

Memorandum



Date: April 15, 2009

**HCD
Agenda Item No. 7(A)**

To: Honorable Chairman Dennis C. Moss
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", written over the printed name of George M. Burgess.

Subject: Monthly Report on the Miami-Dade Public Housing Agency - April 2009

The following report to the Housing and Community Development Committee serves as the April 2009 monthly update on Miami-Dade Public Housing Agency (MDPHA) operations and programmatic activities underway.

More specifically, the report begins with a brief update on each of the objectives/goals in the Memorandum of Understanding (MOU) between the US Department of Housing and Urban Development (US HUD) and County as of March 30, 2009. The updates are provided in the following areas: 1) governance, 2) agency organization and staffing, 3) MDHPA Development, 4) Finance, 5) Program Management – Housing Choice Voucher, 6) Program Management – Other Section 8 Programs, 7) Program Management – Public Housing, and 8) Program Compliance.

There is additional information regarding HOPE VI development initiatives, asset management reporting requirements, capital fund program planned expenditures (including the \$19.2 million in additional capital funds allocated through the American Recovery and Reinvestment Act), tenant based (Section Housing Choice Voucher) and program based waiting lists, the status on the contract with Quadel Consulting on the administration of the Housing Choice Voucher Program, the status of MDPHA general obligation bond funded projects, and available information on the Public Housing Agency 5-Year Plan.

Attachment

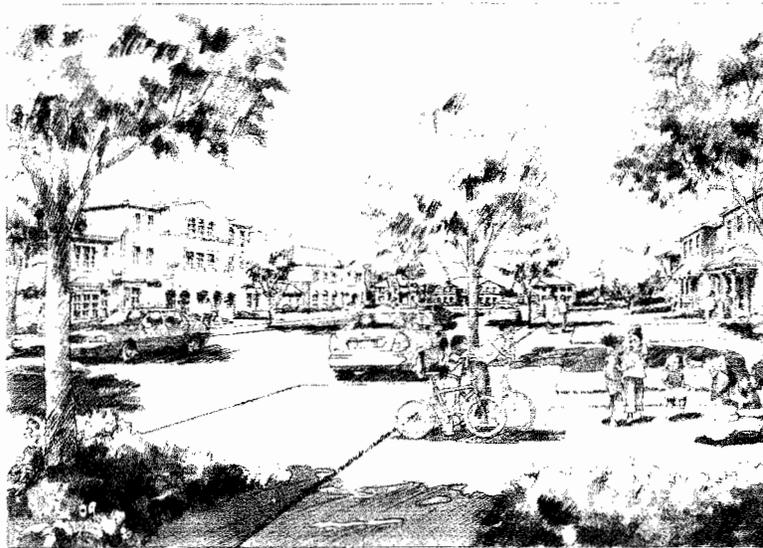
A handwritten signature in black ink, appearing to read "Cynthia W. Curry", written over the printed name of Cynthia W. Curry.

Cynthia W. Curry
Senior Advisor to the County Manager

Housing & Community Development Committee

Miami-Dade Public Housing Agency

Monthly Report
April 15, 2009



Members:

Commissioner Audrey A. Edmonson, Chair
Commissioner Barbara J. Jordan, Vice Chair
Commissioner Joe A. Martinez
Commissioner Dorrin D. Rolle
Commissioner Katy Sorenson
Commissioner Javier D. Souto

MIAMI-DADE

Delivering Excellence Every Day

**Miami-Dade Public Housing Agency
Housing & Community Development Committee Report
Monthly Report
April 2009**

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MDHA - HUD MOV

MDPHA Action Plan
Part of Memorandum of Understanding (MOU) between the County of Miami-Dade, Miami-Dade Public Housing Agency and the U.S. Department of Housing and Urban Development

March Report 2009

Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
AREA: GOVERNANCE					
Improve coordination of Miami-Dade County's Housing Agency operations and Housing Initiatives among County Departments	1) Create an interagency working group to include members from all County agencies involved with the MDPHA's operations and/or affordable housing	6/30/2009		County: José Cintrón, George Burgess, County agency directors	
	2) Host quarterly meetings with working group	7/31/2009		County: José Cintrón, George Burgess, County agency directors	
		10/31/2009			
	01/31/2010				
3) Change the name of the Agency to MDPHA (Miami-Dade Public Housing Agency)	6/30/2009		County: José Cintrón, George Burgess, MDC Board of Commissioners	MDPHA staff informed on 2-2-09; ETSD notified re Outlook; GIC updated County portal and agency website 3/6/2008.	
Improve oversight and monitoring of MDPHA by the Board	4) The Chair may establish a separate BCC Housing Committee pursuant to the BCC Rules of Procedure	3/31/2009	1/14/2009	County: José Cintrón, George Burgess, MDC Board of Commissioners	New committee structure to begin 2/9/2009 with MDPHA part of the Housing and Community Development committee
	5) Provide Board training to all Committee members. * for initial training and then for the duration of the MOU	4/30/2009*		HUD Oversight Team	We plan to use the local HUD office to provide board training
Ensure Cooperative Agreements are in place and include clearly defined baselines for the delivery of services	6) Develop Cooperative Agreements, interlocal agreements, interdepartmental agreements and/or Memoranda of Understanding between the County and other local governments and between MDPHA and other County departments, where necessary	09/30/20/09		County: José Cintrón, George Burgess, Terrence Smith, Alex Ballina, MDC Commissioners, other localities and governing body	
		09/30/2009		HUD Oversight Team	
	7) Review existing Cooperative Agreements and make amendments as necessary	09/30/2009			

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Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
Ensure Deeds of Trust for all properties exist and are accurate	8) Review existing deeds and take necessary action to modify as appropriate; create deeds where none exist	09/30/2009		County: José Cintrón, County Attorney's Office	
	9) All deeds are recorded	12/31/2009		HUD Oversight Team and County	
	10) Provide technical assistance to MDPHA	Duration of the MOU		HUD Oversight Team and the County	
AREA: AGENCY ORGANIZATION AND STAFFING					
Relocate MDHPA Central Office staff into one location	11) Lease the space	12/31/2008	12/1/2008	County: José Cintrón, Mari Saydal-Hamilton, Jose Rivero, Wendi Norris (GSA), Victor Rodriguez (ETSD), MDC Commissioners	GSA has identified office space at Overtown Transit Village, 701 NW 1st Court. Lease not required as space is a County facility. Update: 16th and 8th floors confirmed.
	12) Complete Build Out	05/31/20/09			
	13) Complete Move	06/31/2009			
Ensure continuity and preservation of trained agency staff, including senior management	14) Obtain HUD concurrence for hiring and terminating Senior Executive Management staff	Duration of MOU		County: José Cintrón, Mari Saydal-Hamilton, George Burgess, Angela Maher	
	15) Identify key positions that Miami-Dade will exempt from bumping at MDPHA	12/31/2008	1/20/09	HUD Oversight Team	1/20/09 Final list sent to A. Maher
Ensure integrity of PHA "core business" functions	16) Obtain HUD concurrence for any addition of non-HUD funded programs to be administered by MDPHA	Duration of MOU			
	17) Review organizational structure and staffing levels	1/31/2009	1/14/09	County: José Cintrón, George Burgess, HR at MDPHA, HR at MDC, and MDC Commissioners	Note: Draft Table of Organization as per email to OSBM
	18) Establish a table of organization that complies with HUD's Asset Based Management Model and the Operating Fund Final Rule	3/31/2009	3/31/2009	HUD Oversight Team	Table of Organization revised
	19) Hire positions depicted in the Table of	9/30/2009			

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Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
	Organization				
Increase performance, capacity and efficiency at MDPHA	20) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	
AREA: MDPHA DEVELOPMENT					
Continue progress to ensure the development objectives for the Scott Carver HOPE VI initiatives are met	21) Execute the Master Development Agreement with the selected developer	01/31/2009	12/30/2008	County: José Cintrón, Jose Rodriguez, George Burgess, MDC Board of Commissioners	BCC approved (R-1417-08) on 12/16/08 McCormack Baron Salazar, Inc. as the master developer
	22) Consult with local stakeholders, including the former residents of Scott Carver Homes, throughout the remainder of the development process	Duration of MOU		MDPHA, selected developer	MBS held charrette in Jan '09; meeting regarding creation of a Steering Committee held 2/13/09
	23) Complete a new concept plan	03/31/2009	4/3/2009	MDPHA, selected developer	MBS contract deliverable date is 4/2/2009.
	24) Execute appropriate documents, including phase closing documents, etc. as appropriate	Duration of MOU		MDPHA, George Burgess, selected developer, HUD	
	25) Address the environmental issues identified in Sector II and develop a plan that includes potential funding sources for remediation	06/30/2009		José Cintrón, George Burgess, other County departments (DERM, DHS, OCED, etc.)	
	26) Obtain approval from the BCC for General Obligation Bond (GOB) funding revisions	03/31/2009		José Cintrón, Alex Ballina, George Burgess, other County departments	As per email dated 3/30/2009, MDPHA will submit item to HDC committee in May re deleting five GOB public housing projects (Joe Moretti, Dante Fascell, Three Round Towers, Annie Coleman, and Elizabeth Virrick I), adding two new public housing projects (Victory Homes and

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					Elizabeth Virrick II) and modifying an existing public housing project (Lincoln Gardens) . Projects to be transitioned back to MDPHA for development.
	27) Obtain final approval from HUD for any necessary dispo/demo applications	04/30/2009		HUD: Special Applications Center	
	28) Solicit developers for identified GOB sites	06/30/2009		José Cintrón, Alex Ballina, George Burgess, other County departments	
	29) Select developers and proceed with projects	09/30/2009			
	30) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and the County	
AREA: FINANCE					
Increase efficiency and timeliness of Section 8 landlord payments	31) Require direct deposit for all Section 8 landlords on a phased basis	01/31/2010		County: José Cintrón, Craig Clay	Direct deposit for accounts payable vendors was implemented Feb 2009. To date, 74 vendors have signed up, representing approx 23% of the vendors contacted. The number of customers on direct debit (automatic deduction of amount due from bank account) increased from 289 to over 1,000. This number continues to grow and the goal is to have 2,000 residents on direct debit by 12/31/2009.

MDPHA Action Plan

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Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
Implement internal controls to ensure sustainability of program compliance	32) implement business process review recommendations recommended by Deloitte & Touche	09/30/2009 (50%) 09/30/2010 (50%)		County: José Cintrón, Craig Clay	MDPHA's Finance to create & update an Excel spreadsheet that identifies completed tasks in the following areas: revenue, expenditure, payroll & personnel, fixed assets, financial close reporting (FCRP), and technology
	33) Complete Internal Control Checklists included in the Financial Policies and Procedures Guide	Duration of MOU			
Perform routine accounting functions	34) Consider options for assistance from a third party for interim performance of functions (contractor, County Finance, etc.)	01/31/2009	1/31/2009	County: José Cintrón, Craig Clay, George Burgess, other County Departments (DPM, Finance, Budget, etc.)	MDPHA will not consider requesting help from other County departments. It is in the best interest of the Agency to move forward with our planned reorganization.
	35) Identify staffing insufficiencies and hire where appropriate	06/30/2009			
	36) Train new and existing personnel	Duration of MOU			
Meet HUD Requirements under FASS by completing timely and accurate reconciliation of bank accounts and determining cash position immediately	37) Establish separate bank accounts to include at a minimum: <ul style="list-style-type: none"> • General Operating Account • Section 8 Housing Choice Voucher • Section 8 Administrative Fee • Other Section 8 Programs • Public Housing • FSS Section 8 • FSS Public Housing • Security Deposits 	02/28/2009		County: José Cintrón, Craig Clay, MDC Finance Dept	Per MDPHA Finance division, estimated completion date is 4/30/2009.

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Increased performance, capacity and efficiency at MDPHA	38) Complete necessary modifications to Standard Operating Procedures previously completed by Deloitte to ensure applicability and consistency based on current practices 39) Provide technical assistance to MDPHA	09/30/2009 Duration of MOU		County: José Cintrón, Craig Clay HUD Oversight Team and County	
AREA: PROGRAM MANAGEMENT – HOUSING CHOICE VOUCHER					
Improve regulatory compliance, performance and administrative fee funding of the Section 8 Housing Choice Voucher Program	40) Achieve at least 95 percent quarterly utilization of Housing Assistance Payment (HAP) funding (not to exceed MDPHA's unit cap) based on Annual Budget Authority (ABA) or Unit Months Available (UMA). Current utilization based on funding is 80% 41) Achieve a Public and Indian Housing Information Center (PIC) monthly reporting rate of at least 95 percent or other minimum required by HUD. Current PIC reporting rate as of 10/31/08 is 71% 42) Achieve at least an annual Standard Performance rating of 60 percent or greater from HUD under the Section 8 Management Assessment System (SEMAP).	9/30/2009 then duration of MOU 1/31/2010 then duration of MOU 9/30/2010 then duration of MOU		County: José Cintrón, MDPHA Contract Administration staff Selected Contractor MDPHA and the selected contractor MDPHA and the selected contractor	
Improve efficiency, reporting, analysis, and accountability of the Section 8 Housing Choice Voucher Program	43) Coordinate MDPHA and Section 8 Contractor information technology efforts to fully utilize capability of existing Elite system and its modules	9/30/2009		MDPHA's Technical Services division and selected contractor	
Ensure proper and effective administration of the Section 8 Housing Choice Voucher Program	44) Provide strict oversight of the Section 8 Contractor by requiring compliance with deliverables, meetings and report	Duration of MOU		MDPHA, Board of County Commissioners, Mayor or Mayor's designee	2/24/2009 -- Staff is reviewing and finalizing the reporting format for Quadel.

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	<p>schedules as specified in the Contract's Scope of Services, assessing their performance in accordance with the Contract's Performance Standards, and swiftly addressing any and all Contractor's performance deficiencies in accordance with the contract</p> <p>45) Develop Contract tracking and administration tools by which to assess Contractor performance</p> <p>46) Provide technical assistance to MDPHA</p>	3/31/2009	3/31/2009	HUD Oversight Team	Tracking documents completed
Increase performance, capacity and efficiency at MDPHA	46) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	
AREA: PROGRAM MANAGEMENT – OTHER SECTION 8 PROGRAMS					
Improve regulatory compliance, performance, and administrative fee funding of the Section 8 Moderate Rehabilitation (Mod Rehab), Single Room Occupancy (SRO), and Shelter Plus Care (SPC) Programs	<p>47) Achieve at least 95 percent quarterly lease up rate in each program</p> <p>48) Achieve a Public and Indian Housing Information Center (PIC) monthly reporting rate of at least 95 percent or other minimum required by HUD for the Mod Rehab and SRO programs</p>	6/30/2009 then duration of MOU 6/30/2009 then duration of MOU		County: José Cintrón and MDPHA's Section 8 Contract Administration staff	
Ensure proper and effective administration of the Section 8 Mod Rehab, SRO, and SPC Programs	<p>49) Develop program tracking and administration tools by which to assess staff and program performance</p> <p>50) Assess program performance and make a recommendation to the County for exercising the additional contracting option under the Section 8 Contract</p> <p>51) If program is contracted out, re-establish performance baseline and measures</p>	3/31/2009 6/30/2009 9/30/2009	3/31/2009	County: José Cintrón and MDPHA's Section 8 Contract Administration staff	Tracking and Admin. Tools completed

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Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
Increase performance, capacity and efficiency at MDPHA	52) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	
AREA PROGRAM MANAGEMENT – PUBLIC HOUSING					
Operate Helen Sawyer Plaza without a deficit	53) Execute interim MOU with DHS	12/31/2008	2/20/2009	County: José Cintrón, Phyllis Tynes-Saunders, Alex Ballina, Jennifer Glazer-Moon	MDPHA was unsuccessful in entering into a MOU with DHS. As of 4/1/2009 MDPHA will manage the property.
	54) Solicit Service Providers to operate the ALF	3/31/2009	2/20/2009 Not Applicable	HUD Oversight Team Alex Ballina, Mari Saydall-Hamilton	On 3/4/2009 MDC's Dept of Human Services notified staff and residents that MDPHA's Public Housing division will resume management effective 4/1/2009 and confirmed that existing services will continue as per budgetary constraints.
	55) Select, negotiate and approve contractor	6/30/2009	2/20/2009 Not Applicable		1/16/2009 -- Initiated discussion with HUD HQTR regarding procedure to take units offline.
	56) Explore options for financial sustainability including:	6/30/2009		Donna Ayala (HUD)	
	<ul style="list-style-type: none"> • Supplemental funding from the County • Returning property to traditional public housing • Disposition of units • Project basing • Reducing the number of Assisted Living Units 				
	57) Make final determination for the sustainability of Helen Sawyer Plaza	6/30/2009			
Reduce Long Term Vacancies by 500 units (725 units identified as long term vacancies as of 11/30/2008)	58) Continue use of Job Order Contracts put into place during HUD possession of MDPHA to expedite turnaround of long term vacancies and work order execution by	On-going		County: José Cintrón, Alex Ballina, Jeannie Mendoza, MDPHA Procurement staff	Jan '09 – Weekly meetings among ALC, PH regional mngs & director started to expedite eligibility process and move-in

