining to inoculations, licenses and leash laws. Proof of such compliance must be shown when the animal is first registered and at annual re-examinations.
   3. No assistive animal may be kept in violation of state humane or health laws, or local ordinances. Pit bulls are not permitted as assistive animals unless in compliance with Miami-Dade County Ordinance.
   4. Dogs and cats that are assistive animals shall remain inside the resident's unit unless they are on a leash and directly controlled by the animal's owner. Birds, rabbits, and/or guinea pigs, etc. must be confined to a cage at all times.

5. Residents are responsible for cleaning up after their assistive animals. All assistive animals must be fed on the resident's property or in the apartment.
6. Owners of assistive animals must care for their animals in such a way as to ensure that their premises are maintained in a clean and sanitary condition.
7. Owners of assistive animals must control their animals in such a way as to ensure that their animals do not interfere with their neighbors' rights to enjoy their premises in a safe and peaceful manner. The assistive animals must not be a nuisance or threat to the safety of other residents, visitors, MDHA employees and/or any other persons on or about the premises are prohibited.
8. Assistive animals shall not interfere with the delivery of management, maintenance, postal, utility or resident services.
9. If an assistive animal is left unattended for twenty-four (24) hours or more, MDHA may enter to remove the animal and transfer it to the proper authorities. MDHA accepts no responsibility for the animal under such circumstances. Residents are to identify an alternative custodian for their assistive animals in the event of illness or other absence from the unit.

G. MDHA will consider a waiver to any of the provisions of the Assistive Animals section of this Policy regarding assistive animals on a case-by-case basis, should any of the provisions of the Policy conflict with a resident's bona fide right to an assistive animal where such animal is necessary to a resident as a reasonable accommodation.

H. All residents who own assistive animals will abide by the above-mentioned guidelines and will sign a copy of the provision governing ownership and care of the assistive animal. Residents who violate these rules are subject to:

1. Being required to get rid of the assistive animal within seven (7) days notice by MDHA, unless the assistive animal creates an immediate threat to health and safety of the general public, in which case the assistive animal must be immediately removed by the resident or proper local authorities.

2. Eviction.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2005-2009 Five-Year Plan Mission and Goals

Goal: Increase the availability of decent, safe, and affordable housing:

- MDHA has met its 95% occupancy rate goal.
- The Tenant-based and Project-based waiting lists were opened during a two-week application period held April 18-29, 2005. MDHA received approximately 44,000 applications of which 41,500 were accepted and 3,500 rejected for incomplete information.

Goal: Improve community quality of life and economic vitality.

- MDHA designed a prototype "Wellness Center" as a component of its Aging in Place initiative for the prevention of premature institutionalization of elderly and disabled residents.
- MDHA finalized the construction of the Ward Towers Assisted Living Facility.
- USHUD approved MDHA's Designated Housing Plan, designating 2,598 units for occupancy by elderly families only.
- ALC assisted a total of 89 families that were affected by Hurricane Wilma to find assisted housing.
- Continue partnership with Team Metro to provide Government on the Go Bus at all public housing developments.
- MDHA has entered into a collaborative partnership with Miami Dade Weed & Seed Program funded by the US Department of Justice, for a technology learning center at Liberty Square.
- MDHA will continue developing partnerships with the City of Miami, The Trust for Public Lands and other community organizations and faith based programs.

Goal: Ensure equal opportunity in housing and affirmatively further fair housing.

- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been about 53 percent. As of December 31, 2007, approximately 1, 633 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 845 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- Conducted Reasonable Accommodation Policy and Procedure training to MDHA staff from May through July 2005.
- Developed a more comprehensive section serving the special needs population on the April 2005 Housing Application form.
- Major activities undertaken under the Voluntary Compliance Agreement (VCA):
  1. In 2005, commenced modifications to make MDHA Administrative Offices accessible to individuals with disabilities. In 2006, completed repairs to all cited deficiencies other than those for which MDHA has requested alternate means of compliance.
  2. Adopted and fully implemented the major reasonable accommodation provisions included in the Reasonable Accommodation Policy and Procedures (Appendix IV of the amended ACOP) by training the regional and site managers.
  3. Since 2005 commenced distribution of the Reasonable Accommodation Policy and Procedures to applicants at lease signing, and to residents at the annual reexamination.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2005-2009 Five-Year Plan Mission and Goals

4. Trained site managers to maintain logs indicating the date/time reasonable accommodation requests are received and the date/time the requests are sent to the ADA Coordinator.
5. Selected a contractor to conduct an assessment and prepare UFAS-accessible unit plan on MDHA units and non-housing programs. The kick-off meeting was on March 6, 2007.
6. Selected a contractor to review and certify the UFAS modifications made pursuant to the VCA. The kick-off meeting was on June 8, 2007.
7. On January 23, 2007, USHUD approved the Educational Program for current and new employees regarding MDHA's duties, responsibilities and procedures under the VCA.
8. Hired a VCA Administrator. By December 31, 2007, 546 current employees had been trained.
9. Submitted a draft Section 504 Needs Assessment to USHUD for approval.
10. In 2006, distributed notices regarding Section 504, ADA and/or Fair Housing Act requirements to MDHA employees, and on January 2007, began the distribution to residents.
11. Reviewed emergency procedures to ensure that the needs of persons with disabilities are addressed.
12. Modifications to make 55 units interiors accessible were undertaken in 2007.

Goal: Improve the quality of assisted housing.

- Ongoing Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- Revised the Section 8 New Construction dwelling lease for the eight (8) publicly owned Section 8 New Construction developments managed by the Public Housing Division, effective October 1, 2005, trained staff, distributed it to the Resident Council Presidents and translated it into Spanish and Creole.
- The Department of Human Services (DHS) provides community and supportive Services to MDHA's residents on behalf of the agency. These services include the meals and supportive services at three elderly/disabled sites; self-sufficiency case management; and vacancy reduction assistance for new housing clients.
- Revised the Admission and Continued Occupancy Policy (ACOP) and Section 8 Administrative, effective July 20, 2007, and distributed it to the Resident Council Presidents.

Scott/Carver HOPE VI updates:

- MDHA is in the process of procuring through a Request for Qualifications (RFQ) the services of a developer team for Phase 2.
- Relocation Program: The relocation of families out of the Scott/Carver site was completed on July 3, 2005. Tracking of the families is ongoing through a cooperative arrangement with the Department of Human Services (DHS), and MDHA's newsletters and requests for residents to report changes of address.
- Monthly HOPE VI meetings are held the third Thursday of each month.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2005-2009 Five-Year Plan Mission and Goals

- Demolition: Demolition of Sector I was completed in August 2004, demolition of Sector IV and Carver Homes were completed in April 2005, and demolition of Sectors II and III was completed on December 2006. Four of the 850 units still remain. Demolition or rehabilitation of these units may occur within the next year, as MDHA continues assessing the best utilization of these units.

Goal: Expand the supply of assisted housing.

- MDHA received funding for 450 Housing Choice Vouchers to assist with relocation of the Scott Homes and Carver Homes families as part of the HOPE VI revitalization plan. MDHA used approximately 261 of its own vouchers for a total of 711 Section 8 vouchers to relocate Scott/Carver residents.
- MDHA received $2 million in new funding and $4 million in renewal funding to provide housing for homeless individuals and families with disabilities.
- MDHA has entered into a contract to assist 50 units under the Project-Based Voucher program.
- MDHA entered into a Housing Assistance Payment (HAP) contract for two (2) additional Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) projects for the homeless, for a total of six (6) SRO projects.

Goal: Promote self-sufficiency and asset development for assisted households

- Public Housing Residents purchased 7 homes and Section 8 residents purchased 17 homes throughout MDHA Homeownership programs during Fiscal Year 2006-2007.
- MDHA will continue to identify an entity to establish a Public Housing Resident Orientation program.
- MDHA will continue providing Section 3 business applications on-line, promoting its Section 3 training employment and contracting opportunities and increasing the number of Section 3 employed persons.

Goal: Promote full occupancy of MDHA's Assisted Living Facilities.

- There are 101 units at the Helen Sawyer Assisted Living Facility (ALF), 81 zero bedrooms and 20 one bedrooms. Currently Helen Sawyer ALF is 91% occupied.
- As of April 2006, ALC has screened and determined eligibility for over 97 elderly persons and transferred three (3) existing residents to the Ward Towers ALF. The development is presently 100% occupied.

Goal: Maintain the Family Self-Sufficiency (FSS) program.

- Public Housing FSS Program size had a decrease from 134 to 113 program participants. Twenty-one (21) residents exited the FSS program for completion of the Contract of Participation or non-compliance.
- Section 8 FSS Program size decreased from 290 to 257 program participants.
- As of October 2007, there were approximately 51 Public Housing and 80 Section 8 program participants with an escrow balance.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2005-2009 Five-Year Plan Mission and Goals

- To improve distribution of the information about the FSS program in an effort to encourage and increase program participation by increasing outreach activities such as: Job Fair, Education Fair and Assistance with resume and interview techniques.
- MDHA requires FSS program participants to communicate with FSS Coordinator's office every quarter.

MIAMI-DADE HOUSING AGENCY

Capacity Statement - Section 8 Homeownership Program

Miami-Dade Housing Agency (MDHA) possesses the capacity, experience and expertise to successfully formulate and implement a Section 8 Homeownership Program to enable Section 8 participants to purchase a home. MDHA's Section 8 Homeownership Program was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001 and is currently being administered jointly by the Private Rental Housing Division and the Office of Community and Economic Development (OCED). More than 140 families have purchased homes since the inception of the program.

MDHA has operated Section 8 housing for Miami-Dade County since 1975, administering one of the largest Section 8 programs in the nation. The Section 8 program is comprised of more than 14,000 Housing Choice Vouchers, 2,500 Moderate Rehabilitation project based units, and nearly 1,300 Section 8 Substantial Rehabilitation and New Construction units. Additionally, MDHA administers programs targeted for populations with special needs. The agency administers over 900 units under the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program and Stewart B. McKinney Act Shelter Plus Care Program, targeting assistance to disabled homeless individuals with mental illness, substance abuse, and/or HIV/AIDS.

MIAMI-DADE HOUSING AGENCY

Capacity Statement - Section 8 Project-Based Voucher Program

During 2002 Miami-Dade Housing Agency (MDHA) accepted proposals for existing developments to participate in the Section 8 Project-Based Program. For family projects, no more than 25% of the development's units will be Project-Based. These units must meet federal housing quality standards (HQS). MDHA estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based assistance.

During fiscal year 2004, MDHA entered into a 10-year housing assistance payment (HAP) contract to provide project-based assistance to 50 units. Additional units may be placed under HAP contract as vouchers become available.

Component 3, (6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name and Dev. #:	**Number of Occupied Units** (as of 3/5/08)	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
Annie Coleman (016)	189	Adker Consent Decree, Family Self Sufficiency Programs.	
Edison Plaza/Park (56)	24	Adker Consent Decree, Family Self Sufficiency Programs.	
Heritage Village I (64)	6	Homeownership	
Richmond Homes(77)	30	Adker Consent Decree, Family Self Sufficiency Programs	
Model Cities C (817)	35	Adker Consent Decree, Family Self Sufficiency Programs	
Gwen Cherry (820)	12	Adker Consent Decree, Family Self Sufficiency Programs	
Gwen Cherry (821)	6	Adker Consent Decree, Family Self Sufficiency Programs.	
Gwen Cherry (824)	30	Adker Consent Decree, Family Self Sufficiency Programs.	
Gwen Cherry (825)	8	Adker Consent Decree, Family Self Sufficiency Programs.	
Gwen Cherry (833)	68	Adker Consent Decree, Family Self Sufficiency Programs.	
Homeownership-A (834)	2	Homeownership	
Homeownership-C (836)	6	Homeownership	
Vista Verde (839)	24	Adker Consent Decree, Family Self Sufficiency Programs.	
Buena Vista Homes (844)	21	Adker Consent Decree, Family Self Sufficiency Programs.	
Scattered Sites--B (845)	35	Scattered Site	
Grove Homes (846)	22	Adker Consent Decree, Family Self Sufficiency Programs.	
Mannor Park (847)	27	Adker Consent Decree, Family Self Sufficiency Programs.	
Model Cities S Sites (848)	43	Adker Consent Decree, Family Self Sufficiency Programs.	
Orchard Villa Homes (849)	11	Adker Consent Decree, Family Self Sufficiency Programs.	
Wynwood Homes-C (854)	26	Adker Consent Decree, Family Self Sufficiency Programs.	

MIAMI-DADE HOUSING AGENCY

Statement of Exemption – Resident Membership of the PHA Governing Board

Miami-Dade Housing Agency (MDHA) is a department of Miami-Dade County, a unit of general government operating under a home rule charter and governed by a Board of County Commissioners, and is the housing agency in the jurisdiction. MDHA is not a housing authority with a board of directors or similar governing body as contemplated by the federal regulations. See 24 C.F.R. 964.410(b).

MDHA is a housing agency without an appointed governing board and, therefore, qualifies for the *Required Resident Membership on Board of Directors or Similar Governing Body* Final Regulation, based on a legal opinion issued by the County Attorney's office on September 27, 1999.

Component 10 (B): Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? 64

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 41

c. How many Assessments were conducted for the PHA's covered developments? One.

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

In 2004 MDHA completed a review of each covered development's operations as public housing, and considered the implications of converting the public housing to tenant-based assistance. The initial review indicated that the Voluntary Conversion of public housing to tenant-based assistance is inappropriate, for the following reasons:

1. Conversion would be more expensive than continuing to operate the developments as public housing;
2. Removal of developments would not principally benefit resident of public housing developments; and
3. It would adversely affect the availability of affordable housing in the community

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

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General Description of Job Categories	FY 2008-09	FY 2009-10	FY 2010-11	FY 2011-12	FY 2012-13
	SEE ANNUAL STATEMENT				
1406 - Operating Expenses		$1,340,000.00	$1,340,000.00	$1,340,000.00	$1,340,000.00
1408 - Management Improvements		$150,000.00	$150,000.00	$150,000.00	$150,000.00
1410 - Administration fees		$1,340,000.00	$1,340,000.00	$1,340,000.00	$1,340,000.00
1430 - Architectural Fees		$800,000.00	$800,000.00	$800,000.00	$800,000.00
1450 - Site Improvement		$45,000.00	$107,000.00	$249,000.00	$364,000.00
1460 - Dwelling Structure		$8,812,000.00	$8,301,000.00	$8,113,600.00	$7,728,300.00
1465 - Dwelling Equipment		$570,000.00	$570,000.00	$570,000.00	$570,000.00
1470 - Non-Dwelling Structure		$0.00	$30,000.00	$350,000.00	$327,000.00
1475 - Non Dwelling Equipment		$100,000.00	$50,000.00	$90,000.00	$155,000.00
1495 - Relocation Costs		$75,000.00	$75,000.00	$75,000.00	$75,000.00
1506 - Contingency		$168,000.00	$637,000.00	$322,400.00	$550,700.00
Grand Total		$13,400,000.00	$13,400,000.00	$13,400,000.00	$13,400,000.00

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AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	WORK STATEMENT FOR YEAR 2 PHA FY: 2009-10	WORK STATEMENT FOR YEAR 3 PHA FY: 2010-11	WORK STATEMENT FOR YEAR 4 PHA FY: 2011-12	WORK STATEMENT FOR YEAR 5 PHA FY: 2012-13
800	000	000	PHA-WIDE									
			PHA-WIDE	OPERATING EXPENSES	1406				$1,340,000	$1,340,000	$1,340,000	$1,340,000
			PHA-WIDE	MANAGEMENT IMPROVEMENTS	1408				$150,000	$150,000	$150,000	$150,000
			PHA-WIDE	ADMINISTRATION	1410				$1,340,000	$1,340,000	$1,340,000	$1,340,000
			PHA-WIDE	ARCHITECTURAL FEES	1430				$800,000	$800,000	$800,000	$800,000
			PHA-WIDE	CONTINGENCY	1506				$168,000	$637,000	$322,400	$550,700
801	824	005027	Gwen Cherry 07	NE 2 Ave. & 67 St.		0	32	32				
				SEWERS	1450				$0	$10,000	$0	$10,000
801	827	005027	New Haven Gdns/Site 05	NE 2 Ave. & 71 St.		0	82	82				
				SEWER LINES	1450				$0	$0	$10,000	$0
801	823	005027	Gwen Cherry 22	7101 NE Miami Ct.		20	0	20				
				WINDOWS	1460				$0	$0	$40,000	$0
				DOORS	1460				$0	$0	$0	$40,000
				PROJECTED VACANCY REPAIRS 2008	**1460**				$0	$0	$0	$10,000
801	824	005027	Gwen Cherry 07	NE 2 Ave. & 67 St.		0	32	32				
				ROOFS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
801	826	005027	Gwen Cherry 20	NW 76 & 77 St.		23	0	23				
				WINDOWS	1460				$0	$0	$46,000	$0
				DOORS	1460				$0	$0	$0	$46,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$10,000
801	037	005037	Emmer Turnkey	7820 N. Miami Ave.		42	0	42				
				WINDOWS	1460				$0	$0	$42,000	$42,000
				SCREEN DRS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$20,000
801	067	005067	Little River Plaza	8255 NW Miami Ct.		86	0	86				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$40,000
801	006	005006	Little River Terrace	8351 NW 5 Pl. - Scattered Site		0	108	108				
				ROOFS UNDER DISASTER GRANT	1460				$0	$0	$0	$0
				SECURITY WINDOWS	1460				$0	$100,000	$100,000	$232,000
				PROJECTED VACANCY REPAIRS 2008	1460				$120,000	$120,000	$120,000	$120,000
801	828	005027	Gwen Cherry 23 - O	Scattered Site		0	36	36				
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
801	822	005027	Gwen Cherry 08	NW 11 Ave. & 23 St.		0	21	21				
				ROOFS 2	1460				$0	$0	$0	$0
				SEALING WINDOWS	1460				$0	$10,500	$0	$0
				PLUMBING REPAIRS	1460				$0	$10,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
801	031	005031	Newberg	Across from 7217 NE Miami Ct.		60	0	60				
				66 VACANT UNITS NEED TO BE REPAIRED	1460				$2,400,000	$0	$0	$0
				ROOFS REPLACEMENT DISASTER GRANT	1460				$0	$0	$0	$0
801	046	005046	Kline Nunn	8300 N. Miami Ave.		38	0	38				
				ROOFS EAVES	1460				$25,000	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$45,000	$0	$0
801	021	005027	Gwen Cherry 12	NW 10 Ave. & 29 St.		0	6	6				