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Objective/Goal	Tasks	Target Accomplishment Date	Actual Accomplishment Date	Lead Staff	Comments/Accomplishments
	County staff			HUD Oversight Team	
	59) Complete turnaround of 125 units per quarter	03/31/2009 06/30/2009 9/30/2009 12/31/2009	3/31/2009		procedure. Streamlined, cohesive plan developed to expedite applicants from '08 waiting list. Vacancy report modified to better identify vacancies and match with applicants' family composition
	60) Provide Technical Assistance to the Applicant Leasing Center to ensure families are identified for immediate occupancy of turned units	3/31/2009			Asset Management has turned around 293 units.
	61) Occupy long term vacant units when turnaround is complete	3/31/2009 6/30/2009 9/30/2009 12/31/2009	3/31/2009		ALC had 2,475 scheduled appointments from Jan-April
Develop a plan for Heritage Village and implementation	62) Identify options for Heritage Village Turnkey III project and develop a plan for the units	3/31/2009		County: José Cintrón, Donna Ayala, Karen Zelada	As of 3/31/2009 the Section 32 (Proposed) Homeownership plan is 90% complete with scheduled submission to HUD in June.
Increase performance, capacity, and efficiency at MDPHA	63) Beginning implementing the plan 64) Provide technical assistance to MDPHA	4/30/2009 Duration of MOU		HUD Oversight Team and County	
AREA: PROGRAM COMPLIANCE					
Comply with Section 504 and ADA requirements	65) Re-negotiate the Voluntary Compliance Agreement (VCA) with HUD	6/30/2009		County: José Cintrón, Mari Saydal-Hamilton HUD Oversight Team, HQ Office of Field Operations, HQ and Regional FHEO and	HUD team is addressing issue with local HUD office. VCA re-negotiation pending; MDPHA response to VCA monitoring review sent to HUD-FHEO-Reg Ofc 12/18/08, HUD FEO to respond 1 st wk of Feb '09.

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	66) Comply with all corrective actions as outlined in the re-negotiated VCA	Duration of MOU based on VCA dates		the Miami Field Office	
Close Management Decisions in HUD OIG Audits that were issued to MDHA while in HUD possession	67) Close remaining findings for Audit #2006-AT-1001 (Section 8)	1/31/2009	12/23/2008	County: José Cintrón, Craig Clay, Mari Saydal-Hamilton, Alex Ballina HUD Oversight Team	Re-opened under audit #2008-AT-0801. MDPHA response sent 1/24/08 and requested closeout ltr from HUD OIG. 5 of 7 audit findings closed on 8-22-2008 Note: 1A and 2A pending closure as of 2/24/2008
	68) Close remaining findings for Audit #2008-AT-0002 (CFPHOPE VI)	12/31/2009			
	69) Close remaining findings for Audit #2008-AT-0004 (CFPHOPE VI)	12/31/2009			
Increase performance, capacity and efficiency at MDPHA	70) Provide technical assistance to MDPHA	Duration of MOU		HUD Oversight Team and County	

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REPORT PERIOD	NUMBER OF TASKS WITH MONTHLY DEADLINES	NUMBER & PERCENTAGE OF TASKS COMPLETED DURING THE MONTH	NUMBER & PERCENTAGE OF TASKS COMPLETED	COMMENTS (NOTE: TASKS LISTED AS "DURATION OF MOU" ARE NOT INCLUDED IN THE MONTHLY TOTALS, BUT WILL BE HIGHLIGHTED IN THE REPORT)
January 2009	8	8 (100%)	8 (12.9%)	
February 2009	1	3	11 (17.7%)	Note: One task with Feb deadline not completed; 3 tasks with March deadlines completed
March 2009	11			
April 2009	3			
May 2009	1			
June 2009	15			
July 2009	1			
August 2009	0			
September 2009	12			
October 2009	1			
November 2009	0			
December 2009	5			
January 2010	3			
February 2010	0			
March 2010	0			
April 2010	0			
May 2010	0			
June 2010	0			
July 2010	0			
August 2010	0			
September 2010	2			
October 2010	0			
November 2010	0			
December 2010	0			
Total	62			

Resource Allocation / Business Plan

Miami-Dade Public Housing Agency
RAM Meeting Table of Contents

FY 2009-10 Base Budget

April 2, 2009
11:00 a.m.

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REPORT 4: L ARTMENTAL ISSUES

Department: Housing Agency

Department-wide Issues

- 1 The County's designated representative will consult and maintain regular communications related to the Work Plan activities with HUD's Oversight Administrator. Once all the items in the Work Plan have been accomplished, the OA and the County's designees will consult at three-month intervals regarding the status of each of the items in the Work Plan.
- 2 Continue the outsourcing of the management of the Section 8 program to ensure the proper management of the program.
- 3 Ensure all financial information is presented in conformity with Generally Accepted Accounting Principles ("GAPP") and all other federal requirements.
- 4 Continue to assess the need to reconfigure the Asset Management Project structure to improve the operational and financial aspects.
- 5 To further accelerate productivity of the vacant units for occupancy, MDPHA will continue the utilization of new contracts using fixed prices and predetermined rates for the repairs of contract vacant units.
- 6 Ensure positions are staffed appropriately with qualified employees with the necessary skills to perform the functions required by the County and US HUD.
- 7 Continue working closely with GSA and ETSD to reduce the high annual cost of services provided to MDHPA, \$6.0M and \$2.7M respectively.

Asset Management Issues

- 1 Ongoing efforts to reduce vacancies and lease-up available units
- 2 Modernize and renovate various public housing developments and convert public housing dwelling structure units, including public spaces, sites, and non-dwelling units, to Uniform Federal Accessibility Standards (UFAS) compliance required by Voluntary Compliance Agreement
- 3 Administers the Helen Sawyer ALF and provides management and maintenance services to the Ward Towers ALF
- 4 Installation of comprehensive security systems for reduced spending on protective services (security guards). Revised summer schedules provide additional savings.

Private Rental and Contracts Administration Issues

- 1 Continue to improve vouchers utilization to maintain current funding level.
- 2 Increase homeownership opportunities through the Section 8, 5H, and Section 32 homeownership programs

Finance & Accounting Issues

Review and revise existing systems of financial internal controls to ensure that financial statements are presented in accordance with GAAP and all other federal requirements.

- 2 Continue monitoring the expenses in an effort to complete the year with revenues and expenses well within our budgetary authority.
- 3 Implement new internal controls to provide reasonable assurance that disbursements are accurate and in conformance with HUD requirements, as well as any applicable state or local law.
- 4 Continue implementation of Asset Management funding model.
- 5 Implement various procedures and important initiatives to better equip the Agency with the tasks necessary to produce accurate, timely financial data.

Administration Division Issues

- 1 Continue to address the housing needs of extremely low-income to low-income residents by utilizing all available funding for the Section 8 and other voucher programs and by streamlining the process and increase landlord outreach

Technical/Support Services Issues

- 1 Modernizing the technology infrastructure and technical support system.
- 2 Continues to assess the metrics systems for internal incident management tracking in order to streamline the delivery of services using a quantifiable process.

REPORT 12: RESOURCE ALLOCATIONS MEETING REPORT
 REPORT 1: GENERAL DEPARTMENTAL SUMMARY
 Department: Housing Agency

A) OPERATING BUDGET - REVENUES AND EXPENDITURES										
REVENUE										
	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2008-09	FY 2009-10	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Projection	Base	Base
CW	\$0	\$0	\$4,057	\$7,967	\$335	\$0	\$0	\$0	\$0	\$0
PROP	\$0	\$1,750	\$1,165	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROP	\$0	\$0	\$0	\$0	\$0	\$12	\$0	\$0	\$0	\$0
PROP	\$1	\$0	\$504	\$1,271	\$1,105	\$150	\$275	\$275	\$105	\$105
PROP	\$4,931	\$7,631	\$1,659	\$2,375	\$1,818	\$664	\$616	\$616	\$689	\$689
PROP	\$0	\$0	\$1	\$0	\$822	\$0	\$0	\$0	\$0	\$0
PROP	\$15,112	\$14,779	\$16,497	\$16,521	\$17,057	\$17,333	\$17,459	\$17,459	\$17,922	\$17,922
PROP	\$358	\$134	\$79	\$17	\$22	\$15	\$21	\$21	\$22	\$22
PROP	\$1,973	\$380	\$1,307	\$10	\$0	\$500	\$0	\$0	\$0	\$0
PROP	\$480	\$712	\$648	\$0	\$73	\$0	\$0	\$0	\$0	\$0
STATE	\$0	\$120	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTERTRNF	\$0	\$0	\$0	\$0	\$0	\$6,600	\$3,100	\$3,100	\$0	\$0
FED	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0	\$0	\$11,578	\$11,578
FED	\$5,506	\$4,718	\$6,666	\$393	\$0	\$3,049	\$2,949	\$2,949	\$7,370	\$7,370
FED	\$140,718	\$144,256	\$151,504	\$154,305	\$154,488	\$151,607	\$159,121	\$159,121	\$161,252	\$161,252
FED	\$27,075	\$27,867	\$24,977	\$28,574	\$32,897	\$30,483	\$34,686	\$34,686	\$34,711	\$34,711
FED	\$11,748	\$14,388	\$19,702	\$14,417	\$14,710	\$15,234	\$15,801	\$15,801	\$15,689	\$15,689
FED	\$2,531	\$1,709	\$1,670	\$0	\$60	\$0	\$212	\$212	\$212	\$212
FED	\$0	\$53	\$63	\$0	\$1	\$64	\$64	\$64	\$64	\$64
FED	\$3,248	\$3,050	\$3,024	\$2,995	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$4,807	\$6,509	\$8,659	\$9,823	\$9,823	\$12,029	\$12,029
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$0	\$5,595	\$4,561	\$1,223	\$1,223	\$1,407	\$1,407
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$213,681	\$221,547	\$233,523	\$233,652	\$235,492	\$246,931	\$245,350	\$245,350	\$263,050	\$263,050

L NDITURES

Salary	\$27,464	\$28,132	\$29,334	\$28,139	\$24,416	\$27,677	\$22,174	\$23,489	0
Overtime Salary	\$656	\$869	\$979	\$986	\$568	\$752	\$371	\$261	
Fringe	\$10,112	\$12,901	\$10,351	\$10,885	\$9,118	\$10,105	\$8,400	\$8,611	0
OTFringe	\$218	\$188	\$0	\$0	\$0	\$165	\$74	\$57	
Other Operating	\$36,298	\$33,850	\$36,285	\$41,709	\$35,238	\$34,500	\$42,946	\$41,549	0
Capital	\$1,038	\$1,223	\$1,120	\$472	\$217	\$635	\$515	\$387	0
TOTAL OPERATING EXPENDITURES	\$75,786	\$77,163	\$78,069	\$82,191	\$69,557	\$73,834	\$74,480	\$74,354	
Debt Services	0	0	0	0	0	0	0	0	
Reserves	\$0	\$0	\$0	\$0	\$0	\$270	\$165	\$2,430	
Transfers	0	0	0	0	0	0	0	0	
Other Non-Operating	\$132,666	\$144,157	\$132,963	\$128,691	\$143,663	\$159,607	\$159,121	\$172,830	
Intradepartmental	\$0	\$0	\$0	\$6,381	\$12,104	\$13,220	\$11,046	\$13,436	
TOTAL NON OPERATING EXPENDITURES	\$132,666	\$144,157	\$132,963	\$135,072	\$155,767	\$173,097	\$170,332	\$188,696	
TOTAL EXPENDITURES	\$208,452	\$221,320	\$211,032	\$217,263	\$225,324	\$246,931	\$244,812	\$263,050	
REVENUES LESS EXPENDITURES	\$5,229	\$227	\$22,491	\$16,389	\$10,168	\$0	\$538	\$0	

b, POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	698	623	640	637	577	533	460	457
Full-Time Positions Filled =			115	0	0	0	0	0
Part-time FTEs Budgeted =	144	103	59	0	14	14	8	0
Temporary FTEs Budgeted =	74	40	0	0	0	0	17	0

REPORT 2: DEPARTMENTAL SUMMARY BY FUNDS
 Department: Housing Agency

Fund: 01

A) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
CW	\$0	\$0	\$4,057	\$7,967	\$0	\$0	\$0	\$0
PROP	\$1	\$0	\$18	\$18	\$18	\$0	\$5	\$5
PROP	\$4,931	\$7,631	\$1,659	\$2,375	\$1,818	\$664	\$616	\$689
PROP	\$0	\$0	\$0	\$0	\$818	\$0	\$0	\$0
PROP	\$15,112	\$14,779	\$16,497	\$16,521	\$17,057	\$17,333	\$17,459	\$17,922
PROP	\$358	\$134	\$79	\$17	\$22	\$15	\$21	\$22
PROP	\$1,973	\$380	\$1,307	\$10	\$0	\$500	\$0	\$0
PROP	\$480	\$712	\$648	\$0	\$0	\$0	\$0	\$0
INTERTRNF	\$0	\$0	\$0	\$0	\$0	\$6,600	\$3,100	\$0
FED	\$5,506	\$4,378	\$6,666	\$393	\$0	\$3,049	\$2,949	\$7,370
FED	\$27,075	\$23,730	\$21,237	\$28,574	\$32,897	\$30,483	\$34,686	\$34,711
FED	\$2,531	\$1,709	\$1,670	\$0	\$60	\$0	\$212	\$212
FED	\$3,248	\$3,050	\$3,024	\$2,995	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$85	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$51,215	\$56,503	\$56,862	\$58,955	\$52,690	\$56,644	\$59,048	\$60,931
EXPENDITURES								
Salary	\$18,766	\$16,421	\$18,300	\$20,598	\$12,774	\$13,509	\$11,804	\$14,312
Overtime Salary	\$656	\$667	\$626	\$421	\$369	\$553	\$328	\$250
Fringe	\$7,938	\$7,431	\$6,683	\$8,059	\$4,889	\$5,028	\$4,637	\$5,475
OTFringe	\$218	\$121	\$0	\$0	\$0	\$121	\$72	\$55
Other Operating	\$31,102	\$30,652	\$29,267	\$33,125	\$28,050	\$29,882	\$31,176	\$25,998
Capital	\$1,030	\$1,211	\$1,053	\$463	\$164	\$622	\$505	\$382

	\$59,710	\$56,503	\$5-	\$62,666	\$46,246	\$49,715	\$48,522	\$46,472
L OPERATING EXPENDITURES								
Debt Services	0	0	0	0	0	0	0	0
Reserves	\$0	\$0	\$0	\$0	\$0	\$270	\$165	\$2,430
Transfers	0	0	0	0	0	0	0	0
Other Non-Operating	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0
Intradepartmental Transfers	\$0	\$0	\$0	\$4,807	\$6,509	\$8,659	\$9,823	\$12,029
TOTAL EXPENDITURES	\$59,710	\$56,503	\$55,930	\$67,473	\$52,755	\$58,644	\$58,510	\$60,931
REVENUES LESS EXPENDITURES	\$1,505	\$0	\$932	\$-515	\$-67	\$0	\$538	\$0

POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	400	383	382	383	326	274	300	303
Full-Time Positions Filled =				0	0		0	
Part-time FTEs Budgeted =	108	85	45	0	10	10	8	0
Temporary FTEs Budgeted =	31	24	0	0	0	0	8	0

Fund: 600

A) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
PROP Documentary Stamp Surtax	\$0	\$1,750	\$1,165	\$0	\$0	\$0	\$0	\$0
STATE SHIP Operations	\$0	\$120	\$0	\$0	\$0	\$0	\$0	\$0
FED Federal Grants	\$0	\$340	\$0	\$0	\$0	\$0	\$0	\$0
FED Public Housing Subsidy	\$0	\$4,137	\$3,740	\$0	\$0	\$0	\$0	\$0
FED Section 8 Admin Fee	\$0	\$3,560	\$6,241	\$0	\$0	\$0	\$0	\$0
INTRADEPT Federal Funds	\$0	\$0	\$0	\$4,722	\$6,509	\$8,659	\$9,823	\$12,029
INTRADEPT Section 8 Admin Fee	\$0	\$0	\$0	\$0	\$5,595	\$4,561	\$1,223	\$1,407
INTRADEPT Surtax Carryover	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$9,907	\$11,146	\$4,722	\$12,104	\$13,220	\$11,046	\$13,436