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AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	WORK STATEMENT FOR YEAR 2 PHA FY: 2009-10	WORK STATEMENT FOR YEAR 3 PHA FY: 2010-11	WORK STATEMENT FOR YEAR 4 PHA FY: 2011-12	WORK STATEMENT FOR YEAR 5 PHA FY: 2012-13
				ROOFS 2	1460				$54,000	$0	$0	$0
				SEALING WINDOWS	1460				$0	$3,000	$0	$0
				PLUMBING REPAIRS	1460				$0	$10,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$12,000	$12,000	$12,000	$12,000
801	820	005027	Gwen Cherry 13	NW 12 Ave. & 24 St.		0	31	31				
				ROOFS REPLACEMENT DISASTER GRANT	1460				$0	$0	$0	$0
				SEALING AROUND WINDOWS	1460				$0	$15,000	$0	$0
				PLUMBING REPAIRS	1460				$0	$10,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
801	833	005027	Gwen Cherry 14	2099 NW 23 St.		0	78	78				
				ROOFS 2	1460				$402,000	$300,000	$0	$0
				SEALING AROUND WINDOWS	1460				$0	$0	$40,000	$0
				PLUMBING REPAIRS	1460				$0	$0	$0	$10,000
801	831	005027	Gwen Cherry 15	NW 23 Ave. & 23 St.		0	28	28				
				ROOFS 2	1460				$252,000	$0	$0	$0
				SEALING AROUND WINDOWS	1460				$0	$0	$0	$15,000
				PLUMBING REPAIRS	1460				$0	$0	$0	$10,000
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
801	827	005027	New Haven Gdns/Site 05	NE 2 Ave. & 71 St.		0	82	82				
				PROJECTED VACANCY REPAIRS 2008	1460				$96,000	$96,000	$96,000	$96,000
801	829	005027	Scattered Site 9 - D	NW 21 Ave. & 82 St.		16	0	16				
				STRUCTURAL CRACKS	1460				$0	$10,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
801	830	005027	Scattered Site 11 - D	1919 NW 25 St.		40	0	40				
				STRUCTURAL CRACKS	1460				$0	$10,000	$0	$0
				VACANCY TURN AROUND	1460				$0	$0	$0	$0
801	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
801	067	005067	Little River Plaza	8255 NW Miami Ct.		88	0	88				
				LOBBY DRS ufas	1470				$0	$0	$0	$17,000
				ELEVATORS UPGRADES	1475				$0	$0	$0	$0
801	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$3,562,000	$962,500	$707,000	$931,000
802	042	005042	Venetian Gardens	16100 NW 37 Ave. - Scattered Site		0	52	52				
				DRAINAGE	1450				$0	$0	$0	$200,000
				ROOT REMOVAL	1450				$0	$0	$0	$10,000
802	850	005095	Opa Locka Elderly	2329 NW 136 St.		50	0	50				
				RAMPS	1450				$0	$0	$0	$0
				ELEC GATES	1450				$0	$0	$0	$0
				TREE TRIMMING	1450				$0	$0	$0	$5,000
802	825	005027	Gwen Cherry 06	NW 1 Ct & 71 St.		0	8	8				
				PROJECTED VACANCY REPAIRS 2008	1460				$12,000	$12,000	$12,000	$12,000
802	847	005092	Manor Park	Scattered Site		0	32	32				
				SECURITY SCREENS	1460				$0	$150,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
802	849	005093	Orchard Villa Homes	Scattered Site		0	12	12				
				PROJECTED VACANCY REPAIRS 2008	1460				$12,000	$12,000	$12,000	$12,000
802	042	005042	Venetian Gardens	16100 NW 37 Ave. - Scattered Site		0	52	52				
				ROOFS UNDER DISASTER GRANT	1460				$0	$0	$0	$0

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AMP Group	GCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	WORK STATEMENT FOR YEAR 2 PHA FY: 2009-10	WORK STATEMENT FOR YEAR 3 PHA FY: 2010-11	WORK STATEMENT FOR YEAR 4 PHA FY: 2011-12	WORK STATEMENT FOR YEAR 5 PHA FY: 2012-13
				TENTING	1460				$0	$0	$0	$52,000
				PROJECTED VACANCY REPAIRS 2008	1460				$60,000	$60,000	$60,000	$60,000
802	FH036	005036	Twin Lakes	1205 NW 95 Street		76	0	76				
				SCREEN DOORS	1460				$0	$0	$38,000	$0
				FRONT& REAR DOORS	1460				$0	$0	$152,000	$0
				EXIT WINDOWS	1460				$0	$0	$76,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$35,000	$0
802	088	005088	Palmetto Gardens	16850 NW 55 Ave		40	0	40				
				TENTING	1460				$0	$0	$0	$20,000
				REPAIR OCCUPIED HURR DAMAGED UNITS	1460				$0	$150,000	$0	$0
				6 VACANT UNITS COMPLETED 2007-08	1460				$36,000	$36,000	$36,000	$36,000
802	815	005017	Scattered Sites - A	Scattered Site		0	24	24				
				24 VACANT UNITS TO BE COMPLETED	1460				$24,000	$24,000	$24,000	$24,000
				SECURITY SCREENS	1460				$0	$0	$0	$120,000
802	650	005095	Opa-Locka Elderly	2329 NW 136 St		50	0	50				
				TENTING	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
802	818	005019	Lincoln Gardens	Scattered Site		0	47	47				
				47 UNITS UNDER DEMO DISP APPLICATION	1460				$0	$0	$250,000	$0
802	843	005074	Opa-Locka Family - A	Scattered Site		0	9	9				
				TENTING	1460				$0	$0	$0	$9,000
				ELEC OUTLETS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$12,000	$12,000	$12,000	$12,000
802	842	005074	Opa-Locka Family - B	Scattered Site		0	17	17				
				PROJECT IS IN DISPOSITION FOR HO	1460				$0	$0	$0	$0
802		005068	VISTA VERDE	Scattered Site		37	0	37				
				ROOFS	1460				$90,000	$95,000	$0	$0
				A/C POP OUTS	1460				$0	$0	$0	$20,000
				TENTING	1460				$0	$0	$0	$37,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
802	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
802	088	005088	Palmetto Gardens	16850 NW 55 Ave		40	0	40				
				TRASH CHUTES	1470				$0	$0	$0	$25,000
				CONC SPALLING	1470				$0	$0	$0	$50,000
802	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$327,000	$632,000	$788,000	$785,000
803	044	005044	Ward Towers	2200 NW 54 St		200	0	200				
				WINDOWS	1460				$0	$0	$500,000	$500,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
803	003	005003	Liberty Square 003	1219 NW 63 St - Scattered Site		0	280	280				
				PROJECTED VACANCY REPAIRS 2008	1460				$240,000	$240,000	$240,000	$240,000
803	009	005009	Jollivette	2400 NW 63 St - Scattered Site		66	0	66				
				6 VACANT UNITS TO BE COMPLETED 2008	1460				$0	$0	$0	$0
803	043	005043	Palm Towers	950 NW 95 Street		103	0	103				
				FRONT DOORS	1460				$50,000	$53,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0

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803	065	005065	Palm Court	930 NW 95 Street		88	0	88				
				ROOFS UNDER DISASTER GRANT	1460				$0	$0	$0	$0
				FRONT DOORS	1460				$0	$0	$0	$88,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
803	002	005002	Liberty Square 002	1301 NW 62 St. - Scattered Site		0	252	252				
				PROJECTED VACANCY REPAIRS 2008	1460				$240,000	$240,000	$240,000	$240,000
803	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
803	009	005009	Jollivette	2400 NW 63 St. - Scattered Site		66	0	66				
				ELEC WIRING IN METER ROOMS	1470				$0	$30,000	$0	$0
803	044	005044	Ward Towers	2200 NW 54 St.		200	0	200				
				ELEVATORS REPLACEMENT	1475				$0	$0	$0	$0
803	065	005065	Palm Court	930 NW 95 Street		88	0	88				
				ELEVATOR UPGRADES	1475				$0	$0	$0	$0
803	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$6,000
									$575,000	$608,000	$1,025,000	$1,113,000
804	016	005016	Annie Coleman 16	Scattered Site		0	210	210				
				ROOFS UNDER CONTRACT	1460				$0	$0	$0	$0
				SECURITY SCREENS	1460				$0	$0	$0	$500,000
				PROJECTED VACANCY REPAIRS 2008	1460				$240,000	$240,000	$240,000	$240,000
804	039	005039	Peters Plaza	191 NE 75 St.		102	0	102				
				BLDG STRUCTURES CRACKS	1460				$25,000	$0	$0	$0
804	015	005015	Annie Coleman 15	2200 NW 57 St. - Scattered Site		0	144	144				
				EXT DOORS	1460				$0	$0	$288,000	$0
				SECURITY SCREENS	1460				$0	$0	$144,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$120,000	$120,000	$120,000	$120,000
804	845	005092A	Grove Homes	Scattered Sites		0	24	24				
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
804	045	005045	South Miami Plaza	6701 SW 62 Ave.		97	0	97				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
804	016	005016	Annie Coleman 16	Scattered Site		0	210	210				
				PROJECTED VACANCY REPAIRS 2008	1460				$240,000	$240,000	$240,000	$240,000
804	058	005058	Stirrup Plaza	3150 Mundy St.		100	24	124				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
804	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
804	016	005016	Annie Coleman 16	Scattered Site		0	210	210				
				SECURITY CAMERAS	1475				$0	$0	$0	$60,000
804	039	005039	Peters Plaza	191 NE 75 St.		102	0	102				
				ELEVATORS	1475				$0	$0	$0	$0
804	015	005015	Annie Coleman 15	2200 NW 57 St. - Scattered Site		0	144	144				
				SECURITY CAMERAS	1475				$0	$50,000	$0	$0
804	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000

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									$694,000	$719,000	$1,101,000	$1,229,000
805	063	005063	In Cities - Wynwood	Scattered Site		0	45	45				
				SEWER REPAIRS	1450				$45,000	$0	$0	$0
805	007	005007	Victory Homes	520 NW 76 St - Scattered Site		0	142	142				
				18 VACANT UNITS COMPLETED IN 2007-08	1460				$168,000	$168,000	$168,000	$168,000
805	044	005076	Buena Vista Homes	Allapattah Scattered		0	24	24				
				TENTING	1460				$0	$0	$0	$24,000
				SCREEN DRS	1460				$0	$0	$0	$12,000
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
805	051	005051	Lemon City	150 NE 69 St		100	0	100				
				ROOFS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
805	001	005001	Edison Courts	325 NW 62 St		0	345	345				
				SECURITY SCREENS	1460				$0	$0	$0	$345,000
				35 PROJECTED VACANT UNITS 2008	1460				$360,000	$360,000	$360,000	$360,000
805	056	005056	Edison Plaza (Elderly)	200 NW 55 St		80	0	80				
				16 PROJECTED VACANT UNITS 2008	1460				$0	$0	$0	$0
805	056	005056	Edison Park (Family)	Scattered Site		0	32	32				
				SECURITY SCREENS REAC	1460				$0	$0	$0	$150,000
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
805	063	005063	In Cities - Wynwood	Scattered Site		0	45	45				
				TENTING	1460				$0	$0	$0	$45,000
				EXT PAINTING	1460				$0	$0	$0	$45,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
805	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
805	056	005056	Edison Plaza (Elderly)	200 NW 55 St		80	0	80				
				HALLWAY VENTILATION	1470				$0	$0	$0	$24,000
805	056	005056	Edison Park (Family)	Scattered Site		0	32	32				
				METER CANS	1475				$0	$0	$0	$75,000
805	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$678,000	$633,000	$633,000	$1,353,000
806	054	005100	Wynwood Homes - C	Scattered Site		0	39	39				
				EXTERIOR LIGHTING	1450				$0	$0	$0	$15,000
806	099	005099	Town Park	NW 5 Ave. & 19 St		0	38	38				
				EXTERIOR LIGHTING IMPROV	1450				$0	$0	$0	$15,000
806	049	005049	Culmer Place	610 NW 10 St		0	151	151				
				EXT LIGHTS	1450				$0	$0	$0	$50,000
806	091	005091	Phyllis Wheatley	1701 NW 2 Ct		40	0	40				
				EXTEND PKG LOT	1450				$0	$0	$0	$0
806	005	005005	Liberty Square 005	1415 NW 63 St - Scattered Site 1		0	177	177				
				PROJECTED VACANCY REPAIRS 2008	1460				$144,000	$144,000	$144,000	$144,000
806	054	005100	Wynwood Homes - C	Scattered Site		0	39	39				
				TENTING	1460				$0	$0	$0	$39,000
				EXT DOOR REPLACEMENT	1460				$0	$0	$0	$80,000
				SCREEN DRS	1460				$0	$0	$0	$19,500
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000

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806	054	005054	Parkside I & II	333/357 NW 3 St		56	0	56				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
806	094	005094	Wynwood Elderly	3000 NW 3 Ave (Satellite Office)		72	0	72				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
806	099	005099	Town Park	NW 5 Ave. & 19 St.		0	38	38				
				SCREEN DOORS	1460				$0	$0	$0	$19,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$36,000	$36,000	$36,000
806	049	005049	Gulmer Place	610 NW 10 St		0	151	151				
				TENTING	1460				$0	$0	$0	$151,000
				ROOF FLASHING	1460				$0	$0	$0	$50,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$144,000	$144,000	$144,000
806	041	005041	Jack Orr Plaza	550 NW 5 St		200	0	200				
				26 PROJECTED VACANT UNITS 2008	1460				$0	$0	$0	$0
806	091	005091	Phyllis Wheatley	1701 NW 2 Ct		40	0	40				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
806	032	005032	Rainbow Village	NW 20 St. & 3 Ave.		0	100	100				
				ROOFS	1460				$0	$150,000	$100,000	$100,000
				PROJECTED VACANCY REPAIRS 2008	1460				$120,000	$120,000	$120,000	$120,000
806	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
806	094	005094	Wynwood Elderly	3000 NW 3 Ave (Satellite Office)		72	0	72				
				A/C DRAINAGE	1470				$0	$0	$0	$73,000
				CONC SPALLING	1470				$0	$0	$0	$20,000
				HALLWAY LIGHTING	1470				$0	$0	$0	$50,000
806	099	005099	Town Park	NW 5 Ave. & 19 St.		0	38	38				
				UTILITY DRS REPLACEMENT	1470				$0	$0	$0	$38,000
806	054	005054	Parkside I & II	333/357 NW 3 St		56	0	56				
				FIRE SPRINKLERS REPAIRS	1475				$0	$0	$0	$0
806	041	005041	Jack Orr Plaza	550 NW 5 St		200	0	200				
				FIRE ALARM REPLACEMENT	1475				$0	$0	$0	$0
806	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$345,000	$675,000	$625,000	$1,244,500
807	025	005025	Claude Pepper	750 NW 18 Terr (Satellite Office)		166	0	166				
				REPLACE EGRESS WINDOWS (14)	1460				$0	$0	$0	$0
				WATER INTRUSION E & W SIDES	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
807	028	005028	Green Turnkey	1590 NW 7 Ct		0	21	21				
				FASCIA REPAIRS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
807	845	005076	Allapattah Homes	Scattered Site		0	50	50				
				ROOFS	1460				$0	$0	$0	$0
				EXT WALL REPAIRS & PAINTING	1460				$0	$0	$0	$0
				SEALING WINDOWS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$60,000	$60,000	$60,000	$60,000
807	859	005100	Santa Clara Homes	Scattered Site		0	13	13				
				SEALING WINDOWS	1460				$0	$0	$0	$0
807	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
807	025	005025	Claude Pepper	750 NW 18 Terr (Satellite Office)		166	0	166				
				UPGRADE BLDG WATER PRESSURE	1470				$0	$0	$0	$0

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807	000	000	PHA-WIDE	RELOCATION	1496	0	0	0	$5,000	$5,000	$5,000	$5,000
									$129,000	$129,000	$129,000	$129,000
808	081	005081	Moody Gardens	SW 135 Ave. & 268 St.		34	0	34				
				SECURITY GATES	1450				$0	$15,000	$0	$0
808	069	005069	Moody Village	SW 135 Ave. & 268 St.		0	64	64				
				ROOFS	1460				$100,000	$100,000	$100,000	$160,800
				3 VACANT UNITS COMPLETED 2007-08	1460				$36,000	$36,000	$36,000	$36,000
808	081	005081	Moody Gardens	SW 135 Ave. & 268 St.		34	0	34				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
808	071	005071	Southridge I	SW 112 Ave. & 192 St.		0	76	76				
				30 PROJECTED VACANT UNITS 2008	1460				$96,000	$96,000	$96,000	$96,000
808	087	005087	Southridge II	SW 113 Ave. & 192 St.		0	30	30				
				ROOFS	1460				$0	$0	$0	$108,000
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
808	072	005072	Pine Island I	SW 126 Ave./127 Ave. & 272 St.		0	80	80				
				ROOFS	1460				$0	$300,000	$276,000	$0
				13 VACANT UNITS COMPLETED 2007-08	1460				$120,000	$120,000	$120,000	$120,000
808	073	005073	Pine Island II	Moody Dr. & SW 127 Ave./128 Ave.		0	50	50				
				ROOFS	1460				$0	$180,000	$180,000	$0
				9 VACANT UNITS COMPLETED 2007-08	1460				$60,000	$60,000	$60,000	$60,000
808	040	005040	Arthur Mays Village	11341 SW 216 St.		0	184	184				
				ROOFS	1460				$0	$300,000	$362,400	$0
				EXT PAINTING	1460				$0	$184,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$216,000	$216,000	$216,000	$216,000
808	079	005079	Goulds Plaza	U.S.1 & SW 213 St.		50	0	50				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
808	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
808	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$709,000	$1,686,000	$1,527,400	$877,800
809	022	005022	Perrine Gardens	10161 Circle Plaza		22	136	158				
				SECURITY CRATES ELC METERS	1450				$0	$27,000	$0	$0
				SIDEWALK & CURBING REPAIRS	1450				$0	$20,000	$0	$0
809	077	005077	Richmond Homes	168 St. & SW 104 Ave.		0	82	82				
				BULLARDS	1450				$0	$0	$32,000	$0
				SIDEWALK REPAIRS	1450				$0	$0	$7,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
809	023	005022	Perrine Gardens	10161 Circle Plaza		22	136	158				
				20 PROJECTED VACANT UNITS 2008	1460				$156,000	$156,000	$156,000	$156,000
809	082	005082	Perrine Villas	10000 W Jessamine St.		20	0	20				
				TENTING	1460				$0	$0	$20,000	$0
				FASCIA REPAIRS	1460				$0	$0	$50,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
809	035	005035	Naranja	26201 SW 139 Ct.		0	116	116				
				50 PROJECTED VACANT UNITS 2008	1460				$132,000	$132,000	$132,000	$132,000
809	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
809	035	005035	Naranja	26201 SW 139 Ct.		0	116	116				
				SECURITY CAMERAS	1475				$0	$0	$25,000	$0
809	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$369,000	$416,000	$503,000	$369,000

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810	075	005075	Culmer Gardens	NW 5 St. & 5 Ave.		0	75	75				
				CONC WALKS REPAIRS	1450				$0	$0	$0	$5,000
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
810	075	005075	Culmer Gardens	NW 5 St. & 5 Ave.		0	75	75				
				TERMITE TREATMENT	1460				$0	$0	$0	$75,000
				STAIRS REPAIRS	1460				$0	$0	$0	$75,000
				PROJECTED VACANCY REPAIRS 2008	1460				$84,000	$84,000	$84,000	$84,000
810	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
810	026	005026	Haley Sofge Towers	800/750 NW 13 Ave.		475	0	475				
				CONC SPALLING	1470				$0	$0	$100,000	$0
				A/C DRAIN LINES	1470				$0	$0	$250,000	$0
810	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$129,000	$129,000	$479,000	$284,000
811	048	005048	Martin Fine Villas	1301 NW 7 St.		50	0	50				
				AWNING INSTALLATION	1460				$0	$0	$30,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
811	013	005013	Robert King High	1403/05 NW 7 St.		315	0	315				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
811	089	005089	Harry Cain	490 NE 2 Ave.		154	0	154				
				CENTRAL A/C	1460				$0	$0	$25,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
811	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
811	013	005013	Robert King High	1403/05 NW 7 St.		315	0	315				
				CONC SPALLING	1470				$0	$0	$0	$0
811	013	005013	Robert King High	1403/05 NW 7 St.		315	0	315				
				FIRE SYSTEM REPLACEMENT	1475				$0	$0	$0	$0
811	089	005089	Harry Cain	490 NE 2 Ave.		154	0	154				
				DOMESTIC WATER PUMP REPLACEMENT	1475				$75,000	$0	$0	$0
				ELEVATOR UPGRADES	1475				$0	$0	$0	$0
811	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$120,000	$45,000	$100,000	$45,000
812	034	005034	Dante Fascell	2929 NW 18 Ave.		151	0	151				
				FENCING	1450				$0	$0	$0	$25,000
812	008	005008	Donn Gardens	1681 NW 28 St.		64	0	64				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
812	848	0050093	Liberty Homes	Scattered Site		0	44	44				
				PROJECTED VACANCY REPAIRS 2008	1460				$48,000	$48,000	$48,000	$48,000
812	011	005011	Abe Aronovitz	2701 NW 18 Ave.		55	0	55				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
812	014	005014	Annie Coleman 14	5125 NW 22 Ave. - Scattered Site		0	245	245				
				TERMITE DAMAGED FLOORING 70%	1460				$250,000	$250,000	$250,000	$0
				EXT DOORS	1460				$100,000	$100,000	$90,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$240,000	$240,000	$240,000	$240,000
812	034	005034	Dante Fascell	2929 NW 18 Ave.		151	0	151				
				SECURITY FIRE EXIT DRS	1460				$15,000	$0	$0	$0