EXPENDITURES

Salary	\$0	\$7,317	\$5,928	\$3,718	\$7,059	\$8,560	\$7,211	\$8,420
Overtime Salary	\$0	\$0	\$60	\$138	\$48	\$0	\$3	\$1
Fringe	\$0	\$2,590	\$2,302	\$1,387	\$2,543	\$2,975	\$2,533	\$2,867
OT/Fringe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating	\$0	\$0	\$2,840	\$1,053	\$2,413	\$1,685	\$1,299	\$2,148
Capital	\$0	\$0	\$16	\$0	\$1	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURES	\$0	\$9,907	\$11,146	\$6,296	\$12,104	\$13,220	\$11,046	\$13,436
Debt Services	0	0	0	0	0	0	0	0
Reserves	0	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0	0
Other Non-Operating	0	0	0	0	0	0	0	0
Intrdepartmental Transfers	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	\$0	\$9,907	\$11,146	\$6,296	\$12,104	\$13,220	\$11,046	\$13,436

REVENUES LESS EXPENDITURES	\$0	\$0	\$0	\$1,574	\$0	\$0	\$0	\$0	\$0
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B. POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	166	138	143	137	134	142	144	139
Full-Time Positions Filled =				0	0	0	0	0
Part-time FTEs Budgeted =	12	3	0	0	0	0	0	0
Temporary FTEs Budgeted =	16	6	0	0	0	0	9	0

Fund: 74

A) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
CW General Fund Countywide	\$0	\$0	\$0	\$0	\$335	\$0	\$0	\$0
PROP Fees and Charges	\$0	\$0	\$0	\$0	\$0	\$12	\$0	\$0
PROP Interest Income	\$0	\$0	\$486	\$1,253	\$1,087	\$150	\$270	\$100
PROP Other Revenues	\$0	\$0	\$1	\$0	\$4	\$0	\$0	\$0
PROP Lakeside & Park Lakes Revenues	\$0	\$0	\$0	\$0	\$73	\$0	\$0	\$0
FED Carryover	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0	\$11,578
FED Housing Assistance Payments	\$140,718	\$144,256	\$151,504	\$154,305	\$154,488	\$151,607	\$159,121	\$161,252
FED Section 8 Admin Fee	\$11,748	\$10,828	\$13,461	\$14,417	\$14,710	\$15,234	\$15,801	\$15,689
FED Family Self Sufficiency-FSS	\$0	\$53	\$63	\$0	\$1	\$64	\$64	\$64
INTRADEPT Section 8 Admin Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$152,466	\$155,137	\$165,515	\$169,975	\$170,698	\$175,067	\$175,256	\$186,683
EXPENDITURES								
Salary	\$8,698	\$4,394	\$5,106	\$3,823	\$4,543	\$5,608	\$3,159	\$757
Overtime Salary	\$0	\$202	\$293	\$427	\$151	\$199	\$40	\$10
Fringe	\$2,174	\$2,880	\$1,366	\$1,439	\$1,686	\$2,102	\$1,230	\$269
OT Fringe	\$0	\$67	\$0	\$0	\$0	\$44	\$2	\$2
Other Operating	\$5,196	\$3,198	\$4,178	\$7,531	\$4,775	\$2,933	\$10,471	\$13,403
Capital	\$8	\$12	\$51	\$9	\$52	\$13	\$10	\$5
TOTAL OPERATING EXPENDITURES	\$16,076	\$10,753	\$10,994	\$13,229	\$11,207	\$10,899	\$14,912	\$14,446
Debt Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Other Non-Operating	\$132,666	\$144,157	\$132,	\$128,691	\$143,663	\$159,607	\$159,121	\$172,830
Intradepartmental Transfers	\$0	\$0	\$0	\$1,574	\$5,595	\$4,561	\$1,223	\$1,407
TOTAL EXPENDITURES	\$148,742	\$154,910	\$143,956	\$143,494	\$160,465	\$175,067	\$175,256	\$188,663
REVENUES LESS EXPENDITURES	\$3,724	\$227	\$21,559	\$26,481	\$10,233	\$0	\$0	\$0

POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	132	107	115	117	117	117	16	15
Full-Time Positions Filled =			115	0	0	0	0	0
Part-time FTEs Budgeted =	24	15	14	0	4	4	0	0
Temporary FTEs Budgeted =	27	10	0	0	0	0	0	0

REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY

Department: Housing Agency

Activity: Administration Division

SubActivity:

Strategic Area: HH

Fund: 600

A) ISSUES OF THIS ACTIVITY

1 Continue to address the housing needs of extremely low-income to low-income residents by utilizing all available funding for the Section 8 and other voucher programs and by streamlining the process and increase landlord outreach

B) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
PROP	\$0	\$870	\$898	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$240	\$0	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$1,547	\$1,515	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$1,300	\$2,408	\$0	\$2,210	\$2,899	\$3,137	\$3,738
INTRADEPT	\$0	\$0	\$0	\$2,332	\$2,286	\$2,548	\$434	\$499
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$3,957	\$4,821	\$2,332	\$4,496	\$5,447	\$3,571	\$4,237
EXPENDITURES								
Salary	\$0	\$2,967	\$2,424	\$1,769	\$2,996	\$3,574	\$2,299	\$2,620
Overtime Salary	\$0	\$0	\$27	\$68	\$25	\$0	\$0	\$1
Fringe	\$0	\$990	\$981	\$652	\$1,016	\$1,229	\$829	\$920
OT/Fringe	0	0	0	0	0	0	0	0
Other Operating	\$0	\$0	\$1,376	\$631	\$459	\$644	\$443	\$696
Capital	\$0	\$0	\$13	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURES	\$0	\$3,957	\$4,821	\$3,110	\$4,496	\$5,447	\$3,571	\$4,237
Debt Services	0	0	0	0	0	0	0	0
Reserves	0	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0	0
Other Non-Operating	0	0	0	0	0	0	0	0
Intra-departmental Transfers	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	\$0	\$3,957	\$4,821	\$3,110	\$4,496	\$5,447	\$3,571	\$4,237

REVENUES LESS EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue to the General Fund									

C POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	73	61	57	56	62	65	50	49
Full-Time Positions Filled =					0	0	0	0
Part-time FTEs Budgeted =	7	1	0	0	0	0	0	0
Temporary FTEs Budgeted =	13	5					4	

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

Description	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	Desired Outcomes List
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	
Program abuse and fraud cases investigated	0	0	0	288	376	280	376	280	HH7-1
Comments/Justification									
Tenant files reviewed by Quality Assurance	0	0	0	80	80	80	80	80	HH7-1
Comments/Justification									
Visits to the Housing Agency website (in thousands)*	0	0	0	5276	428	200	428	200	HH7-1
Comments/Justification									
Section 8 eligibility screenings completed				5019	4189	5000	4189	5000	HH5-1
Comments/Justification									
Public Housing eligibility screening completed				9083	9941	6000	9941	6000	HH5-1
Comments/Justification									
Average number of eligible applicants in the "ready pool"				318	757	300	757	300	HH5-1
Comments/Justification									

E, Y 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
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F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List
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REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY

Department: Housing Agency

3-18-2009-3

Activity: Asset Management

SubActivity:

Strategic Area: HH

Fund: 01

A) ISSUES OF THIS ACTIVITY

- 1 Ongoing efforts to reduce vacancies and lease-up available units
- 2 Modernize and renovate various public housing developments and convert public housing dwelling structure units, including public spaces, sites, and non-dwelling units, to Uniform Federal Accessibility Standards (UFAS) compliance required by Voluntary Compliance Agreement
- 3 Administers the Helen Sawyer ALF and provides management and maintenance services to the Ward Towers ALF
- 4 Installation of comprehensive security systems for reduced spending on protective services (security guards). Revised summer schedules provide additional savings.

B) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04		FY 2004-05		FY 2005-06		FY 2006-07		FY 2007-08		FY 2008-09		FY 2008-09		FY 2009-10		
	Actual		Actual		Actual		Actual		Actual		Budget		Projection		Base		
REVENUE																	
CW	General Fund Countywide	\$0	\$0	\$4,057	\$7,967	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROP	Interest Income	\$1	\$0	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$5	\$5	\$5	\$5
PROP	Miscellaneous Revenues	\$4,931	\$7,631	\$1,659	\$2,375	\$1,818	\$1,818	\$1,818	\$1,818	\$664	\$664	\$664	\$616	\$616	\$689	\$689	\$689
PROP	Other Revenues	\$0	\$0	\$0	\$0	\$818	\$818	\$818	\$818	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
PROP	Rentals	\$15,112	\$14,779	\$16,497	\$16,521	\$17,057	\$17,057	\$17,057	\$17,057	\$17,333	\$17,333	\$17,459	\$17,459	\$17,922	\$17,922	\$17,922	\$17,922
PROP	Other	\$358	\$134	\$79	\$17	\$22	\$22	\$22	\$22	\$15	\$15	\$21	\$21	\$22	\$22	\$22	\$22
PROP	Sale of Properties - Homeownership	\$1,973	\$380	\$1,307	\$10	\$0	\$0	\$0	\$0	\$500	\$500	\$0	\$0	\$0	\$0	\$0	\$0
PROP	Lakeside & Park Lakes Revenues	\$480	\$712	\$648	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTERTRNF	Community Development Block Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,600	\$6,600	\$3,100	\$3,100	\$0	\$0	\$0	\$0
FED	Federal Grants	\$5,506	\$4,378	\$6,666	\$393	\$0	\$0	\$0	\$0	\$3,049	\$3,049	\$2,949	\$2,949	\$7,370	\$7,370	\$7,370	\$7,370
FED	Public Housing Subsidy	\$27,075	\$23,730	\$21,237	\$28,574	\$32,897	\$32,897	\$32,897	\$32,897	\$30,483	\$30,483	\$34,886	\$34,886	\$34,711	\$34,711	\$34,711	\$34,711
FED	Hope VI	\$2,531	\$1,709	\$1,670	\$0	\$60	\$60	\$60	\$60	\$0	\$0	\$212	\$212	\$212	\$212	\$212	\$212
FED	HAP-Section 8 New Construction	\$3,248	\$3,050	\$3,024	\$2,995	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	Federal Funds	\$0	\$0	\$0	\$85	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	Transfer From Other Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
INTRADEPT	Section 8 Admin Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE		\$61,215	\$56,503	\$56,862	\$58,955	\$52,690	\$58,644	\$59,048	\$60,931	\$59,048	\$58,644	\$59,048	\$60,931	\$60,931	\$60,931	\$60,931	\$60,931

EXPENDITURES

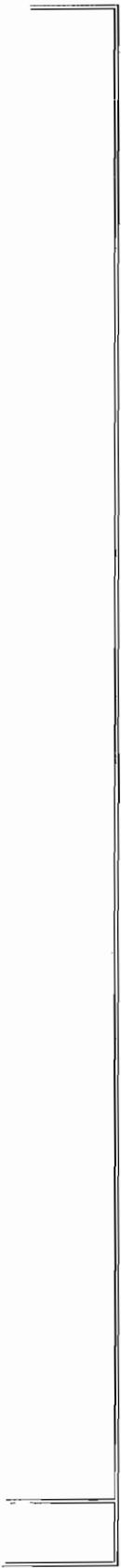
Salary	\$18,766	\$16,421	\$18,300	\$20,598	\$12,774	\$13,509	\$11,804	\$14,312	0
Overtime Salary	\$656	\$667	\$626	\$421	\$369	\$553	\$328	\$250	
Fringe	\$7,938	\$7,431	\$6,683	\$8,059	\$4,889	\$5,028	\$4,637	\$5,475	0
OT/Fringe	\$218	\$121	\$0	\$0	\$0	\$121	\$72	\$55	
Other Operating	\$31,102	\$30,652	\$29,267	\$33,125	\$28,050	\$29,882	\$31,176	\$25,998	0
Capital	\$1,030	\$1,211	\$1,053	\$463	\$164	\$622	\$505	\$382	0
TOTAL OPERATING EXPENDITURES	\$59,710	\$56,503	\$55,929	\$62,666	\$46,246	\$49,715	\$48,522	\$46,472	
Debt Services	0	0	0	0	0	0	0	0	
Reserves	\$0	\$0	\$0	\$0	\$0	\$270	\$165	\$2,430	
Transfers	0	0	0	0	0	0	0	0	
Other Non-Operating	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	
Intradepartmental Transfers	\$0	\$0	\$0	\$4,807	\$6,509	\$8,659	\$9,823	\$12,029	
TOTAL EXPENDITURES	\$59,710	\$56,503	\$55,930	\$67,473	\$52,755	\$58,644	\$58,510	\$50,931	
REVENUES LESS EXPENDITURES	\$1,505	\$0	\$932	\$-3,518	\$-65	\$0	\$538	\$0	
Revenue to the General Fund									

C, POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	400	383	382	383	326	274	300	303
Full-Time Positions Filled =				0	0		0	
Part-time FTEs Budgeted =	108	85	45	0	10	10	8	0
Temporary FTEs Budgeted =	31	24	0	0	0	0	8	0

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

Description	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	Desired Outcomes List
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	
Public Housing Assessment System (PHAS) score*	standard	standard	standard	87%	87%	90%	87%	90%	HHS-1
PHAS is a composite rating of 4 major performance categories as measured by HUD. Both the FY 2006-07 and the FY 2007- values represent an internal computation while on U.S. HUD waiver.									
Average monthly number of families renting	0	0	0	8078	7945	9,000	7,945	9000	HHS-1
Net families moved into Public Housing**	0	0	0	0	0	500	1,050	0	HHS-1
Occupancy rate	0	0	0	90%	93.4%	98%	93%	98%	HHS-1
Adjusted vacancy rate***	0	0	0	6%	6.6%	3%	7%	3%	HHS-1
Calculation formula excludes units unavailable due to renovation or rehabilitation.									
Uniform Federal Accessibility Standards (UFAS) accessible units completed				55	23	143	23	143	HHS-1
Public housing units renovated				322	1055	500	1055	500	HHS-1



E) FY 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
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F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List
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1 Continue to implement comprehensive security systems at several of our public housing sites through the use of the Safety and Security Improvement Program Grant administered by the Finance Department.

The security systems will include gated entry and security cameras with DVR technology. Implementation of these systems will allow the Agency to reduce spending on protective services provided through the General Services Administration (GSA). The schedule of the remaining security personnel will be reviewed and will be changed to best meet the needs of the Agency.

COMMENTS/
JUSTIFICATION

REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY
 Department: Housing Agency

Activity: Asset Management
 SubActivity:
 Strategic Area: HH
 Fund: 600

A) ISSUES OF THIS ACTIVITY

B) OPERATING BUDGET - REVENUES AND EXPENDITURES									
REVENUE	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base	
INTRADEPT Federal Funds	\$0	\$0	\$0	\$0	\$2,969	\$3,455	\$3,372	\$3,887	
INTRADEPT Section 8 Admin Fee	\$0	\$0	\$0	\$0	\$939	\$0	\$331	\$423	
TOTAL REVENUE	\$0	\$0	\$0	\$0	\$3,908	\$3,455	\$3,703	\$4,310	
EXPENDITURES									
Salary	\$0	\$0	\$0	\$0	\$1,994	\$2,147	\$2,398	\$2,601	0
Overtime Salary	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0	
Fringe	\$0	\$0	\$0	\$0	\$668	\$848	\$635	\$914	0
OT/Fringe	0	0	0	0	0	0	0	0	0
Other Operating	\$0	\$0	\$0	\$0	\$1,239	\$460	\$470	\$795	0
Capital	\$0	\$0	\$0	\$0	\$1	\$0	\$0	\$0	0
TOTAL OPERATING EXPENDITURES	\$0	\$0	\$0	\$0	\$3,908	\$3,455	\$3,703	\$4,310	
Debt Services	0	0	0	0	0	0	0	0	0
Reserves	0	0	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0	0	0
Other Non-Operating	0	0	0	0	0	0	0	0	0
Intrdepartmental Transfers	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0	\$3,908	\$3,455	\$3,703	\$4,310	
REVENUES LESS EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue to the General Fund									

C) POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Projection	Base
Full-Time Positions Budgeted =					20	31		42	38
Full-Time Positions Filled =									
Part-time FTEs Budgeted =									
Temporary FTEs Budgeted =									

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

Description	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	Desired Outcomes List

I) Y 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVIT. ↓ PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
2	To comply with Asset Management Program model, the Agency plans to reduce its reliance on temporary staff.	0	0	0	0	232	0	0	0	No	No	0	HH5-1
COMMENTS/ JUSTIFICATION													

F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List

REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY
Department: Housing Agency

15-01-0005.1

Activity: Finance & Accounting

SubActivity:

Strategic Area: HH

Fund: 600

A) ISSUES OF THIS ACTIVITY

1. Review and revise existing systems of financial internal controls to ensure that the financial statements are presented in accordance with GAAP and all other federal requirements.
2. Continue monitoring the expenses in an effort to complete the year with revenues and expenses well within our budgetary authority.
3. Implement new internal controls to provide reasonable assurance that disbursements are accurate and in conformance with HUD requirements, as well as any applicable state or local law.
4. Continue implementation of Asset Management funding model.
5. Implement various procedures and important initiatives to better equip the Agency with the tasks necessary to produce accurate, timely financial data.

B) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
PROP	\$0	\$750	\$0	\$0	\$0	\$0	\$0	\$0
STATE	\$0	\$70	\$0	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$1,890	\$1,500	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$1,870	\$3,492	\$0	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$2,390	\$764	\$1,648	\$2,187	\$2,888
INTRADEPT	\$0	\$0	\$0	\$0	\$1,670	\$1,464	\$246	\$89
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$4,680	\$4,992	\$2,390	\$2,434	\$3,112	\$2,433	\$2,977
EXPENDITURES								
Salary	\$0	\$3,400	\$2,695	\$1,949	\$1,544	\$1,980	\$1,631	\$1,889
Overtime Salary	\$0	\$0	\$33	\$80	\$10	\$0	\$3	\$0
Fringe	\$0	\$1,280	\$965	\$735	\$512	\$659	\$594	\$656
OTFringe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating	\$0	\$0	\$1,296	\$422	\$368	\$473	\$205	\$432
Capital	\$0	\$0	\$3	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENDITURES	\$0	\$4,680	\$4,992	\$3,186	\$2,434	\$3,112	\$2,433	\$2,977

Debt Services	0	0	0	0	0	0	0	0	0	0
Reserves	0	0	0	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0	0	0	0
Other Non-Operating	0	0	0	0	0	0	0	0	0	0
Intra-departmental Transfers	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	\$0	\$4,680	\$4,992	\$3,186	\$2,434	\$3,112	\$2,433	\$2,977		
REVENUES LESS EXPENDITURES	\$0	\$0	\$0	\$-795	\$0	\$0	\$0	\$0	\$0	\$0
Revenue to the General Fund										

C) POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	81	62	68	66	46	34	35	35
Full-Time Positions Filled =				0	0	0	0	0
Part-time FTEs Budgeted =	3	2	0	0	0	0	0	0
Temporary FTEs Budgeted =	3	1	0	0	0	0	5	0

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

Description	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	Desired Outcomes List
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	

E ' 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
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F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	RELATED OUTCOME List
1	Continue the implementation of direct deposit to our accounts payable vendors. All landlords participating in the Private Rental programs will be required to receive payment via direct deposit.	0	0	83	83	0	0	83	0	Yes	0	0	HH5-1
<p>The Agency expects savings on the purchase of specialized check stock and savings on postage.</p>													
<p>COMMENTS/ JUSTIFICATION</p>													

REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY

Department: Housing Agency

Activity: Office of the Director

SubActivity:

Strategic Area: HH

Fund: 600

A) ISSUES OF THIS ACTIVITY

B) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
PROP	\$0	\$130	\$267	\$0	\$0	\$0	\$0	\$0
STATE	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$700	\$725	\$0	\$0	\$0	\$0	\$0
FED	\$0	\$390	\$341	\$0	\$0	\$0	\$0	\$0
INTRADEPT	\$0	\$0	\$0	\$0	\$411	\$404	\$612	\$665
INTRADEPT	\$0	\$0	\$0	\$0	\$545	\$336	\$142	\$212
INTRADEPT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$0	\$1,270	\$1,333	\$0	\$956	\$740	\$754	\$1,097
EXPENDITURES								
Salary	\$0	\$950	\$809	\$0	\$486	\$535	\$463	\$726
Overtime Salary	\$0	\$0	\$0	\$0	\$6	\$0	\$0	\$0
Fringe	\$0	\$320	\$356	\$0	\$326	\$137	\$144	\$196
OTFringe	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Operating	\$0	\$0	\$168	\$0	\$138	\$68	\$147	\$175
Capital	0	0	0	0	0	0	0	0
TOTAL OPERATING EXPENDITURES	\$0	\$1,270	\$1,333	\$0	\$956	\$740	\$754	\$1,097
Debt Services	0	0	0	0	0	0	0	0
Reserves	0	0	0	0	0	0	0	0
Transfers	0	0	0	0	0	0	0	0
Other Non-Operating	0	0	0	0	0	0	0	0
Intradepartmental Transfers	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES	\$0	\$1,270	\$1,333	\$0	\$956	\$740	\$754	\$1,097
REVENUES LESS								

EXPENDITURES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Revenue to the General Fund										

C POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	12	15	18	15	6	7	8	8
Full-Time Positions Filled =				0			0	
Part-time FTEs Budgeted =	2	0	0	0	0	0	0	0
Temporary FTEs Budgeted =								

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	Desired Outcomes List
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	
Description									
Percent of time responses to CM and BCC occur within 5 days			90%		0	0	95%	0	ES9-3
Comments/Justification									

E, / 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
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F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List
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REPORT 3: DEPARTMENTAL SUMMARY BY SUB-ACTIVITY

Department: Housing Agency

5-11-2009-10

Activity: Private Rental and Contracts Administration

SubActivity:

Strategic Area: HH

Fund: 74

A) ISSUES OF THIS ACTIVITY

- 1 Continue to improve vouchers utilization to maintain current funding level.
- 2 Increase homeownership opportunities through the Section 8, 5H, and Section 32 homeownership programs

B) OPERATING BUDGET - REVENUES AND EXPENDITURES

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
REVENUE								
CW								
General Fund Countywide	\$0	\$0	\$0	\$0	\$335	\$0	\$0	\$0
Fees and Charges	\$0	\$0	\$0	\$0	\$0	\$12	\$0	\$0
PROP								
Interest Income	\$0	\$0	\$486	\$1,253	\$1,087	\$150	\$270	\$100
Other Revenues	\$0	\$0	\$1	\$0	\$4	\$0	\$0	\$0
PROP								
Lakeside & Park Lakes Revenues	\$0	\$0	\$0	\$0	\$73	\$0	\$0	\$0
FED								
Carryover	\$0	\$0	\$0	\$0	\$0	\$8,000	\$0	\$11,578
FED								
Housing Assistance Payments	\$140,718	\$144,256	\$151,504	\$154,305	\$154,488	\$151,607	\$159,121	\$161,252
FED								
Section 8 Admin Fee	\$11,748	\$10,828	\$13,461	\$14,417	\$14,710	\$15,234	\$15,801	\$15,689
FED								
Family Self Sufficiency-FSS	\$0	\$53	\$63	\$0	\$1	\$64	\$64	\$64
INTRADEPT								
Section 8 Admin Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE	\$152,466	\$155,137	\$165,515	\$169,975	\$170,698	\$175,067	\$175,256	\$188,683
EXPENDITURES								
Salary	\$8,698	\$4,394	\$5,106	\$3,823	\$4,543	\$5,608	\$3,159	\$757
Overtime Salary	\$0	\$202	\$293	\$427	\$151	\$199	\$40	\$10
Fringe	\$2,174	\$2,880	\$1,366	\$1,439	\$1,686	\$2,102	\$1,230	\$269
OTFringe	\$0	\$67	\$0	\$0	\$0	\$44	\$2	\$2
Other Operating	\$5,196	\$3,198	\$4,178	\$7,531	\$4,775	\$2,933	\$10,471	\$13,403
Capital	\$8	\$12	\$51	\$9	\$52	\$13	\$10	\$5
TOTAL OPERATING EXPENDITURES	\$16,076	\$10,753	\$10,994	\$13,229	\$11,207	\$10,899	\$14,912	\$14,446
Debt Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfers	0	0	0	0	0	0	0	0	0
Other Non-Operating	\$132,666	\$144,157	\$128,691	\$143,663	\$159,607	\$159,121	\$172,830	\$172,830	\$172,830
Intradepartmental Transfers	\$0	\$0	\$1,574	\$5,595	\$4,561	\$1,223	\$1,407	\$1,407	\$1,407
TOTAL EXPENDITURES	\$148,742	\$154,910	\$143,494	\$160,465	\$175,067	\$175,256	\$186,683	\$186,683	\$186,683
REVENUES LESS EXPENDITURES	\$3,724	\$227	\$26,481	\$10,233	\$0	\$0	\$0	\$0	\$0
Revenue to the General Fund									

C) POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =	132	107	115	117	117	117	16	15
Full-Time Positions Filled =			115	0	0	0	0	0
Part-time FTEs Budgeted =	24	15	14	0	4	4	0	0
Temporary FTEs Budgeted =	27	10	0	0	0	0	0	0

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10	Desired Outcomes List
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission	
Section 8 Management Assessment Program (SEMAP) score	Standard	Standard	Standard	95	43	145	43	145	HH5-1
SEMAP is HUD's performance monitoring program scored annually									
Unissued Section 8 vouchers*	0	0	0	0	0	0	1,343	0	HH5-1
Issued Section 8 vouchers**	0	0	0	2,036	1,800	3,000	1,323	3,000	HH5-1
Target increase from FY 2007-08 to FY 2008-09 due to an appropriate \$30 million increase in federal subsidy for Section 8.									
Units leased in the Section 8 Housing Choice Voucher Program	0	0	0	13,082	13,116	14,168	13,316	14,168	HH5-1
Comments/Justification									

E, 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
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F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List
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C, POSITIONS

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base
Full-Time Positions Budgeted =						5	9	9
Full-Time Positions Filled =								
Part-time FTEs Budgeted =								
Temporary FTEs Budgeted =								

D) PERFORMANCE INFORMATION FOR THIS ACTIVITY (AT BASE LEVEL)

	FY 2003-04	FY 2004-05	FY 2005-06	FY 2006-07	FY 2007-08	FY 2008-09	FY 2008-09	FY 2009-10
	Actual	Actual	Actual	Actual	Actual	Budget	Projection	Base Budget Submission
Description								
								Desired Outcomes List

E) 2009-10 PROPOSED ENHANCEMENTS FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	CURRENT YR. APP. OVERAGE?	POSITION CHANGE	DESIRED OUTCOMES List
----------	-------------	---------	-----------	------------	------------	--------	--------	-------------	---------	-----------	---------------------------	-----------------	-----------------------

F) FY 2009-10 REDUCTIONS IF NECESSARY FOR THIS ACTIVITY (IN PRIORITY ORDER) (FROM BASE)

PRIORITY	DESCRIPTION	CW COST	UMSA COST	OTHER COST	TOTAL COST	SALARY	FRINGE	OTHER OPER.	CAPITAL	APPROVED?	POSITION CHANGE	RELATED OUTCOME List
----------	-------------	---------	-----------	------------	------------	--------	--------	-------------	---------	-----------	-----------------	----------------------

REPORT 5: NEW EFFICIENCIES

Department: Housing Agency

Activity	Description of Efficiency/Improvement	Related Outcome List	Implementation Date	FY 2008-09			FY 2009-10		
				Net \$ Value	Net Positions	Performance Impact	Net \$ Value	Net Positions	Performance Impact

REPORT 6: OPERATING UNMET DEFERRED NEEDS
Department: Housing Agency

Priority	Description of Need	Related Outcome(s) List	Performance Impact (if the Need is funded)	Estimated Funding Required		Positions	Related Enhancement (if applicable)
				Initial:	Recurring:		
			Totals	0	0		

REPORT 7: PERSONNEL RECONCILIATION
Department: Housing Agency

full-time positions only
3-21-2009

Activity	Changes	Date	Count +/-
FY 2008-09 Final Adopted Budget			533
Office of the Director	Add: 1 position	10/01/2009	+1
Finance & Accounting	Add: 1 position	10/01/2009	+1
Asset Management	Add: 36 positions	10/01/2009	+36
Technical/Support Services	Add: 4 positions	10/01/2009	+4
Private Rental and Contracts Administration	Reduce: 102 positions due to Privatization of Section 8 Programs	04/1/2009	-102
Administration Division	Reduce: 16 positions due to reorganization	10/01/2009	-16
FY 2009-10 Budget Submission			457
FY FY 2009-10 Proposed Resource Allocation Plan			457

Number of all Vacant Positions as of 01/31/2009:		
Long-Term Vacant Positions:		
Occ. Code	Position Title	Date Position Become Vacant (##/##/####)

REPORT 8: GRANT FUNDING SUMMARY
from County and Non-County Sources
Department: Housing Agency
full-time positions only

Fund Source	Name of Grant	Description of Grant (including allowable uses and restrictions)	Start Date	End Date	FY 2008-09 Budget	FY 2008-09 Required Match	FY 2009-10 Proposed	FY 2009-10 Required Match
FEDGRANT	FSS	HOUSING CHOICE VOUCHER FAMILY SELF SUFFICIENCY (FSS) TO SUPPORT 1 REGULAR NEW POSITION(S)	1/24/2005	1/24/2007	\$53	N/A	\$64	N/A

REPORT 9: PROPOSED NEW OR INCREASED FEES

Department: Housing Agency

Service Activity/Fee Description (including unit charge against)	Prior Year Fee	Current Year Fee	Proposed New Fee	Revenue			Justification (including the date last increased)
				FY 2006-07	FY 2007-08	FY 2008-09	

all dollars in dollars (not thousands)

REPORT 10: PAYMENTS TO AND FROM OTHER DEPARTMENTS
Department: Housing Agency

in \$K

PAYMENTS TO BE MADE TO OTHER DEPARTMENTS FROM HOUSING AGENCY

Department(to)	Reason and Source	Confirmed?	FY 2003-04 Actual	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Actual	FY 2007-08 Actual	FY 2008-09 Budget	FY 2008-09 Projection	FY 2009-10 Base Budget Submission
Human Services	Helen Sawyer ALF	No	\$1,606	\$1,650	\$2,253	\$2,361	\$0	\$1,800	\$0	\$0
Housing Finance Authority	Loan Repayment	No	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Human Services	HOPE VI	No	\$500	\$535	\$0	\$0	\$0	\$0	\$0	\$0
Human Services	Martin Fine, etc.	No	\$88	\$96	\$0	\$0	\$0	\$0	\$0	\$98
Board of County Commissioners	Board of County Commissioners - Office of Commission Auditor	No	\$11	\$11	\$11	\$0	\$0	\$0	\$0	\$0
Enterprise Technology Services	Service Level Agreement for PC and Network Support (3 on-site staff)	No	\$0	\$0	\$440	\$0	\$0	\$0	\$0	\$420
Total Transfer to other Departments			\$4,205	\$2,292	\$2,704	\$2,361	\$0	\$1,800	\$0	\$518

PAYMENTS TO BE MADE FROM OTHER DEPARTMENTS TO HOUSING AGENCY

Department(from)	Reason and Source	Confirmed?	FY 2003-04 Actual	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Actual	FY 2007-08 Actual	FY 2008-09 Budget	FY 2008-09 Projection	FY 2009-10 Base Budget Submission
Total Transfer from other Departments			N/A	N/A						

may include capital funds as well

REPORT 11: SELECTED LINE ITEM HIGHLIGHTS

Department: Housing Agency

Line Item Highlight	Subject(s)	FY 2003-04 Actual	FY 2004-05 Actual	FY 2005-06 Actual	FY 2006-07 Actual	FY 2007-08 Actual	FY 2008-09 Budget	FY 2008-09 Projection	FY 2009-10 Base Submission
Operating Subsidy		\$27,075	\$27,867	\$24,977	\$28,574	\$32,897	\$30,483	\$34,686	\$34,711
Dwelling Rent		\$15,112	\$14,779	\$16,497	\$16,521	\$17,057	\$17,333	\$17,459	\$17,922
Administrative Fees		\$11,748	\$14,388	\$19,702	\$14,417	\$14,710	\$15,234	\$16,301	\$15,689
Administrative Reimbursement		\$206	\$162	0	\$0	\$0	\$0	\$0	\$0
Rent		\$1,244	\$1,315	\$1,247	\$1,260	\$812	\$598	\$569	\$747
Indirect Costs		\$775	\$325	0	\$0	\$0	\$0	\$0	\$0