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM (CFP) FIVE YEAR ACTION PLAN

PART I - SUMMARY

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	WORK STATEMENT FOR YEAR 2 PHA FY: 2009-10	WORK STATEMENT FOR YEAR 3 PHA FY: 2010-11	WORK STATEMENT FOR YEAR 4 PHA FY: 2011-12	WORK STATEMENT FOR YEAR 5 PHA FY: 2012-13
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
812	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
812	014	005014	Annie Coleman 14	5125 NW 22 Ave. - Scattered Site		0	245	245				
				SECURITY CAMERAS	1475				$0	$0	$50,000	$0
812	034	005034	Dante Fascell	2929 NW 18 Ave.		151	0	151				
				SECURITY CAMERAS	1475				$25,000	$0	$0	$0
				ELEVATORS UPGRADES	1475				$0	$0	$0	$0
812	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$723,000	$683,000	$723,000	$358,000
813	016	005016	Smathers Plaza	935 SW 30 Ave. (Satellite Office)		182	0	182				
				WALKWAYS REPAIRS	1450				$0	$0	$0	$15,000
813	012	005012	Joe Moretti	Scattered		288	0	288				
				SEWER REPLACEMENT	1450				$0	$0	$200,000	$0
813	016	005016	Smathers Plaza	935 SW 30 Ave. (Satellite Office)		182	0	182				
				ROOFS	1460				$0	$227,500	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
813	030	005030	Falk Turnkey	445-465 SW 16 Ave.		48	0	48				
				ROOF TILES REPLACEMENT	1460				$0	$72,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
813	090	005090	Jose Marti Plaza	134 SW 17 Ave.		55	0	55				
				SEALING EXTERIOR OF BLDG	1460				$0	$0	$55,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
813	852	005100	Little Havana Homes	Scattered 8 (356 SW 1 St)		0	28	28				
				EXT PAINTING	1460				$0	$0	$28,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
813	012	005012	Joe Moretti	Scattered		288	0	288				
				ROOF HATCH COVERS	1460				$50,000	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
813	819	005019	Medvin Apts	945 SW 3 Ave.		18	0	18				
				ROOFS / DRS & WINDOWS DISASTER GRANT	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
813	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
813	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$119,000	$368,500	$352,000	$84,000
814	062	005062	Three Round Towers	2929 NW 18 Ave.		391	0	391				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$5,000	$0	$0
814	831	005027	Gwen Cherry 16	NW 23 Ave. & 23 St.		0	28	28				
				ROOFS 2	1460				$0	$315,000	$315,000	$0
				SEALING AROUND WINDOWS	1460				$0	$15,000	$0	$0
				PLUMBING REPAIRS	1460				$0	$0	$10,000	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
814	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$40,000	$40,000	$40,000	$40,000
814	062	005062	Three Round Towers	2929 NW 18 Ave.		391	0	391				
				ELEVATORS 6	1475				$0	$0	$0	$0
814	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$69,000	$404,000	$394,000	$69,000

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM (CFP) FIVE YEAR ACTION PLAN

PART I - SUMMARY

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Eld. Unit	Fam. Unit	Total Units	WORK STATEMENT FOR YEAR 2 PHA FY: 2009-10	WORK STATEMENT FOR YEAR 3 PHA FY: 2010-11	WORK STATEMENT FOR YEAR 4 PHA FY: 2011-12	WORK STATEMENT FOR YEAR 5 PHA FY: 2012-13
815	085	005085	Homestead Village	SW 5 St & 5 Ave		11	0	11				
				PKG LIGHTING	1450				$0	$10,000	$0	$0
				FENCING	1450				$0	$25,000	$0	$0
815	078	005080	Florida City GARDENS	NW 6 Ave & 6 Terr		50	0	26				
				TREE TRIMMING	1450				$0	$0	$0	$7,000
815	070	005070	Wayside	Old Dixie Hwy & 290 St		0	30	30				
				SCREEN DOORS	1460				$0	$15,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$36,000	$36,000	$36,000	$36,000
815	841	005074	Biscayne Plaza	SW 288 St. & 162 Ave		52	0	52				
				RAILINGS	1460				$0	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
815	086	005086	Heritage Village II	SW 142 Ave & 270 St		0	26	26				
				EXT DRS	1460				$0	$52,000	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
815	083	005083	W. Homestead Gardens	SW 4 Ct. & 4 St		12	0	12				
				ROOFS	1460				$60,000	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$5,000
815	085	005085	Homestead Village	SW 5 St & 5 Ave		11	0	11				
				ROOFS	1460				$55,000	$0	$0	$0
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
815	078	005080	Florida City Gardens	NW 6 Ave & 6 Terr		50	0	26				
				PROJECTED VACANCY REPAIRS 2008	1460				$0	$0	$0	$0
815	078	005078	Florida City Family	NW 6 Ave. & 6 Terr		0	26	26				
				ROOFS	1460				$60,000	$60,000	$67,200	$0
				TREE REMOVAL	1450				$0	$0	$0	$7,000
				PROJECTED VACANCY REPAIRS 2008	1460				$24,000	$24,000	$24,000	$24,000
815	038	005038	Modello	U.S.1 & 282 St.		0	120	120				
				VACANCY PREPARATION	1460				$600,000	$600,000	$0	$0
815	050	005050	Homestead Gardens	1542 SW 4 St		0	150	150				
				20 PROJECTED VACANT UNITS 2008	1460				$180,000	$180,000	$180,000	$180,000
815	000	000	PHA-WIDE	DWELLING EQUIPMENT	1465	0	0	0	$10,000	$10,000	$10,000	$10,000
815	038	005038	Modello	U.S.1 & 282 St.		0	120	120				
				METER ROOM DRS	1470				$0	$0	$0	$30,000
815	085	005085	Homestead Village	SW 5 St. & 5 Ave		11	0	11				
				SECURITY CAMERAS	1475				$0	$0	$15,000	$0
815	078	005080	Florida City Gardens	NW 6 Ave. & 6 Terr.		50	0	26				
				SECURITY CAMERAS	1475				$0	$0	$0	$20,000
815	000	000	PHA-WIDE	RELOCATION	1495	0	0	0	$5,000	$5,000	$5,000	$5,000
									$1,054,000	$1,041,000	$361,200	$348,000
									$13,400,000	$13,400,000	$13,400,000	$13,400,000

911

FUNCTIONAL TABLE OF ORGANIZATION

MIAMI-DADE HOUSING AGENCY

FISCAL YEAR 2008 - 2009

ff005p01

MDHA SUMMARY	
Adopted 07 - 08	Base 08 - 09
583	533

MDHA EXECUTIVE DIRECTOR

Administers housing programs, provides overall direction and coordination of federal, state and local housing programs for the purpose of assisting low & moderate-income families by providing low interest loans to rehabilitate homes, purchase new affordable housing or providing rental assistance to very-low and low-income families & the elderly. Provides assistance through the Public Housing Stock. Provides direction and management supervision to divisions and offices. Interacts with the County Manager's Office, County Commission and various other public and private entities to ensure attainment of the Department's goals and objectives. Provides administrative and operational support in the areas of Housing Operations, Private Rental Housing, Finance and Administration and Affordable Housing.

Adopted 07 - 08	Base 08 - 09
10	6

CHIEF DEVELOPMENT OFFICER (CDO)

HOUSING DEVELOPMENT

Identifies and manages new housing development projects, mixed use developments, acquisition and disposition activities for County-owned properties, prepares highest and best use analysis of real estate properties and carries out the overall development of quality housing, including those HOPE VI Housing and Assisted Living Facilities Developments, infill initiatives and others. Provides architectural/engineering design and consulting needs, and professional construction contract administration for the Agency. Provides oversight of construction & rehabilitation field work including bid review, contract compliance and inspections of Single Family Rehabilitation efforts under Surtax, HOME, Construction Fraud and other federal and state programs.

Adopted 07 - 08	Base 08 - 09
16	11

CHIEF ADMINISTRATIVE OFFICER (CAO)

COMPLIANCE AND PLANNING

Provides compliance functions, including program audits and management reviews, investigations of fraud and complaints, development of policies, procedures, and Admissions and Continued Occupancy Plan (ACOP), interpretation of federal regulations, development of agency management plans, oversight of Section 3, Fair Labor Standards, Fair Housing and ADA/Section 504 and court ordered consent decree, program compliance of the capital fund program, hearing appeals, and quality assurance of federal SEMAP and PHAS requirements. Responsible for development of housing programs such as Section 8 Project-based program.

Adopted 07 - 08	Base 08 - 09
19	19

ADMINISTRATIVE SERVICES (HR)

Provides Administrative Support in all area of Human Resources including Risk Management and training.