F-2 - Funded Revenue Summary

2009-10 Proposed Capital Budget and Multi-Year Capital Plan

DEPARTMENT: Housing Agency		***** FUNDED PROJECTS *****										
		(\$ IN 000'S)										
	2008-09	PRIOR	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	FUTURE	TOTAL		
County Bonds/Debt												
Capital Asset Acquisition Bond 2007 Proceeds	514	15,392	0	0	0	0	0	0	0	15,392		
Sunshine State Financing	0	4,800	0	0	0	0	0	0	0	4,800		
Total:	514	20,192	0	0	0	0	0	0	0	20,192		
Federal Government												
Capital Fund Program (CFP) - 717	2,173	3,845	1,551	1,551	1,551	0	0	0	0	8,498		
Capital Fund Program (CFP) - 718	2,552	2,552	2,552	2,252	2,252	0	0	0	0	9,908		
Capital Fund Recovery Grant - 749	5,631	5,631	6,903	3,737	1,057	0	0	0	0	17,328		
Capital Funds Program (CFP) - 716	2,616	5,957	1,928	0	0	0	0	0	0	7,685		
Capital Funds Program (CFP) - 719	0	0	2,552	2,552	2,552	2,252	0	0	0	9,908		
Capital Funds Program (CFP) - Future	0	0	0	9,925	9,925	9,925	9,925	0	0	39,700		
Hope VI Grant	5,641	21,050	0	0	0	0	0	0	0	21,050		
Replacement Housing Factor (RHF)	0	8,634	0	0	0	0	0	0	0	8,634		
Total:	18,613	47,669	15,486	20,317	17,337	12,177	9,925	0	0	123,111		
Department Total:	19,127	68,061	15,486	20,317	17,337	12,177	9,925	0	0	143,303		

F-1 - Funded High Level Summary

2009-10 Proposed Capital Budget and Multi-Year Capital Plan

Health and Human Services

Public Housing Improvements

	PRIOR	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	FUTURE	TOTAL
ARCHITECTURAL AND INSPECTION SERVICES CAPITAL FUND PROGRAMS (CFP)	699	886	886	567	0	0	0	0	3,058
FUTURE CAPITAL FUNDS PROGRAM	0	0	9,925	9,925	9,925	9,925	0	0	39,700
HOPE VI - SCOTT/CARVER HOMES HOUSING PROJECT - PHASE 2	11,414	12,108	13,270	6,484	2,000	0	0	0	45,276
HOUSING SAFETY AND SECURITY IMPROVEMENTS	2,800	2,000	0	0	0	0	0	0	4,800
NON-DWELLING EQUIPMENT CAPITAL FUND PROGRAMS (CFP)	402	568	512	514	217	0	0	0	2,211
NON-DWELLING STRUCTURES CAPITAL FUND PROGRAMS (CFP)	496	738	738	734	262	0	0	0	2,868
SITE IMPROVEMENTS AND DWELLING STRUCTURES CAPITAL FUND PROGRAMS (CFP)	16,388	13,296	8,256	5,577	1,773	0	0	0	45,290

Department Total:

	32,199	29,594	33,587	23,821	14,177	9,925	0	0	143,303
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U-4 - UNFUNDED PROJE PRIORITY VERIFICATION REPORT

Proposed Capital Budget and Multi-Year Capital Plan

Housing Agency

Priority	Project Information	Project	Estimated Cost
001 Health and Human Services	PUBLIC HOUSING - PHYSICAL NEEDS, MODERNIZATION AND NON-DWELLING STRUCTURES AND EQUIPMENT	804920	\$125,151
Program SubTotal:			\$125,151
Total:			\$125,151



Miami Dade Housing Agency Business Plan

Fiscal Years: 2009 and 2010
(10/1/08 through 9/30/10)

Plan Date: Final Draft 12-11-08

Approved by:

Jose Cintron, County Liaison

Cynthia W. Curry, Assistant County Manager

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Capital Budget Summary	
Business Environment	
Attachment 2	Due 1/16/09
BUSINESS PLAN REPORT	

EXECUTIVE SUMMARY

During the last two years, Miami-Dade Housing Agency has undergone a significant metamorphosis as a result of organizational and management changes primarily due to factors leading up to and including the presence of the federal government. The agency's primary focus has been to improve efficiency and ensure program compliance with federal regulations and requirements. In the area of public housing, the new Asset Management model has been implemented and costs are now being allocated by individual projects. For the Section 8 Program which is being contracted out, the agency continues overseeing the transition to the selected contractor during the first quarter of 2009. Major steps have also been taken to move the HOPE VI Program forward and a developer has been procured to develop a Master Plan for the redevelopment of the former Scott-Carver Homes.

As a result of a judicial settlement in October 2007, the U.S. Department of Housing and Urban Development (HUD) took temporary possession of MDHA. The negotiated settlement agreement with the County included a work plan of mutually agreed upon goals to be achieved during the nine to twelve month period with a HUD Oversight Administrator in charge of the agency. In July 2008, an amendment to the original settlement agreement was approved by the Board of County Commissioners to expedite the return of MDHA by HUD to the County by the end of the calendar year. This renegotiated settlement included several work items, including the contracting out of the Section 8 HCV program as well as a County liaison to work with HUD during the transition period. County approval of the contracts for a HOPE VI developer and Section 8 contract administrator and an approved Memorandum of Understanding (MOU) between HUD and the County results in final actions required for return of possession. The MOU will provide further improvements and additional HUD technical assistance during 2009 and 2010.

The agency will work closely with other departments to initiate new affordable housing utilizing federal HOPE VI grant funds and capital funds as well as local General Obligation Bonds as funding sources.

Finally, HUD announced that beginning in 2007, all public housing funding will be based on a new asset allocation methodology, whereby HUD will fund housing agencies based on estimated site costs with other services, including support and overhead, charged back in the form of a management fee. Funding under this new model may also be at a prorated level, depending upon Congressional appropriation levels.

DEPARTMENT DESCRIPTION

The Miami-Dade Housing Agency (MDHA) is the nation's ninth largest public housing authority and provides rental housing to low and moderate-income residents in Miami-Dade County. Its federally-subsidized housing stock currently consists of 9,237 County-owned public housing units, 14,609 tenant-based subsidies for Section 8 Housing Choice Vouchers and 2,105 Section 8 project-based subsidies. MDHA's utilizes its Family Self Sufficiency program and Section 3 business programs and its community service requirements as tools to assist and move residents towards economic independence. Other supportive services are

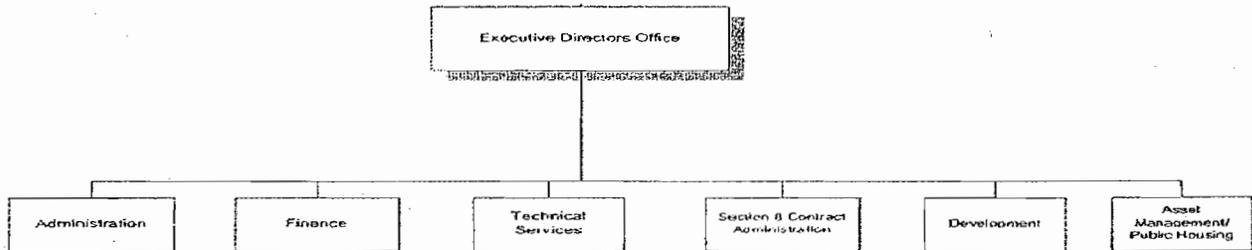
Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

provided in conjunction with other County departments to improve the quality of life and general environment of its housing residents. MDHA works cooperatively with resident councils, other community stakeholders and other County departments to ensure that housing and community economic programs are available.

MDHA'S TABLE OF ORGANIZATION



Major responsibility by division:

- *Executive Director's Office* -- Provides overall direction and coordination of federal and local housing programs; interacts with the Mayor, County Manager, and Board of County commissioners, residents, community groups and other stakeholders as well as public and private entities to ensure the attainment of the agency's goals and objectives; agenda coordination, communications and public relations
- *Administration*: Monitors federal compliance-related activities, Adker settlement agreement, fair housing and ADA, audits, hearings, human resources, procurement, fleet, emergency management, fraud and investigations, insurance and safety; maintains the waiting list
- *Finance* – Responsible fiscal operations, accounting and budget
- *Technical Services* – Provides information services and data technology for computer and other related services
- *Section 8 Contract Administration*– Oversees the Section 8 Housing Choice Voucher contractor and housing programs, including Shelter Plus Care, Single Room Occupancy (SRO) Moderate Rehabilitation programs; conducts housing quality standards (HQS) inspections for all programs administered; acts as contract administrator for the Substantial Rehabilitation properties
- *Development* – Initiates new housing development projects, mixed use development acquisitions, and dispositions activities
- *Public Housing* – Provides asset and property management services, including occupancy, leasing, rent collection, eviction, vacancy reduction, maintenance, and capital improvements; administers the Helen Sawyer Plaza Assisted Living Facility (ALF) and provides management and maintenance services to Ward Tower ALF

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

SUMMARY OF MAJOR PROGRAMS, INITIATIVES AND MILESTONES

MAJOR PROGRAMS

- Public Housing
- Section 8
- HOPE VI
- Capital Fund
- GOB projects

INITIATIVES

- Modernize and renovate various public housing developments and convert public housing dwelling structure units, including public spaces, sites, and non-dwelling units, to Uniform Federal Accessibility Standards (UFAS) compliance with funding from the Capital Fund Program
- Monitor the management services contract for the Section 8 Housing Choice Voucher program to ensure that all federal and regulatory reports and operational objectives are met
- Ensure that vacancy reduction efforts in Public Housing are coordinated with waiting list offers
- Begin development of 354 rental units and Scott Carver HOPE VI and other development initiative

MILESTONES

- Complete the renegotiated HUD MOU during this two-year period
- Achieve a 98% occupancy rate in public housing
- Maintain a lease-up rate of 95% or higher in the Section 8 Housing Choice Voucher program
- Achieve standard or high performance scores for the Federal Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP)
- Provide additional homeownership and affordable rental opportunities
- Maintain compliance with the renegotiated Voluntary Compliance Agreement by delivering UFAS units on schedule
- Work with OCED to procure developer for the three GOB sites (Victory Homes, Lincoln Gardens, and Elizabeth Virrick II)
- Serve 1000 new families from the 2008 waiting list

DEPARTMENT PURPOSE AND MISSION

PURPOSE

MDHA provides a range of affordable rental housing services and programs to income eligible tenants. Its federally subsidized rental housing must be decent, safe, sanitary and in good repair. The agency provides leasing, management, and maintenance services to approximately 10,000 units of public and other assisted housing, including Helen Sawyer Plaza, the nation's first public housing assisted living facility (ALF) and Ward Towers ALF. Through the array of Section 8 programs, the agency provides program administration to

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

approximately 17,000 units of tenant based subsidy. The majority of this funding is through the Housing Choice Voucher program, with the remaining project-based subsidy under the Shelter Plus Care and Single Room Occupancy (SRO), and Moderate Rehabilitation. The agency's Scott-Carver HOPE VI project supports the development of sustainable communities in our urban core by increasing homeownership opportunities and redeveloping neighborhoods that provide quality environments for raising families. Additionally, the agency coordinates supportive services and programs to improve the quality of life and environment of public housing residents.

MISSION

Since the Agency is funded primarily with federal dollars from HUD, the Agency must be aligned with US HUD's goals and objectives in addition to those of Miami-Dade County. Accordingly, the County's strategic plan, goals and objectives are incorporated from HUD's goals, and HUD's goals, measures, and mission statement are included in this Business Plan.

Miami-Dade Housing Agency's Mission Statement

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 low- and moderate-income residents of Miami-Dade County quality, affordable housing opportunities; neighborhood revitalization and stabilization activities; economic independence opportunities; partnerships with private and public entities to optimize resources through innovative programs; and efficient and effective management of resources.

Additional departmental information can be found in the Departmental Profile (Attachment 1).

Significant Factors Affecting Successful Implementation of the Business Plan

- Implementation of Section 8 Contractor to administer Housing Choice Voucher Program and MDHA' quality control and oversight of contractor
- Reorganizing the Section 8 program to be more customer service oriented
- Improving business processes within MDHA
- Utilizing the County's Scorecard to internally improve performance
- Enhancing the skill level of MDHA employees with focused training
- Working with community partners to accelerate the process of providing affordable housing
- Modernizing antiquated technology infrastructure to improve productivity, reliability, management oversight and customer satisfaction
- Instituting appropriate system controls to allow dual systems for different program data to be collected in ECS LIB and Elite
- Reductions in Federal public housing funding and increases costs outside the control of MDHA
- Continuing the adaptation to HUD's mandated Asset Management Model to meet new funding constraints
- Comply with current VCA Agreement and requirements

STRATEGIC ALIGNMENT

I. The Department's efforts align with the following Miami-Dade County Strategic Plan Goals:

1. **Provide adequate, quality, and affordable housing equitably throughout Miami-Dade (HH5)**
2. **Ensure high quality standard of care and customer service Countywide (HH7)**
3. **Allocate County government resources in support of activities that increase and diversify jobs and incomes while eliminating socio-economic barriers (ED1)**
4. **Ensure the financial viability of the County through sound financial management practices (ES8)**

II. Department-related Strategic Plan Outcomes, Departmental Objectives, and Programs & Initiatives:

1.1. **INCREASED AVAILABILITY OF AFFORDABLE AND SPECIAL NEEDS HOUSING (HH5-1)**

1.1.a. **Maximize the effective use of existing Public Housing (ongoing)**

- Achieve a standard or high performance score for the Federal Public Housing Assessment System (PHAS) of 90% (ongoing)
- Increase the average number of families renting MDHA units (ongoing)
- Increase or maintain the net (total moves minus transfers) number of families moving into MDHA units (ongoing)
- Increase or maintain the occupancy rate in Public Housing at 98% (ongoing)
- Reduce or maintain the adjusted vacancy rate of 2% (ongoing)

1.1.b. **Maximize the effective use of Section 8 resources (ongoing)**

- Increase or maintain the Section 8 Management Assessment Program (SEMAP) score (ongoing)
- Reduce the number of unissued Section 8 Housing Choice Vouchers (ongoing)
- Increase the number of issued Section 8 Housing Choice Vouchers (ongoing)
- Increase or maintain the number of units leased in the Section 8 Housing Choice Voucher program (ongoing)

1.1.c. **Ensure a ready pool of eligible applicants for the Section 8 and Public Housing programs**

- Increase or maintain the number of completed Section 8 eligibility screenings (ongoing)
- Increase or maintain the number of completed Public Housing eligibility screenings (ongoing)

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

- Maintain an appropriate number of applicants in the “ready pool” (ongoing)
- 1.1.d **Ensure clean, safe, and accessible Public Housing units**
 - Increase the number of completed Uniform Federal Accessibility Standards (UFAS) Public Housing units
 - Increase or maintain the number of renovated Public Housing units (ongoing)
- 1.2. **IMPROVED CUSTOMER SERVICE AND CARE IN HEATH AND HUMAN SERVICES (HH7-1)**
 - 1.2.a. Improve communications with and oversight of Public Housing tenants
 - Investigate program abuse and fraud cases (ongoing)
 - Maintain the number of tenant files reviewed by Quality Assurance (ongoing)
 - Increase the number of visits to the Housing Agency website (ongoing)
- 1.3. **INCREASED NUMBER OF COUNTY RESIDENTS WITH THE JOB SKILLS TO ACHIEVE ECONOMIC SELF-SUFFICIENCY (ED1-2)**
 - 1.3.a. Provide economic opportunities for low-income persons
 - Increase Section 3 Business Construction Contracts awarded
 - Increase Section 3 Business Non-construction contracts awarded
 - Increase Section 3 residents hired
 - 1.3.b. Increase participation in Community Self Sufficiency (CSS) Program
 - Increase participation in Section 8 Family Self Sufficiency Program
 - Increase participation in Public Housing Family Self Sufficiency Program
- 1.4 **COMPLIANCE WITH FINANCIAL LAWS AND GENERALLY ACCEPTED ACCOUNTING PRINCIPLES, ETC. (ES8-3)**
 - 1.4.a Increase the rate of standard payments and purchases
 - Reduce the average monthly accounts payable claims paid
 - Reduce the number of special Purchase Orders issued due to expiring contracts
 - Improve audit opinion

PERFORMANCE MEASURES AND TARGETS

For ease of reference, specific information regarding departmental objectives and performance measures including the targets for FY 2008-09 and FY 2009-10 can be found in Attachment 2 – Business Plan Report.