Adopted 07 - 08	Base 08 - 09
9	11

28	30

CHIEF OPERATING OFFICER (COO)

PRIVATE RENTAL HOUSING

Responsible for administering the Section 8 Housing programs including Certificates, Vouchers, SRO Moderate Rehabilitation, Tenant Based Rental Assistance (TRA), for the purpose of providing financial assistance through rent subsidies to families leasing units on the private rental housing market. Administers Multifamily Programs such as Section 8 New Construction, Substantial and Moderate Rehabilitation and specialized programs such as Veterans Assistance Supported Housing, Family Unification, Family Self-sufficiency, victims of domestic violence and activities such as Relocation Assistance. Administers Homeless Programs under Shelter Plus Care SRA and TRA. Responsible for Housing Quality Standards (HQS), field inspections of Section 8 units, and units under Homeless Programs. Monitors historic preservation rehabilitation which includes HQS inspections for the Housing Opportunities for persons with AIDS program for the City of Miami.

Adopted 07 - 08	Base 08 - 09
106	117

PUBLIC HOUSING

Provides all property management and maintenance related services for assisted housing programs owned and operated by the Agency. These include occupancy, relocation, vacancy management, leasing, rent collection and evictions. Directs on site management, including recertification on a decentralized basis through regional and site field offices. Coordinates special projects for residents in cooperation with the Division of Resident Development. Responsible for federally mandated Quality Assurance monitoring of office and field operations for the Section 8 and Public Housing Programs. Empowers residents through coordinating delivery of Social Services with overall responsibility for the establishment, support and monitoring of individual tenant councils and the Overall Tenants Advisory manages the tenant grievance and appeals programs. Coordinates the Family Self-sufficiency Program.

Adopted 07 - 08	Base 08 - 09
329	294

APPLICANT LEASING CENTER

Accepts all applications for public housing, Section 8 (Waiting List) & Surtax Lottery. Interviews prospective residents, determines eligibility, assigns units, maintains a list of qualified applicants in control log, provides relocation services for the residents, and oversees the MOD relocation plans. Administers the Infill Housing Initiative Program, to revitalize neighborhoods by expanding homeownership opportunities in our community; encourage existing homeowners to rehabilitate their properties; and stimulate business and economic development through job creation.

Adopted 07 - 08	Base 08 - 09
29	30

484	441

CHIEF FINANCIAL OFFICER (CFO)

Adopted 07 - 08	Base 08 - 09
4	3

BUDGET & RESOURCE ALLOCATION

Provides financial and administrative support to the Agency. Ensures that Federal and County requirements are met. Has managerial responsibilities for all the county and federal budgets and resource allocations.

Adopted 07 - 08	Base 08 - 09
2	2

ACCOUNTING

Provides financial and administrative support to the Agency. Ensures that Federal and County requirements are met. Has managerial responsibilities for all financial activities.

Adopted 07 - 08	Base 08 - 09
28	29

PROCUREMENT AND CONTRACTS

Provides managerial responsibilities for procurement and contract administration and materials management.

Adopted 07 - 08	Base 08 - 09
6	7

MANAGEMENT INFORMATION SYSTEM

Provides management information supports for all the areas in the agency.

Adopted 07 - 08	Base 08 - 09
5	4

45	45

MDHA EXECUTIVE DIRECTOR

Adopted 07 - 08		Occup. Code	Base 08 - 09
1	Director, Miami-Dade Housing Agency	003599	1
1	Chief Operating Officer	009100	1
1	Senior Assistant to Dept. Director	003595	1
2	Administrative Officer 3	000812	1
1	Web Graphics Technician	001813	0
1	Executive Secretary	000095	0
1	Office Support Specialist 2	000021	0
1	Senior Executive Secretary	000095	1
1	Administrative Secretary	000094	1
10	TOTAL		6

CHIEF FINANCIAL OFFICER (CFO)

Adopted 07 - 08	FINANCE & ADMINISTRATION	Occup Code	Base 08 - 06
1	Chief Financial Officer	003893	1
1	Executive Secretary	000095	1
0	Division Director MDHA Fin.& Administration	003592	0
1	Driver Messenger	006202	0
1	Assistant Director Finance & Administration		1
4	TOTAL		3

Adopted 07 - 08	Budget and Resource Allocation	Occup Code	Base 08 - 09
1	Special Project Administrator 1	000831	1
1	Special Project Administrator 2	000832	1
2	TOTAL		2

Adopted 07 - 08	Accounting	Occup Code	Base 08 - 09
7	Account Clerk	000310	7
8	Accountant 1	000315	8
4	Accountant 2	000316	5
1	Accountant 3	000317	1
1	Administrative Secretary	000094	1
1	Clerk 2	000011	1
2	Clerk 3	000012	2
2	Clerk 4	000013	2
1	Department Controller	003590	1
0	MDHA Compliance Officer	003473	1
26	TOTAL		29

Adopted 07 - 08	Management Information System	Code	Base 08 - 09
0	Computer Service Manager	001647	1
1	Director, MIS		0
1	Computer Technician 2	001627	1
1	Senior Systems Analyst/Programmer	001645	1
2	Systems Analyst/Programmer 1	001643	1
5	TOTAL		4

Adopted 07 - 08	Procurement & Contracts	Code	Base 08 - 09
1	Chief, MDHA Procurement & Support Serv Div	003573	1
3	MDHA Purchasing Specialist	003546	3
1	Clerk 4	000013	1
0	Driver Messenger	000094	1
1	Safety Specialist 2	001965	1
6	TOTAL		7

Adopted 07 - 08	SUMMARY - FINANCE & ADMINISTRATION	Base 08 - 09
45	FINANCE & ADMINISTRATION DIVISION	45

Adopted 07 - 08	See Annex A	Base 08 - 09

CHIEF ADMINISTRATIVE OFFICER (CAO)

Adopted 07 - 08	COMPLIANCE	Occup. Code	Base 08 - 09
1	Director MDHA Quality Assurance & Compliance	003579	1
1	Executive Secretary	000095	1
2	TOTAL		2

Adopted 07 - 08	Compliance	Occup. Code	Base 08 - 09
1	Administrative Officer 2	000811	1
4	Administrative Officer 3	000812	5
1	Clerk 3	000012	0
1	Clerk 4	000013	1
1	Office Support Specialist 2	000021	2
1	MDHA Compliance	003542	0
1	MDHA Investigator	003569	1
1	Secretary	000031	1
0	WEB Graphics Technician	001813	1
3	Special Projects Administrator 1	000831	3
1	Special Projects Administrator 2	000832	1
2	MDHA Tenant Selection Supervisor 2	003427	1
17	TOTAL		17

Adopted 07 - 08	Administrative Support Services	Occup Code	Base 08 - 09
1	Administrative Secretary	000094	1
1	Chief, Administrative Services Division	003591	1
0	Clerk 3	000012	2
1	Human Resources Manager	000418	1
0	Manager, Training & Strategic Planning	003570	0
1	Office Support Specialist 2	000021	1
2	Personnel Specialist 2	000412	2
0	Personnel Specialist 3	000414	0
2	Personnel Technician	000402	2
11	Training Specialist 2	000422	1
19	TOTAL		11

Adopted 07 - 08	SUMMARY - COMPLIANCE AND ADM. SUPPORT SVS.	Base 08 - 09
28	TOTAL COMPLIANCE	30

CHIEF DEVELOPMENT OFFICER (CDO)

Adopted 07 - 08	HOUSING DEVELOPMENT DIVISION	Occup. Code	Base 08 - 09
1	Director, MDHA Development Division	003578	0
1	TOTAL		0

Adopted 07 - 08	HOUSING DEVELOPMENT	Occup Code	Base 08 - 09
1	Administrative Secretary	000094	0
1	Assistant Director MDHA Planning & Development	003571	0
1	Construction Manager 1	006610	0
5	Construction Manager 2	006611	4
2	Construction Manager 3	006612	2
1	Accountant 3	000317	0
1	Architect 2	001033	1
1	Architect 3	001034	1
1	Architect 4	009597	1
1	Office Support Specialist 2	000022	0
1	Rehab. Construction Specialist	003541	1
1	Special Projects Administrator 1	000831	1
17	TOTAL		11

Adopted 07 - 08	SUMMARY -HOUSING DEVELOPMENT	Base 08 - 09
18	TOTAL HOUSING DEVELOPMENT	11

Adopted 07 - 08	SUMMARY STAFFING CHART	Base 08 - 09
10	MDHA EXECUTIVE DIRECTOR	6
45	FINANCE AND ADMINISTRATION DIV.	45
28	COMPLIANCE & PLANNING	30
15	HOUSING DEVELOPMENT	11
29	APPLICANT & LEASING CENTER	30
106	PRIVATE RENTAL HOUSING	117
329	PUBLIC HOUSING	294
563	MDHA GRAND TOTAL	533

STAFFING CHART - ANNEX A
MIAMI-DADE HOUSING AGENCY
FISCAL YEAR 2008 - 2009

CHIEF OPERATING OFFICER (COO)

Adopted 07 - 08	Applicant and Leasing Center	Occup Code	Base 08 - 09
1	Administrative Secretary	000094	1
1	Clerk 2	000011	1
3	Data Entry Specialist 1	000015	3
2	Data Entry Specialist 2	000016	2
2	MDHA Occupancy Manager	003420	2
9	Eligibility Interviewer	003001	11
1	Executive Secretary	003551	0
1	MDHA Applicant & Leasing Center Dir.	003551	1
2	MDHA Quality Assurance Specialist	003418	2
1	MDHA Quality Assurance Supervisor	003418	1
3	Office Support Specialist 2	000021	3
2	Telephone Console Operator 1	000084	2
1	Semi-Skilled Laborer	006035	1
28	TOTAL		30

Adopted 07 - 08	SUMMARY - Applicant and Leasing Center	Occup Code	Base 08 - 09
28	TOTAL APPLICANT & LEASING CENTER		30