CRITICAL SUCCESS FACTORS

Department-wide Critical Success Factors

- Maintain fiscal health to have sufficient operating dollars to ensure management and

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

operation of core housing programs

- To have sufficient capital funds to ensure County-owned housing stock is maintained and upgraded
- Complete the HUD Memorandum of Understanding
- Change the organizational structure to comply with Federal asset management model
- Reorganize the Section 8 program to bring it into compliance with Federal standards
- Expand new market efforts, including projects to more effectively use MDHA and County resources and generate income
- Efficiently manage and leverage the RHF and HOPE VI dollars to increase the availability of new affordable housing
- Work with OCED to efficiently manage and leverage the GOB funds to increase the availability of new affordable housing

Internal Support Requirements

- Hire qualified and experienced staff
- Update policies and procedures throughout the Agency
- Streamline business processes of programs to deliver improved and more responsive services and reductions in duplicative functions and work environments
- Invest in additional training and development opportunities to prepare, increase productivity by staff to comply with federal regulatory requirements in the administration of housing programs
- Manage personnel costs and other service fees mandated by the County
- Upgrade existing computer systems to increase efficiency and productivity, management oversight and customer satisfaction

3 to 5 YEAR OUTLOOK

The fundamental concern facing the Agency is fiscal health. As a result of decreases in Federal appropriations, Congress has not fully funded the Public Housing and Section 8 programs in recent years and has been forced to cut social program funding.

A continuation of this under funded fiscal condition could result in fewer families receiving limited benefits, reductions in landlord rent through Housing Assistance Payments (HAP), or other internal Agency changes in order to meet budget. From an administrative perspective, the future of private rental housing performance rests with a new contractor streamlining work processes and improving program performance. These efforts are underway with major improvements expected in FY 2009-2010.

A key project in the Agency's drive for efficiency is the future consolidation of all Central Office functions into one location. Currently, the services and functions proposed for consolidation are located in 16 different buildings in six different geographic locations. This consolidation has been delayed due to site cost and availability problems, but we are finalizing negotiations for a consolidated office space and the move should occur before June 2009.

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

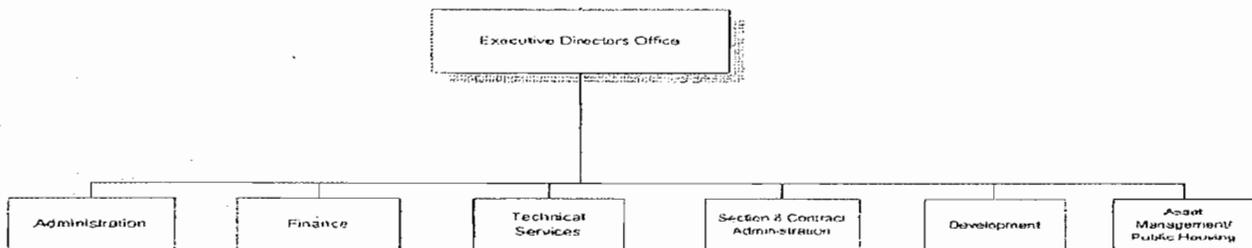
Attachment 1

DEPARTMENTAL PROFILE

Department Description

The Miami-Dade Housing Agency (MDHA) is the nation's ninth largest public housing authority and provides rental housing to low- and moderate-income residents in Miami-Dade County. Its federally-subsidized housing stock consists of primarily of County-owned public housing units and subsidies for Section 8 Housing Choice Vouchers as well as an array of other assisted housing programs. MDHA's utilizes its Family Self Sufficiency program and Section 3 business programs and its community service requirements as tools to assist and move residents towards economic independence. Other supportive services are provided in conjunction with other County departments to improve the quality of life and general environment of its housing residents. MDHA works cooperatively with resident councils, other community stakeholders and other County departments to ensure that housing and community economic programs are available.

Table of Organization



Major responsibilities by division:

- *Executive Director's Office* -- Provides overall direction and coordination of federal and local housing programs; interacts with the Mayor, County Manager, and Board of County commissioners, residents, community groups and other stakeholders as well as public and private entities to ensure the attainment of the agency's goals and objectives; agenda coordination, communications and public relations
- *Administration:* Monitors federal compliance-related activities, Adker settlement agreement, fair housing and ADA, audits, hearings, human resources, procurement, fleet, emergency management, fraud and investigations, insurance and safety; maintains the waiting list
- *Finance* -- Responsible fiscal operations, accounting and budget
- *Technical Services* -- Provides information services and data technology for computer and other related services
- *Section 8 Contract Administration*— Oversees the Section 8 Housing Choice Voucher contractor and housing programs, including Shelter Plus Care, Single Room Occupancy (SRO) Moderate Rehabilitation programs; conducts housing quality

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

standards (HQS) inspections for all programs administered; acts as contract administrator for the Substantial Rehabilitation properties

- *Development* – Initiates new housing development projects, mixed use development acquisitions, and dispositions activities
- *Public Housing* – Provides asset and property management services, including occupancy, leasing, rent collection, eviction, vacancy reduction, maintenance, and capital improvements; administers the Helen Sawyer Plaza Assisted Living Facility (9ALF) and provides management and maintenance services to Ward Tower ALF

Financial Summary

FINANCIAL SUMMARY

(dollars in thousands)	Actual FY 06-07	Budget FY 07-08	Adopted FY 08-09
Revenue Summary			
General Fund Countywide	7,967	687	0
Carryover	0	1,516	0
Fees and Charges	0	12	12
Interest Income	1,271	307	150
Lakeside & Park Lakes Revenues	0	650	0
Miscellaneous Revenues	2,375	673	664
Other	17	15	15
Other Revenues	0	1	0
Rentals	16,521	17,619	17,333
Sale of Properties-Homeownership	10	1,000	500
Carryover	0	6,079	8,000
Family Self Sufficiency-FSS	0	63	64
Federal Grants	393	5,442	3,049
HAP-Section 8 New Construction	2,995	3,060	0
Housing Assistance Payments	154,305	122,683	151,607
Public Housing Subsidy	28,574	29,644	30,483
Section 8 Admin Fee	14,417	12,020	15,234
Community Development Block Grant	0	3,500	6,600
Total Revenues	228,845	204,971	233,711
Operating Expenditures Summary			
Salary	29,125	28,278	28,429
Fringe Benefits	10,885	9,712	10,270
Other Operating	41,709	35,616	34,500
Capital	472	780	635
Total Operating Expenditures	82,191	74,386	73,834
Non-Operating Expenditures Summary			
Reserve	0	2,902	270
Other Non-Operating Adjustments	128,691	127,683	159,607
Total Non-Operating Expenditures	128,691	130,585	159,877

(dollars in thousands) Expenditure By Program	Total Funding		Total Positions	
	Budget FY 07-08	Adopted FY 08-09	Budget FY 07-08	Adopted FY 08-09
Strategic Area: Health and Human Services				
Applicant Leasing Center -	2,057	2,044	29	30
Tenant Selection				
Compliance & Administration	2,542	2,576	28	30
Development	741	686	16	11
Finance & Accounting	5,506	3,797	45	45
Office of the Director	1,140	708	10	6
Private Rental	12,060	10,899	106	117
Public Housing	50,340	53,124	329	294
Total Operating Expenditures	74,386	73,834	563	533

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

Capital Budget Summary

CAPITAL BUDGET SUMMARY

(dollars in thousands)	PRIOR	FY 08-09	FY 09-10	FY 10-11	FY 11-12	FY 12-13	FY 13-14	FUTURE	TOTAL
Revenue									
Capital Asset Acquisition Bond 2007	16,341	0	0	0	0	0	0	0	16,341
Proceeds									
Capital Fund Program (CFP) - 717	2,795	2,093	2,093	1,133	0	0	0	0	8,114
Capital Fund Program (CFP) - 718	0	2,483	2,482	2,481	2,479	0	0	0	9,925
Capital Funds Program (CFP) - 715	6,669	372	0	0	0	0	0	0	7,041
Capital Funds Program (CFP) - 716	4,215	2,396	1,369	0	0	0	0	0	7,980
Capital Funds Program (CFP) - Future	0	0	9,925	9,925	9,925	9,925	0	0	39,700
Hope VI Grant	16,148	9,803	9,049	0	0	0	0	0	35,000
Replacement Housing Factor (RHF)	932	2,323	3,221	0	0	0	0	0	6,476
Sunshine State Financing	4,800	0	0	0	0	0	0	0	4,800
Total	51,900	19,470	28,139	13,539	12,404	9,925	0	0	135,377
Expenditures									
Strategic Area: Health And Human Services									
Public Housing Improvements	33,550	26,079	38,639	14,780	12,404	9,925	0	0	135,377
Total	33,550	26,079	38,639	14,780	12,404	9,925	0	0	135,377

Current Business Environment

In 2008, the Agency continued to experience tremendous change. In December 2006, a new director was hired, as well as a chief financial officer and a chief operating officer.

One month into this new leadership, HUD determined that some sort of oversight or receivership was necessary at the Agency, due to the severity of the media reports, audits, and County intervention. A negotiated settlement was completed between HUD and Miami-Dade County in October with temporary oversight beginning October 26, 2007.

In a cooperative effort, the HUD oversight team with MDHA began an aggressive implementation of the Work Plan to address critical areas of the Agency focusing on Section 8 programs, finance, and HOPE VI areas.

However, during the first quarter of 2008, the majority of senior management staff, including recently hired director, CFO and COO, departed the agency. In addition, during the second quarter, a new HUD oversight administrator was also appointed and new HUD team members came on board.

A new management team has been hired and are working diligently to restore MDHA to a high performing agency and improve employee morale.

In July 2008, an amendment to the original settlement agreement was approved by the Board of County Commissioners to expedite the return of MDHA by HUD to the County by the end of the calendar year. This renegotiated settlement included several work items, including the contracting out of the Section 8 Housing Choice Voucher program as well as a County liaison to work with HUD through during the two-year transition period.

By December 2008, the action items required in the July renegotiated agreement were submitted to the County for approval and when approved the possession of the agency is expected be returned to the County during January 2009. A two-year Memorandum of

Departmental Business Plan and Outlook

Department Name:

Fiscal Years: 2008-09 & 2009-10

Agreement will follow with HUD providing technical assistance to achieve a successful completion.

A close working relationship continues with HUD and the MDHA, as well as many other county departments to ensure a coordinated and comprehensive approach to housing and economic needs in Miami-Dade County.

Fiscal year 2008-2009 continues to pose fiscal challenges to the Agency. As described earlier, on the fiscal side, the federal government has proposed cuts in public housing subsidies over the past few years.

To address existing physical deficiencies at public housing sites, \$4.8 million was approved as part of the 2006-2007 budget for safety and security improvements to deter criminal activity and foster a safer environment in public housing; however this was placed on hold until the bond issuance's approval by BCC. A total of \$8.2 million has been targeted to renovate 1,109 hard-to-ready public housing units - \$5.2 million from Community Development Block Grant funds and \$3 million of federal Capital Funds - through contracts to general contractors to complete the work. The remaining dollars are targeted to complete the work in 2008-2009.

Although the additional dollars allocated to rehabilitate public housing units assisted in reducing the overall vacancy rate, filling these units expeditiously continues to be a challenge. MDHA must still balance the requirements of a federal court order; the Adker Consent Decree, with its mission to provide quality housing to low-income families. Currently, the requirements of the decree make it extremely challenging and costly to fill vacancies in public housing. The decree will end in 2009.

The lease-up rate in the Section 8 program has fallen to 70 percent. The goal is to bring this to 95 percent which is expected to utilize nearly 100 percent of Housing Assistance Payment funding. With the anticipated contracting out of the Section 8 HCV program expected to begin in the first quarter of 2009, additional staffing changes will result.

For the HOPE VI projects, the Ward Towers assisted living facility (ALF) opened in the summer of 2005 with the completion of the tax credits at the end of 2007. Demolition work at the HOPE VI Scott Carver redevelopment project is complete, 57 homes were completed by Habitat for Humanity in January 2008. A new solicitation for a developer for Phase 2 was advertised in March 2008; negotiations took place with the highest ranked proposal, and award of the Master Development Agreement (MDA) is anticipated by December 2008. The developer is tasked with engaging the community stakeholders throughout the design and construction of the development. Current plans and anticipated financing will permit construction of 354 housing units, of which at least 177 will be public housing units.

HOPE VI - Scott/Carver
Development Initiatives



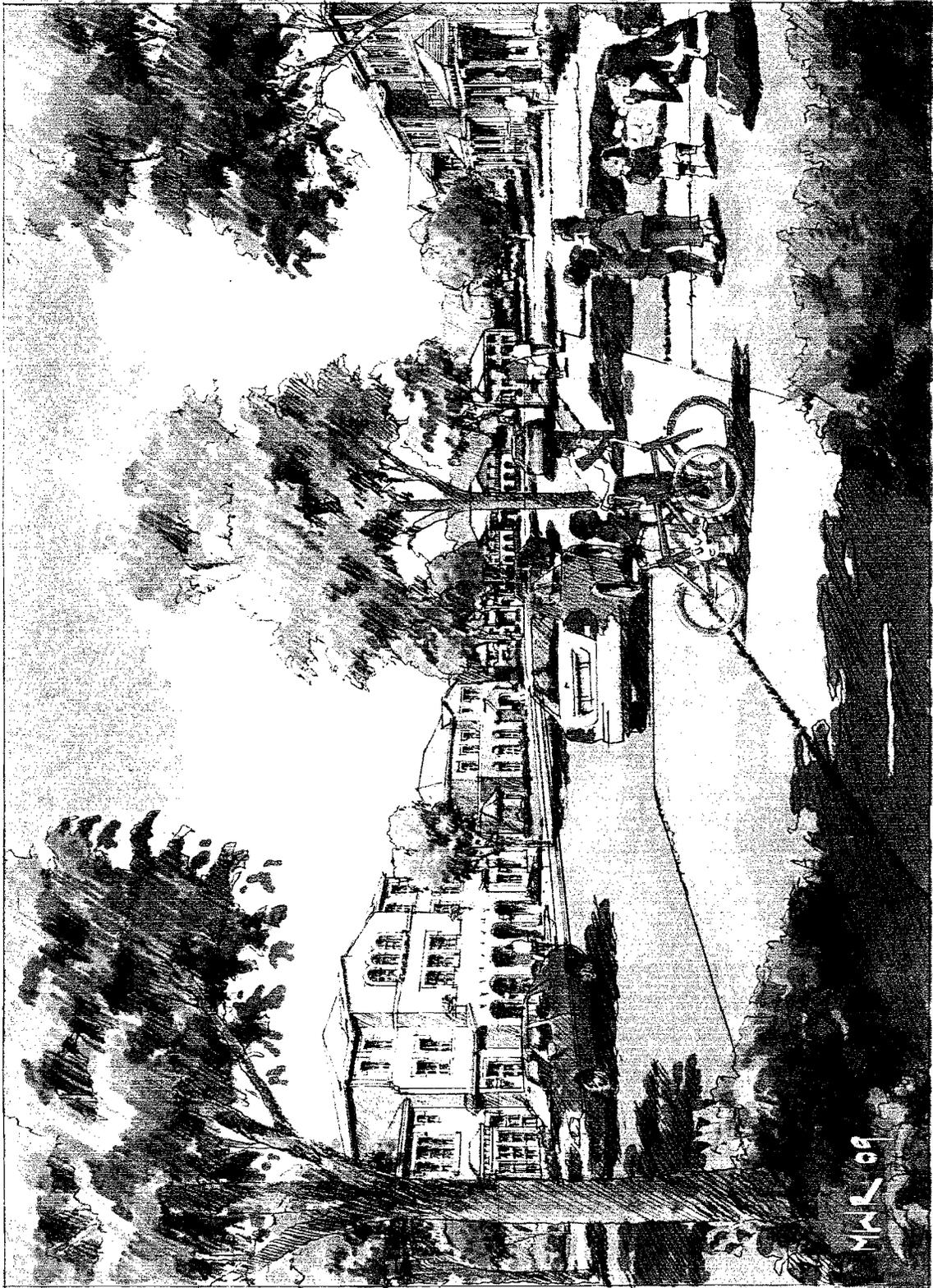
March 11, 2009
 Bedford March 25, 2009

SCOTT CARVER - HOPE VI REDEVELOPMENT

Illustrative Masterplan

MCCORMACK BARON SALAZAR
 RELIANCE HOUSING FOUNDATION
 FORT GALLAS AND PARTNERS

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**SCOTT-CARVER MONTHLY REPORT
FEBRUARY 2009**

I. Current Month Activities

Activities for the month of February 2009 include the following:

1. Public Approvals
 - i. The development team has worked to prepare ASPR and zoning variance application submittal packages, and continued to fine-tune site plan to facilitate the public approvals process as appropriate by sub-phase.
2. Master Planning / Community Engagement
 - i. The development team attended the HOPE VI meeting February 19th, 2009 that featured a presentation by DERM/Health Dept on the Sector II environmental findings.
 - ii. The development team held a Community Meeting on February 21st, 2009 at the James E. Scott Community Center. Team members presented on the CSS Human Capital Plan (discussed in section 4 below) and on the evolution of the physical plan. Key points in the physical plan discussion included:
 1. Unit Mix
 - a. No unit will look different from any other
 - b. Units reflect community need (esp. 3 & 4 bedroom count)
 2. Site Plan / Phasing
 - a. Incorporates Community Feedback
 - b. Sector IV will be the 9% tax credit area (Phase 2a) with Carver and Sector III/IIIA subject of the bond application (Phases 2b & 2c).
 - c. Phase 2a, b & c will include 354 units on northern portion of the site – mix of townhomes and garden units with various floor plans
 - d. Sector 2 requires remediation strategy and team's focus is on developing that strategy with MDPHA, DERM.
 - e. Units will have Green Features
 - f. Identifies future development opportunity for a senior building
 - g. Identifies amenities for children and families
 3. Timeline
 - a. Team is working toward April submission of ASPR application, with zoning variance applications to follow for IIIA & Carver.
 - b. With three site plan applications anticipated, timeframe to submit all three projected to change to April 30, 2009.
 - iii. Steering Committee
 1. Held an introductory meeting with resident leaders on February 13th, 2009
 2. The committee will consist of 25 individuals

3. Resident leaders from two key resident groups are organizing to identify 6-7 residents each (12-13 total) to serve on the committee
 4. Follow-up meeting with residents planned for March 25th, 2009 with full Steering Committee to follow.
 5. Residents and stakeholders will have the opportunity to serve on sub-committees
3. Community and Supportive Services
- i. Urban Strategies has continued creating the Human Capital Plan and has continued to meet with multiple agencies and their representatives to discuss funding and partnership opportunities.
 - ii. Outreach has been made to all residents on current MDPHA list. Urban Strategies “skip tracer” working to update addresses, and provide updated contact info to MDPHA.
 - iii. Priority for CSS activities will be placed on helping residents return and overcoming the barriers associated with returning
 - iv. The findings from the formal data collection process unveiled several pieces of information:
 1. There is a working community
 2. There is are particular opportunities with youth
 3. There is a need for economic development through adult education
 4. Residents stated a desire for professional case management that builds relationships with people
 5. Homeowners in the surrounding area must also have ownership in the process
 - v. The Steering Committee will be an important component regarding prioritizing goals and making “right decisions”
4. Design
- i. The development team has worked to prepare ASPR & zoning variance submittal packages and continues to fine-tune site plan to facilitate the public approvals process as appropriate by sub-phase.
 - ii. The team is looking to engage local architects for portions of the project.
5. Finance
- i. The development team, together with the county, has decided to submit one 9% Tax Credit application to the state for Sector IV, and a 4% bond application for Sectors III/IIIA & Carver in order to maximize resources at the earliest stages of the project. There are several alternatives if the 9% application is unsuccessful: 1) Submit Sectors IV, Carver and III/IIIA in a single 4% bond application provided sufficient “gap” resources can be identified, or 2) submit 4% bond application for Sector IV & Carver in 2009, and follow with a 9% application to Florida Housing for Sectors III/IIIA in 2010.
6. Construction
- i. There are no construction deadlines in this period. The team has been contacted by prospective construction business and workforce partners,

particularly MBE, WBE and Section 3 concerns and is keeping a database for future notifications of bid opportunities.

7. Public Improvements
 - i. Aside from predevelopment /master planning activities, there are no Public Improvements deadlines in this month.
8. Environmental Clearance
 - i. The environmental consultant (REP) has completed the updated Phase I analyses and reviewed existing environmental reports for each of the Sectors including Sector II.

II. Planned Activities – Next Month

Activities planned for the period of March 1, 2009 through March 31, 2009 include the following:

1. Predevelopment
 - i. There are no Predevelopment deadlines in this period.
2. Public Approvals
 - i. The development team will continue to assemble the ASPR and zoning hearing packages for April submittal.
3. Master Planning / Community Engagement
 - i. The development team will participate in the HOPE VI meeting on 3/26/09
 - ii. Steering Committee goals in March include confirming members and holding the first meeting on March 19th, 2009.
4. Community and Supportive Services
 - i. Urban Strategies will continue its discussions with CSS agencies.
 - ii. Urban Strategies will continue formation of the Steering Committee.
5. Design
 - i. There are no deadlines this month regarding design, other than the master planning / predevelopment deadlines discussed in section I.3.
6. Finance
 - i. There are no deadlines this month regarding finance. The development team will continue to modify and refine the proformas and financing strategy in order to begin the 9% state tax credit application.
7. Construction
 - i. Continue outreach to prospective MBE/WBE/Section 3 partners. There are no construction deadlines in this period.
8. Public Improvements
 - i. Aside from predevelopment /planning activities, there are no Public Improvements deadlines in this month.
9. Environmental Clearance
 - i. The development team will evaluate updated Phase I reports completed by REP and will set up meetings with the County to assess the remediation and development strategies.

III. Schedule Narrative

The Master Schedule is attached and has been updated to reflect the 12/30/2008 contract execution date, as well as the tax credit application deadline of 5/26/2009.

February's activities were focused on testing and refining the master planning, financing strategy, and social capital planning efforts which included modifying the site plan to fit with the ASPR and Public Approvals process, establishing a financial strategy, locating and contacting former Scott/Carver residents and writing a draft and refining the Human Capital Plan.

For the upcoming report period March 1, 2009 – March 31th, 2009 the team expects to achieve schedule deadlines.

IV. Subcontracting Narrative

A. Subcontractors Listed in MDA.

The subcontractors listed below were included in the MDA and have provided proposals; copies of proposals will be provided to MDPHA pursuant to the MDA.

Task	Subcontractor (Subconsultant)	Category	Section 3 / MBE / WBE
Master Planning	Torti Gallas & Associates	Prof. Serv.	-
Engineering	Tetra Tech (& Subconsultants) Milian Swain & Associates (Civil) Glatting, Jackson, et al (Traffic) Ardman (Geotech) PBS&J (Survey)	Prof. Serv.	- MBE
Landscape	La Quatra Bonci Bell + Aquí	Prof. Serv.	
Environmental Consultant	Slosky & Associates	Prof. Serv.	
Land Use/ Zoning/Entitlements	Akermann Senterfitt Consulting Group of S. Florida	Prof. Serv. Prof. Serv.	
Human Capital Planning/CSS	Urban Strategies, Inc.	Prof. Serv.	

B. Subcontractors Added to Team

The subcontractor(s) listed below have been proposed by MBS as subcontractor(s) to be added to the team subject to the approval of MDPHA. According to Miami-Dade County procurement guidelines, subcontracts for Professional Services do not require a competitive bidding process; however, the development team will adhere to the subcontracting soliciting, reviewing, and approving processes outlined in the MDA including Section 3, MBE, and WBE goals.

Task	Contractor Subcontractor	Category	Section 3 / MBE / WBE
Environmental Consultant	REP	Prof. Serv.	-
Market Research Consultant	Meridian Appraisal Group	Market Analysis	-

MBE/WBE/Section 3 outreach and participation are a priority and the team is committed to meeting and exceeding participation goals defined in the MDA.

There are no solicitations currently being reviewed by MDPHA for contract execution.

V. Insurance Narrative

Insurance certificates for MBS, Reliance Housing, KAI Design & Build and all subcontractors listed in the subcontractor narrative above have been provided to MDPHA for review and approval. Updated certificate for MBS to be provided before March 31, 2009.

VI. Budget & Milestone Narrative

The development team is requesting a draw of \$409,408.10 from MDPHA Predevelopment funds as detailed in the attached draw request. In addition to third party reimburseables, McCormack Baron Salazar is requesting \$79,000.00 in Developer Overhead, having reached four of the Milestones in the table below (25% of the total concept phase). The total draw request of \$409,408.10 leaves a balance of \$672,591.90 in the \$1,082,000.00 budget. Predevelopment Concept Phase Budget.

The table below compares the Original Milestone Schedule with the current schedule, showing revised completion dates based on the date of MDA approval and the actual completion dates for tasks that have been completed.

	Estimated completion date	Planned completion date	Actual completion date			Budget
Master Planning period (first 5 months)						
Begin charette process with community	11/13/2008	12/18/2008	12/18/2008	Master Plan	5%	\$15,800
2 nd Community Engagement (Charette)	12/18/2008	1/8/2009	1/10/2009	Master Plan	5%	\$15,800
3 rd Community Engagement – Follow-Up	1/15/2009	2/21/2009	2/21/2009	Master Plan	5%	\$15,800
CSS DRAFT Plan Submission	1/30/2009	2/13/2009	2/13/2009	Master Plan	10%	\$31,600
Updated Concept Plan to Community	2/19/2009	3/26/2009		Master Plan	10%	\$31,600
CSS FINAL Plan Submission	3/25/2009	3/30/2009		Master Plan	15%	\$47,400
Concept Plan FINAL Submission	4/2/2009	5/1/2009		Master Plan	25%	\$79,000
Submit TC and SAIL Applications Ph IIA&B	3/24/2009	5/26/2009		Master Plan	25%	\$79,000
					100%	\$316,000

<u>Phase II Pre-development period (following 14 months after Master Planning)</u>	Estimated completion date	Planned completion date	Actual completion date			Budget
ASPR Drawings Submission	4/3/2009	4/15/2009		Phase IIA	8%	\$61,880
Zoning Variance Applications Submittal		4/30/2009		Phases IIB IIC		
ASPR Approval	9/28/2009	8/4/2009		Phase IIA	15%	\$116,025
Zoning Variance Approval		9/30/2009		Phases IIB IIC		
50% Construction Drawing Completion	9/28/2009	9/28/2009		Phase IIA-B	16%	\$123,760
LIHTC Syndicator Commitment	12/15/2009	11/16/2009		Phase IIA-B	12%	\$92,820
MF Term Sheet Completion/Submission	1/15/2010	1/15/2009		Phase IIA-B	8%	\$61,880
T-Plat submission	9/29/2009	8/5/2009		Phase IIABC	10%	\$77,350
T-Plat approval (updated per P&Z feedback)	3/15/2010	10/27/2009		Phase IIABC	15%	\$116,025
Submission Permit Set Drawings (infrastructure/building)	3/24/2010	2/2/2010		Phase IIA-B	16%	\$123,760
					100%	\$773,500

VII. Pending Issues

- a. Issues pending from prior periods
 - Public approvals process (ASPR v. Public Hearing) for individual sub-phases of development.
- b. Prior issues resolved this period
 - ✓ County Approval of MDA
 - ✓ Extended tax credit deadline; questionable availability of SAIL in 2009 – solution is one 9% application
- c. New issues
 - None



2009 HOPE VI MONTHLY MEETINGS

for Scott/Carver former residents

James E. Scott Community Center
2267 NW 72nd Street, Miami, FL 33147
Every 3rd Thursday
6:00 - 8:00 PM

It is important for **YOU** to attend these monthly meetings to receive valuable social service information as well as updates on the HOPE VI program.

January 15, 2009

February 19, 2009

March 19, 2009

April 16, 2009

May 21, 2009

June 18, 2009

July 16, 2009

August 20, 2009

September 17, 2009

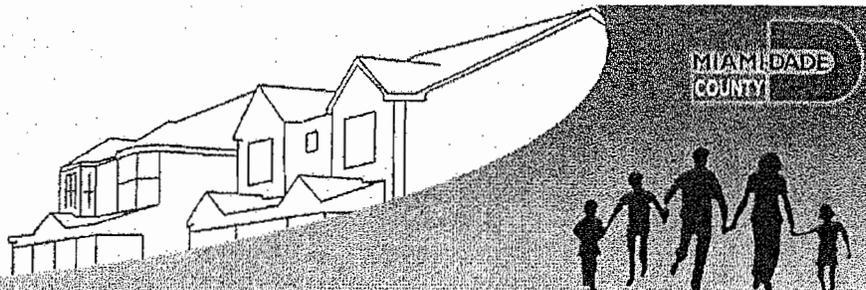
October 15, 2009

November 19, 2009

December 17, 2009

THIS MEETING SCHEDULE (AND ANY SCHEDULE CHANGES) WILL BE POSTED ON THE HOUSING AGENCY'S WEBSITE WWW.MIAMIDADE.GOV/HOUSING.

It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disability Act. The facility is accessible. For sign language interpreters, assistive listening devices or materials in accessible format, call 305-644-5280 at least five days in advance of meeting.



**Health Consultation
Surface Soil
Scott Homes Sector II
Miami-Dade County, Florida**



Prepared by:
Florida Department of Health
Division of Environmental Health
Under Cooperative Agreement with
U. S. Department of Health and Human Services
Agency for Toxic Substances and Disease Registry

Foreword

This document summarizes the Florida Department of Health's assessment from exposure to the contaminants in the environment on the former Scott Homes Sector II site. The Florida Department of Health (DOH) evaluates site-related public health issues through the following processes:

- **Evaluating exposure:** Florida DOH scientists begin by reviewing available information about environmental conditions at the site. The first task is to find out how much contamination is present, where it is on the site, and how human exposures might occur. Usually, the Florida DOH does not collect its own environmental sampling data. The Miami-Dade Department of Environmental Resource Management (DERM) provided the information for this public health assessment.
- **Evaluating health effects:** If we find evidence that exposures to hazardous substances are occurring or might occur, Florida DOH scientists will determine whether that exposure could be harmful to human health. We focus this report on public health; that is, the health impact on the community as a whole, and base it on existing scientific information.
- **Developing recommendations:** In this report, the Florida DOH outlines its conclusions regarding any potential health threat posed by the Scott Homes Sector II site, and offers recommendations for reducing or eliminating human exposure to contaminants. The role of the Florida DOH in dealing with hazardous waste sites is primarily advisory. For that reason, the evaluation report will typically recommend actions for other agencies, including the US Environmental Protection Agency (EPA) and the Florida DEP. If, however, an immediate health threat exists or is imminent, the Florida DOH will issue a public health advisory warning people of the danger, and will work to resolve the problem.
- **Soliciting community input:** The evaluation process is interactive. The Florida DOH starts by soliciting and evaluating information from various government agencies, individuals or organizations responsible for cleaning up the site, and those living in communities near the site. We share any conclusions about the site with the groups and organizations providing the information. Once we prepare an evaluation report, the Florida DOH seeks feedback from the public.

If you have questions or comments about this report, we encourage you to contact us.

Please write to: Hazardous Waste Site Health Assessment Team
Bureau of Environmental Public Health Medicine
Florida Department Health
4052 Bald Cypress Way, Bin # A-08
Tallahassee, FL 32399-1712

Or call us at: 850 245-4299 or toll-free 1-877-798-2772

Summary and Statement of Issues

In October 2008, both the Miami-Dade County Health Department (CHD) and Miami-Dade County Department of Environmental Resource Management (DERM) requested the Florida Department of Health (DOH) assess the public health threat from surface soil at the Scott Homes Sector II site. This site includes a day care center, a community/health care center, a former dump area, and former housing area.

Florida DOH reviewed the existing data and categorizes surface soil (0-6 inches deep) as "no apparent" public health hazard. Past exposure to surface soil is not likely to cause illness. Florida DOH recommends that if soil deeper than 6 inches is brought to the surface, the responsible party should evaluate the health risk.

Background

The Scott Homes Sector II site is at 7200 NW 22nd Avenue in the Liberty City area of Miami-Dade County, Florida (Figure 1). In 1955, 21 multi-family subsidized houses (136 units), a daycare center, a community center, and a health care center were built on this flat, 16-acre sandy site (Figure 2). All buildings were supplied with municipal water.

In 1997, the Florida Department of Health (DOH) found the levels of metals, pesticides, and polychlorinated biphenyls (PCBs) in fish from the nearby Wryals Pit site (Gwen Cherry Park) were not a public health hazard (ATSDR 1998).