Adopted 07 - 08	PUBLIC HOUSING OPERATIONS	Occup Code	Base 08 - 09
1	Administrative Secretary	000094	1
0	Administrative Officer 1	000811	1
3	Administrative Officer 2	000811	3
2	Administrative Officer 3	000812	2
1	Asst Director MDHA Public Housing Operations	003581	1
1	Director, MDHA Public Housing Operations	003582	1
0	Clerk 4	000013	1
0	Housing Mgmt Asst Coordinator	003505	3
9	MDHA Regional Manager	003537	2
0	Office Support Specialist 3	000022	1
1	Executive Secretary	000095	1
18			16

Adopted 07 - 08	PUBLIC HOUSING OPERATIONS	Occup Code	Base 08 - 09
0	Automotive Equipment Operator 2	006206	3
9	MDHA Maintenance Specialist	003510	1
1	Clerk 4	000013	0
10			4

Adopted 07 - 08	PRIVATE RENTAL HOUSING (Director's Office)	Occup Code	Base 08 - 09
1	Director, MDHA Private Rental Housing	003584	1
1	Executive Secretary	000095	1
0	Administrative Officer 3	000812	1
0	Accountant 2	000318	1
0	Accountant 1	000315	1
0	Systems Analyst Programmer 1	001843	1
2			6

Adopted 07 - 08	PRIVATE RENTAL HOUSING	Occup Code	Base 08 - 09
0	Housing Manager L/W	003542	1
0	Housing Inspector L/W	003542	2
0	Housing Specialist L/W	003542	2
1	Assistant Director MDHA Private Rental Housing	003583	0
1	Assistant Director MDHA Section 8 Operations	003583	0
1	Housing Inspector 2	002156	0
1	MDHA Field Officer	003436	1
1	MDHA Tenant Selection Supervisor 3	003428	1
2	Administrative Officer 2	000811	1
2	Administrative Secretary	000094	1
2	MDHA Compliance Specialist	003542	3
2	Secretary	000031	1
3	Clerk 1	000010	2
3	Clerk 4	000013	2
3	Office Support Specialist 2	000021	2
4	Data Entry Specialist 2	000016	4
6	Administrative Officer 3	000812	3
6	Housing Manager	006462	4
11	Clerk 2	000011	10
13	Housing Inspector 1	002155	13
42	Housing Specialist	003440	69
104			111

Adopted 07 - 08	SUMMARY - PRIVATE RENTAL HOUSING	Base 08 - 09
126	TOTAL PRIVATE RENTAL HOUSING	117

Adopted 07 - 08	AMP 801	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
3	Clerk 2	000011	3
6	Maintenance Repairer	006501	7
2	MDHA Structural Maintenance Technician (Cat 1)	003508	0
3	MDHA Maintenance Specialist	003510	3
1	MDHA Site Manager	003532	1
5	Office Support Specialist 3	000022	5
1	Painter	006516	1
2	Plasterer	006525	2
1	Plumber	006527	1
0	Eligibility Interviewer	003001	1
28	TOTAL		29

Adopted 07 - 08	AMP 802	Occup. Code	Base 08 - 09
1	Carpenter	006508	1
4	Maintenance Repairer	006501	5
2	MDHA Maintenance Specialist	003510	2
1	MDHA Site Manager	003532	0
3	Office Support Specialist 3	000022	3
1	Painter	006516	1
2	Plasterer	006525	2
14	TOTAL		14

Adopted 07 - 08	AMP 803	Occup. Code	Base 08 - 09
1	Carpenter	006508	2
2	Clerk 2	000011	2
1	Electrician	006510	1
16	Maintenance Repairer	006501	6
5	MDHA Maintenance Specialist	003510	5
4	MDHA Site Manager	003532	5
4	Office Support Specialist 3	000022	4
2	Painter	006516	2
4	Plasterer	006525	4
1	Plumber	006527	1
1	Public Housing Maintenance Supervisor	006467	1
2	Refrigeration A/C Mechanic	006532	2
1	Semi-Skilled Laborer	006035	1
44	TOTAL		38

Adopted 07 - 08	AMP 804	Occup. Code	Base 08 - 09
14	Maintenance Repairer	006501	8
7	MDHA Structural Maintenance Technician (Cat 7)	003508	0
3	MDHA Maintenance Specialist	003510	4
2	MDHA Site Manager	003532	3
5	Office Support Specialist 3	000022	4
3	Plasterer	006525	3
1	Refrigeration A/C Mechanic	006532	2
1	Semi-Skilled Laborer	006035	1
36	TOTAL		21

Adopted 07 - 08	AMP 805	Occup. Code	Base 08 - 09
2	Carpenter	006508	1
1	Clerk 2	000011	1
13	Maintenance Repairer	006501	2
8	MDHA Structural Maintenance Technician (Cat 8)	003508	0
2	MDHA Maintenance Specialist	003510	3
3	MDHA Site Manager	003532	3
2	Office Support Specialist 3	000022	3
1	Painter	006516	1
1	Plasterer	006525	1
1	Plumber	006527	1
1	Public Housing Maintenance Supervisor	006467	1
36	TOTAL		17

Adopted 07 - 08	AMP 806	Occup. Code	Base 08 - 09
2	Carpenter	006508	3
17	Maintenance Repairer	006501	9
8	MDHA Structural Maintenance Technician (Cat 8)	003508	0
2	MDHA Maintenance Specialist	003510	2
3	MDHA Site Manager	003532	3
4	Office Support Specialist 3	000022	4
1	Plasterer	006525	1
1	Plumber	006527	1
1	Semi-Skilled Laborer	006035	1
39	TOTAL		24

Adopted 07 - 08	AMP 807	Occup. Code	Base 08 - 09
1	Carpenter	006508	1
2	MDHA Maintenance Specialist	003510	1
3	Maintenance Repairer	006501	4
1	Office Support Specialist 3	000022	1
0	Site Manager	003532	1
1	Plasterer	006525	1
8	TOTAL		9

Adopted 07 - 08	AMP 808	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
2	Clerk 2	000011	2
3	Maintenance Repairer	006501	3
4	MDHA Maintenance Specialist	003510	5
1	MDHA Site Manager	003532	2
3	Office Support Specialist 3	000022	2
1	Plumber	006527	1
0	Plasterer	006525	2
1	Refrigeration A/C Mechanic	006532	1
19	TOTAL		20

Adopted 07 - 08	AMP 809	Occup. Code	Base 08 - 09
1	Carpenter	006508	1
1	Clerk 2	000011	1
1	Electrician	006510	1
3	Maintenance Repairer	006501	3
2	MDHA Maintenance Specialist	003510	2
1	MDHA Site Manager	003532	1
1	Office Support Specialist 3	000022	1
1	Plasterer	006525	1
1	Public Housing Maintenance Supervisor	006467	1
12	TOTAL		12

Adopted 07 - 08	AMP 810	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
1	Electrician	006510	1
2	Maintenance Repairer	006501	2
2	MDHA Structural Maintenance Technician (Cat 2)	003508	0
1	MDHA Maintenance Specialist	003510	1
1	MDHA Site Manager	003532	1
1	Office Support Specialist 3	000022	1
1	Painter	006516	1
1	Plasterer	006525	1
1	Public Housing Maintenance Supervisor	006467	1
13	TOTAL		11

Adopted 07 - 08	AMP 811	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
1	Custodial Worker 2	006505	1
5	Maintenance Repairer	006501	7
3	MDHA Maintenance Specialist	003510	3
2	MDHA Site Manager	003532	2
1	Office Support Specialist 3	000022	3
1	Plasterer	006525	1
1	Plumber	006527	1
2	Refrigeration A/C Mechanic	006532	2
3	Semi-Skilled Laborer	006035	3
30	TOTAL		24

Adopted 07 - 08	AMP 812	Occup. Code	FY 2009
0	Electrician	006510	1
0	Carpenter	006508	1
1	Maintenance Repairer	006501	1
4	MDHA Structural Maintenance Technician (Cat 8)	003508	0
1	MDHA Site Manager	003532	1
1	MDHA Supply Specialist	003507	1
2	Office Support Specialist 3	000022	3
1	Painter	006516	1
1	Plasterer	006525	1
1	Plumber	006527	1
0	Eligibility Interviewer	003001	1
13	TOTAL		12

Adopted 07 - 08	AMP 813	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
5	Maintenance Repairer	006501	8
1	MDHA Maintenance Specialist	003510	1
1	MDHA Site Manager	003532	1
2	Office Support Specialist 3	000022	2
1	Painter	006516	1
2	Plasterer	006525	2
2	Semi-Skilled Laborer	006035	2
19	TOTAL		19

Adopted 07 - 08	AMP 814	Occup. Code	Base 08 - 09
2	Carpenter	006508	2
4	Maintenance Repairer	006501	4
1	MDHA Structural Maintenance Technician (Cat 1)	003508	0
1	MDHA Maintenance Specialist	003510	3
1	MDHA Site Manager	003532	1
1	Plasterer	006525	1
0	Office Support Specialist 3	000022	1
1	Semi-Skilled Laborer	006035	1
11	TOTAL		13

Adopted 07 - 08	AMP 815	Occup. Code	Base 08 - 09
1	Carpenter	006508	1
2	Clerk 2	000011	2
3	Maintenance Repairer	006501	3
0	MDHA Maintenance Specialist	003510	3
4	MDHA Structural Maintenance Technician	003508	0
2	MDHA Site Manager	003532	2
2	Office Support Specialist 3	000022	2
2	Plasterer	006525	2
1	Plumber	006527	1
17	TOTAL		16

Adopted 07 - 08	SUMMARY -PUBLIC HOUSING OPERATIONS	Base 08 - 09
329		294

FL0005Q01

MIAMI-DADE COUNTY

Carlos Alvarez, Mayor

County Executive Office
County Manager
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April 30, 2008

Mr. Donald J. LaVoy
HUD Oversight Administrator
Miami-Dade Housing Agency
1401 NW 7th Street
Miami, FL 33125-3601

RE: Agency Plan Comments

Dear Mr. LaVoy:

I would like to take this time to share the County's comments on the PHA Plan ("Plan") for Miami-Dade Housing Agency ("MDHA"). They are as follows:

- On page 1 of the Plan, MDHA indicates that it will apply for additional Section 8 Housing Choice Vouchers. Currently, the Agency is under-leased and could see a loss of administrative fees. Adding new units without a plan may place the Agency in a more precarious situation. What is the plan to address this issue?

- On page 2 of the Plan, it reads 'MDHA regulations', perhaps it should state *policies*, as opposed to regulations.

- On page 15 of the Plan, "Statement of Financial Resources", it shows a $7.5 million deficit in low rent. Please provide the basis of this statement. It appears that the resources listed are fiscal year 2007-08, not fiscal year 2008-09. According to the County's Office of Strategic Business Management (OSBM), they do not have back-up to substantiate the deficit and need further clarification on all resources listed. However, it should be noted that we observed the following changes to the Capital line items:
  - Operations line item reduced by $30,000
  - Management Improvement line item reduced by $1.220 million
  - Dwelling Structures line item has been increased by $2.03 million.

  Although we noticed an increase in expenditures on dwelling structures, it is unclear whether or not the Agency is addressing the Voluntary Compliance Agreement (VCA), which requires that five percent of the public housing units meet the Uniform Federal Accessibility Standards (UFAS). Changes in capital expenses show a reduction in resources that could be used for operations and administrative costs. The trade-off is increasing the capital investment in the dwelling units as well as the sites. This is a policy question since the deficit has to be covered and the County is facing a tremendous shortfall County-wide and can not absorb this deficit. With the deficit along with the reduced capital and potential reductions in subsidy, how is the agency factoring in the high level positions at the central office cost center?

- On page 18 of the Plan, where it addresses Admissions Preference, it suggests that the agency will allow transferees, due to under- and over-housed, to have preference over new admissions. It may not be the best management or community relations policy. Perhaps there could be some ratio, such as four new move-in's to one transfer that needs right sizing or something similar.

fl005g01

- On page 28 of the Plan, listed are housing programs at the Agency including Section 8 New Construction. These programs have been moved to Miami-Dade County's Office of Community and Economic Development (OCED) and should not be included in the Plan.

- The Plan does not list Victory Homes as a potential demolition/disposition site. It was the County's understanding that this site was considered for GOB funding and development.

- The Table of Organization seems to show the budgeted number of employees for FY 2007-08, which is not the same number that has been proposed for FY 2008-09. This needs to be clarified.

- Attachment **fl005g01** Community Service and Self-Sufficiency has Mark Brown listed as a contact. However, Mr. Brown has not been with the MDHA for at least three years.

- Attachment **fl005j01** Section 8 Homeownership Capacity the first paragraph states that S8 Homeownership is being administered jointly by Private Rental Housing; doesn't say who other partners, i.e. OCED using the Surtax program.

- It is not clear that the Plan will be submitted to the Miami-Dade Board of County Commissioners ("Board") for their review. Although the U.S. Department of Housing and Urban Development ("HUD") may be in temporary possession of MDHA, we strongly believe that some of the policy changes that are being recommended will impact the constituents of the County Commission. Therefore, prior to submitting the Plan to HUD, we recommend that the Plan should be presented to the Board for their consideration and approval.

This represents the collective comments of the County and we request that they be seriously considered and incorporated into the Plan. Also, I request that you continue to keep the County's Executive Office and the County Attorney's Office apprised of any additional changes to the Plan.

Thank you for your consideration in these matters.

Sincerely,

Cynthia W. Curry
Senior Advisor to the County Manager

c: Honorable Carlos Alvarez, Mayor
George M. Burgess, County Manager
Denis Morales, Mayor's Chief of Staff
Robert A. Cuevas, Jr., County Attorney
Jose Cintron, Director, Office of Community and Economic Development
Terrence A. Smith, Assistant County Attorney

FL005R01

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Executive Director

April 30, 2008

Miami Dade Housing Agency
Administration and Compliance
1401 NW 7th St.
Miami, FL 33125

Re: Comments to PHA Plan for Fiscal Year 2008-2009

To Whom It May Concern:

Legal Services of Greater Miami, Inc. is a private non-profit law firm representing many residents and participants throughout Miami-Dade Housing Agency's various housing programs. We are submitting the following comments based upon our experiences representing our clients who are residents and participants in the Section 8 program and public housing operated by the Miami-Dade Housing Agency.

Section 8 Customer Service

The most serious problem currently facing the Miami-Dade Housing Agency are the problems in the Section 8 Voucher Program. The MDHA Section 8 Voucher Program is currently facing a crisis and the 2008-2009 Annual Plan fails to identify or address the crucial problems.

The Executive Summary of the Plan explains that MDHA has reorganized its Private Rental Housing Division and opened the new Section 8 Customer Service Center. MDHA claims that the Customer Service Center provides services to Section 8 landlords and tenants. Since MDHA abruptly shut down the Section 8 office at Coral Way and opened the Customer Service Center in December 2007, customer service for Section 8 participants and landlords has declined significantly. This is a clear departure from the Goals listed in MDHA's Five Year Plan.

The Customer Service Center is a walk-in office which is open 4 days a week. MDHA directs all Section 8 participants and landlords to "log questions, complaints, and other inquiries" at the Customer Service Center. If Section 8 participants have a problem, they can no longer call the Section 8 office, but rather must visit the Customer Service Center in person. This causes a problem for Section 8 participants with jobs, who are forced to take off work and lose income in order to have a question answered, those participants with young children, and those participants that live far from the Customer Service Center.

These concerns were also raised by the Section 8 Resident Advisory Board in its 2008/20089 Recommendations for the Proposed 2008-2009 PHA Plan (Comments #6 and 7).

Most troubling is the impact the Customer Service Center is having on disabled and elderly voucher holders. Requiring disabled and elderly voucher holders to travel to the Customer Service Center for assistance and failing to provide a reasonable accommodation for the disabled is highly problematic and discriminatory. The Customer Service Center press release issued by MDHA on December 14, 2007, provides no explanation how disabled individuals could obtain "customer service." Requiring Section 8 participants to visit the Customer Service Center to receive assistance likely violates the Voluntary Compliance Agreement between MDHA and US HUD which requires MDHA to provide accessibility for disabled individuals.

Once a voucher holder contacts the Customer Service Center, MDHA employees do not provide any resolution to the participant's problem; instead, the problem is merely documented by the Customer Service Center employee. All Section 8 files are kept in a different location, so the Customer Service Center employee usually does not have the information necessary to provide an answer. Clients frequently tell us that they have visited the Service Center on multiple occasions and are constantly told that an MDHA representative will contact them. Most clients advise us that they never receive a response. Landlords have also complained to our office about similar responses when they visit the Service Center.

Since the opening of the Customer Service Center, Section 8 participants have complained that MDHA has failed to process paperwork once it is left at the Customer Service Center. This includes both rent adjustments and requests for tenancy approval (RFTA). The federal regulations state that the RFTA should be approved within a reasonable time and, to the extent practicable, within fifteen days. *See* 24 C.F.R. §982.306(b)(2). Unfortunately, MDHA regularly takes 3 or more months to approve a unit, and in some of our cases, MDHA has taken over one year to approve a unit. (See RAB Comment #5). MDHA's failure to timely process paperwork prevents participants from moving into new units or paying too much for rent. MDHA's failure to process paperwork timely leads to evictions and homelessness for Section 8 participants.

Recently, payments to landlords have become a serious problem. Since November 2007, many Section 8 landlords and participants have complained that MDHA has stopped making the Housing Assistance Payments (HAP). This problem is particularly bad for the initial HAP payment after a participant moves into an approved unit. (See RAB Comment #5) While some landlords have been patient and understand MDHA is responsible for the payment problem, many landlords have filed evictions against the innocent Section 8 tenants. The payment problems have been well-documented in the media. Attached is a Miami Herald article from January 2, 2008, and a March 26, 2008, column from the Miami Herald's Action Line which includes four letters from landlords complaining about MDHA's failure to pay the HAP. MDHA's failure to make HAP payments adversely impacts the states goals in the 5 Year Plan to increase customer satisfaction and attract new landlords to the Section 8 program.

MDHA should have identified each of these serious problems in its Annual Plan and MDHA should also address how each of these problems will be resolved. Unfortunately, the Annual Plan makes no

reference to the problems that impact Section 8 participants on a daily basis. Without solutions to these problems, MDHA will not meet its 5 Year Plan goals to expand the supply of assisted housing, to improve the quality of assisted housing, to improve voucher management, or increase customer satisfaction.

Waiting List

On Page 2 of the Plan, the Executive Summary states that the Miami-Dade Housing Agency's (MDHA) waiting lists will reopen during Fiscal Year 2007-2008. Although the Fiscal Year is not yet completed, as of April 30, 2008, the waiting lists have not yet reopened. The waiting list was last opened in 2005. At that time, our office had serious concerns about the waiting list application process and we encourage MDHA to make changes to the upcoming application process.

In the Statement of Progress in Meeting the 2005-2009 Five Year Plan Mission and Goals, MDHA states that during the 2005 application period, 3,500 applications were rejected for incomplete information. In 2005, MDHA required that housing applicants complete and bubble a form which would be scanned by a machine. Unfortunately, many of the applicants, including the elderly, disabled, and those with limited English skills, had their applications rejected and determined invalid because the areas to be scanned were not properly shaded. Unfortunately, MDHA did not allow the rejected applicants to request an informal review of MDHA's decision. This was improper and denied some applicants from challenging mistaken application denials. *See* 24 C.F.R, §982.554. For the upcoming application period, we urge MDHA to use a different application form (i.e. do not use an application which requires the applicant to bubble in responses) and to provide denied applicants for housing with an informal review as required by the federal regulations.

If you have any questions about these comments, please feel free to contact me at (305) 438-2403.

Sincerely,

Jeffrey M. Hearne
Attorney at Law

Enclosures as stated