In 2000, consultants for the Miami-Dade Housing Agency visited the site, reviewed existing reports, and talked with knowledgeable individuals. They identified the former Wryals Pit landfill just west of the site, a former dump area in the northwest corner of the site, and evidence of car maintenance throughout the site. They recommended soil and ground water testing (ERM 2000).

Between 2002 and 2005, the Miami-Dade Housing Agency demolished the multi-family houses for neighborhood revitalization. In the northeast quadrant of the site, they left standing the daycare center, the community center, and community health care center. The community center closed between 2002 and 2005. The day care ceased operations in December 2008. The community health care center is still active (Figure 3).

Between 2001 and January 2009, consultants for and Miami-Dade Department of Environmental Resource Management (DERM) tested soil and groundwater at this site. In 2008, they also dug test pits to locate areas of buried debris.

Community Health Concerns

Some former residents are concerned that exposure to contaminants in the soil may have affected their health.

Discussion

Environmental Contamination

In 2006 and 2009, consultants for Miami-Dade County DERM collected 41 surface soil samples (0-6 inches deep) across the site including the daycare center, community center, and former dump area (Figure 3). They analyzed these samples for arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs) (Shaw 2006b, Mayorga 2009). For the purpose of this report, surface soil quality at this site has been adequately characterized.

Since people do not routinely contact soil deeper than six inches, this assessment only considered the top six inches of soil. Since all site buildings had municipal water, Florida DOH did not evaluate ground water quality data.

The Florida DOH used the following screening guidelines in order of priority to select contaminants of concern:

1. Cancer Risk Evaluation Guide (CREG). A CREG is the contaminant concentration estimated to result in no more than one excess cancer per 1 million persons exposed during a lifetime (i.e., 70 years). ATSDR calculates CREGs from EPA-established cancer slope factors (ATSDR 1992).
2. Environmental Media Evaluation Guide (EMEG). ATSDR derives an EMEG from a Minimal Risk Level (MRL), using standard exposure assumptions (e.g., ingestion of 200 milligrams of soil per day and body weight of 30 kilograms (kg) for children). ATSDR establishes MRLs: levels of daily human exposure to a chemical for a period of 1 year or longer which is likely to be without any appreciable risk of noncancerous illnesses.

The screening guidelines are conservative estimates of levels at which no health effects would be expected. The Florida DOH utilizes the above criteria to screen all data. Any sample results that exceed the levels established by the guidelines are then selected for further evaluation. The next step in the process for toxicological review is to compare an estimated dose or concentration that has been calculated from known concentrations to health studies in ATSDR's toxicological profiles. The health studies establish no observable adverse effect levels (NOAELs) and lowest observable adverse effect levels (LOAELs) that can be compared to estimated doses and concentrations.

Using these criteria, Florida DOH selected arsenic, lead, and polycyclic aromatic hydrocarbons (PAHs) as contaminants of concern (Tables 1 through 4). Identification of a contaminant of concern does not necessarily mean that exposure to the contaminant will cause illness. To be protective of health, ATSDR screening guidelines are usually set hundreds or thousands of times below levels that actually cause illness. Identification of contaminants of concern helps narrow the focus to those contaminants that require further evaluation.

Arsenic

Arsenic is a naturally occurring element widely distributed in soil. It is a metal usually found combined with oxygen, chlorine, and sulfur. Most arsenic compounds have no smell or special taste. In the past arsenic compounds were used as pesticides on cotton fields and in orchards. Before 2003, arsenic was also used as a preservative for wood to make it resistant to rotting and decay ("pressure treated" wood). Manufacturers still use arsenic in automotive batteries. Arsenic occurs in urban soils at concentrations from 0.3 to 110 milligrams per kilogram (mg/kg), with a

mean concentration of 3 mg/kg (ATSDR 2007a). Florida soils naturally contain arsenic at concentrations of 1 mg/kg or higher.

Lead

Lead is a heavy metal that occurs naturally in soil, usually combined with two or more elements. The largest use of lead is in automobile batteries. The second largest use is in gun ammunition. Before the 1980's, lead was added to gasoline as an octane booster. Before the 1950s, lead was also used in pesticides applied to fruit orchards. Most of the lead in inner city soils comes from old houses with leaded paint and automotive exhaust from leaded gasoline. The highest levels are usually found in soils near walls with lead-based paint and in soils along highways. Most lead sticks to soil particles but some dissolves in water. Median soil lead concentrations at 67 public housing projects nationwide were 145 mg/kg in the yard, 177 mg/kg near the sidewalks, and 194 mg/kg near the foundations (ATSDR 2007b).

Polycyclic Aromatic Hydrocarbons (PAHs)

Polycyclic aromatic hydrocarbons (PAHs) are a group of chemicals formed during the incomplete burning of coal, oil, gas, wood, garbage, tobacco, and charbroiled meat. More than 100 different PAHs exist. PAHs generally occur as complex mixtures. PAHs are contained in asphalt used in road construction, crude oil, coal, coal tar pitch, creosote, and roofing tar. They are found throughout the environment in air, soil, and water. Other sources include cigarette smoke, vehicle exhaust, wildfires, agriculture burning, and residential wood burning. PAHs do not easily dissolve in water but stick tightly to soil particles. Concentrations of PAHs (reported as benzo(a)pyrene toxicity equivalents) in urban soils are about 0.2 mg/kg (ATSDR 1995).

To assess the toxicity of a mixture of PAHs, Florida DOH used ATSDR toxicity equivalence factors (ATSDR 1995). Florida DOH used these factors to estimate the toxicity of each PAH in terms of benzo(a)pyrene, one of the most studied PAHs. Thus, Florida DOH estimate the toxicity of all measured PAHs in terms of benzo(a)pyrene toxicity equivalents (BaP TEQ). In calculating a BaP TEQ, Florida DOH assumed a concentration of one-half the laboratory detection limit for those PAHs with concentrations below the laboratory detection limits.

Pathway Analysis

Chemical contaminants in the environment can harm people's health, but only if people have contact with those contaminants at a high enough concentration (dose) to cause a health effect. Knowing or estimating the frequency with which people could have contact with hazardous substances is essential to assessing the public health importance of these contaminants. To decide if people can contact contaminants at or near a site, Florida DOH looks at the human exposure pathways. An exposure pathway has five parts. These parts are:

1. A source of contaminants, like a hazardous waste site,
2. An environmental medium like air, water or soil that can hold or move the contamination,
3. A point where people come in contact with a contaminated medium, like drinking water or soil in a garden,

4. An exposure route like drinking contaminated water from a well or eating contaminated soil on homegrown vegetables, and
5. A population who could be exposed to the contaminants.

Florida DOH eliminates an exposure pathway if at least one of the five parts referenced above is missing and will not occur in the future. Exposure pathways not eliminated are either completed or potential. For completed pathways, all five pathway parts exist and exposure to a contaminant has occurred, is occurring, or will occur. For potential pathways, at least one of the five parts is missing, but could exist. Also for potential pathways, exposure to a contaminant could have occurred, could be occurring, or could occur in the future.

Florida DOH identified past incidental (accidental) ingestion of surface soil (0-6 inches deep) as a completed exposure pathway. Since people do not routinely contact soil deeper than 6 inches, Florida DOH did not assess the health risk from exposure to deeper soil.

Florida DOH assessed the health risk at four areas of the site:

1. Past health risk from incidental ingestion of surface soil (0-6" deep) by 2 to 6-year old children 5 days-a-week for 4 years at the Jesca Olive B. Alexander Day Care Center playground. Also past health risk from incidental ingestion of surface soil (0-6" deep) at the daycare playground by adults 5 days a week for 53 years (1955-2008).
2. Past health risk from incidental ingestion of surface soil (0-6" deep) by children and adults 7 days-a-week for 53 years (1955 to 2008) around the community center and health care center.
3. Past health risk from incidental ingestion of surface soil (0-6" deep) by children and adults 7 days-a-week for 50 years (1955 to 2005) in the former dump area in the northwest corner of the site.
4. Past health risk from incidental ingestion of surface soil (0-6" deep) by children and adults 7 days-a-week for 50 years (1955 to 2005) around the former multi-family houses on the remainder of the site.

To be health protective and not underestimate the risk, this assessment assumes exposure to the highest measured soil contaminant concentration for the maximum time.

Public Health Implications

The Florida DOH evaluates exposures by estimating daily doses for children and adults. Kamrin (1988) explains the concept of dose in the following manner:

...all chemicals, no matter what their characteristics, are toxic in large enough quantities. Thus, the amount of a chemical a person is exposed to is crucial in deciding the extent of toxicity that will occur. In attempting to place an exact number on the amount of a particular compound that is harmful, scientists recognize they must consider the size of an organism. It is unlikely, for example, that the same amount of a particular chemical that will cause toxic effects in a 1-pound rat will also cause toxicity in a 1-ton elephant.

Thus instead of using the amount that is administered or to which an organism is exposed, it is more realistic to use the amount per weight of the organism. Thus, 1 ounce administered to a 1-pound rat is equivalent to 2,000 ounces to a 2,000-pound (1-ton) elephant. In each case, the amount per weight is the same; i.e., 1 ounce for each pound of animal.

This amount per weight is the *dose*. Toxicology uses dose to compare the toxicity of different chemicals in different animals. We use the units of milligrams (mg) of contaminant per kilogram (kg) of body weight per day (mg/kg/day) to express doses in this public health assessment. A milligram is 1/1,000 of a gram; a kilogram is approximately 2 pounds.

To calculate the daily dose of each contaminant, the Florida DOH uses standard assumptions about body weight, ingestion rates, duration of exposure (length of time), and other factors needed for dose calculation (ATSDR 2005c, EPA 1997). We assume that people are exposed daily to the maximum concentration measured. The general formula for estimating a dose is:

$$\text{Dose} = (\text{soil concentration} \times \text{soil ingestion rate}) / \text{body weight}$$

ATSDR groups health effects by duration (length) of exposure. Acute exposures are those with duration of 14 days or less; intermediate exposures are those with duration of 15 - 364 days; and chronic exposures are those that occur for 365 days or more (or an equivalent period for animal exposures). ATSDR Toxicological Profiles also provide information on the environmental transport and regulatory status of contaminants.

To estimate exposure from incidental ingestion of contaminated surface soil, Florida DOH used the following assumptions:

- 1) children 2 - 6 years of age ingest an average of 200 milligrams (mg) of soil per day,
- 2) adults ingest an average of 100 mg of soil per day,
- 3) children 2 - 6 years of age weigh an average of 16 kilograms (kg),
- 4) adults weigh an average of 70 kg,
- 5) children and adults ingest contaminated surface soil at the maximum concentration measured for each contaminant.

Day Care Center

Arsenic

Incidental ingestion of the highest concentration of inorganic arsenic measured in the surface soil at the Jesca Olive B. Alexander day care center is not expected to cause illness in children or adults. This assessment assumes arsenic is in the more toxic inorganic form.

The highest estimated average daily doses of arsenic from incidental soil ingestion for children (0.00004 milligrams per kilogram per day - mg/kg/day) and adults (0.000007 mg/kg/day) at the day care center (Table 5) are less than the ATSDR chronic oral minimal risk level (0.0003 mg/kg/day). For children and adults, these doses are 30 and 170 times, respectively, lower than the lowest dose (0.0012 mg/kg/day) that increases the risk of premalignant skin changes or arsenical dermatosis (ATSDR 2007a).

The US Department of Health and Human Services has determined that inorganic arsenic causes cancer. To evaluate a theoretical cancer risk from incidental ingestion of inorganic arsenic, U.S. Environmental Protection Agency (EPA) developed a cancer slope factor based on a human study where subjects developed skin cancer. We multiply this cancer slope factor (1.5 per mg/kg-day) by the lifetime average daily dose (0.000004 mg/kg/day). We adjust the highest estimated ingestion dose at this daycare center to create the lifetime I average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime exposure of incidental ingestion of inorganic arsenic at this daycare is 0.006 in 1,000 or “no apparent” increased risk. “No apparent” is a category used in ATSDR’s public health assessments where human exposure to contaminated soil might have occurred in the past but is not expected to cause any harmful health effects.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred.

Lead

The highest concentration of lead in surface soil at the Jesca Olive B. Alexander day care center (290 mg/kg) is less than the EPA residential screening value (400 mg/kg) and thus is not likely to cause illness in children or adults (Table 1).

Polycyclic Aromatic Hydrocarbons (PAHs)

Incidental ingestion of the highest concentration of polycyclic aromatic hydrocarbons (PAHs) measured in the surface soil at the Jesca Olive B. Alexander day care center is not expected to cause illness in children or adults.

The US Department of Health and Human Services has determined that some PAHs cause cancer in animals. Using toxicity equivalency factors from the ATSDR PAH toxicological profile (ATSDR 1995), this assessment compares the toxicity of the sum of the individual PAHs (benzo(a)pyrene toxicity equivalents, or BaP TEQ) to that of the well studied PAH benzo(a)pyrene (Table 1).

To evaluate a theoretical cancer risk from incidental ingestion of PAHs, represented by benzo(a)pyrene, EPA developed a cancer slope factor based on upper digestive track tumors in mice, rats, and hamsters. We multiply this cancer slope factor (7.3 per mg/kg-day) by the adult lifetime average daily dose (0.0000005 mg/kg/day) (Table 5). We adjust the highest estimated adult ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime incidental ingestion of PAHs in surface soil at this daycare is 0.004 in 1,000 or “no increased risk.”

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Community and Health Care Center Area

Arsenic

Incidental ingestion of the highest concentration of inorganic arsenic measured in the surface soil around the community and health care center area is not expected to cause illness in children or adults. This assessment assumes arsenic is in the more toxic inorganic form.

The highest estimated average daily doses of arsenic from incidental soil ingestion for children (0.00008 mg/kg/day) and adults (0.000009 mg/kg/day) in the community and health care center area (Table 6) are less than the ATSDR chronic oral minimal risk level (0.0003 mg/kg/day). For children and adults, these doses are 15 and 133 times, respectively, lower than the lowest dose (0.0012 mg/kg/day) that increases the risk of premalignant skin changes or arsenical dermatosis (ATSDR 2007a).

The US Department of Health and Human Services has determined that inorganic arsenic causes cancer. To evaluate a theoretical cancer risk from incidental ingestion of inorganic arsenic, EPA developed a cancer slope factor based on a human study where subjects developed skin cancer. We multiply this cancer slope factor (1.5 per mg/kg-day) by the lifetime average daily dose (0.000009 mg/kg/day). We adjust the highest estimated ingestion dose at this community and health care center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk from lifetime incidental ingestion of inorganic arsenic in the community and health care center area is 0.014 in 1,000 or "no apparent" increased risk. "No apparent" is a category used in ATSDR's public health assessments where human exposure to contaminated soil might have occurred in the past but is not expected to cause any harmful health effects.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Lead

The highest concentration of lead in surface soil around the community and health care center (148 mg/kg) is less than the EPA residential screening value (400 mg/kg) and thus is not likely to cause illness in children or adults (Table 2).

Polycyclic Aromatic Hydrocarbons (PAHs)

Incidental ingestion of the highest concentration of polycyclic aromatic hydrocarbons (PAHs) measured in the surface soil around the community and health care center area is not expected to cause illness in children or adults.

The US Department of Health and Human Services has determined that some PAHs cause cancer in animals. Using toxicity equivalency factors from the ATSDR PAH toxicological profile (ATSDR 1995), this assessment compares the toxicity of the sum of the individual PAHs (benzo(a)pyrene toxicity equivalents, or BaP TEQ) to that of the well studied PAH benzo(a)pyrene (Table 2).

To evaluate a theoretical cancer risk from incidental ingestion of PAHs, represented by benzo(a)pyrene, EPA developed a cancer slope factor based on upper digestive track tumors in mice, rats, and hamsters. We multiply this cancer slope factor (7.3 per mg/kg-day) by the adult lifetime average daily dose (0.000008 mg/kg/day) (Table 6). We adjust the highest estimated adult ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime incidental ingestion of PAHs in the community and health care center area is 0.06 in 1,000 or "low increased risk."

To put this "low increased" risk of cancer into perspective, the American Cancer Society estimates the background cancer rate in the US is 1 in 3. That is, for every 1,000 people, on average about 333 will get some form of cancer during their lifetime. Exposure to PAHs around the community and health care centers would, at most, increase the lifetime cancer risk from 333 in 1,000 to 333.6 in 1,000. Therefore, it is unlikely that any additional cases of cancer would have resulted from exposure to PAHs at the community and health care center.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Former Dump Area (Northwest Corner)

Arsenic

Incidental ingestion of the highest concentration of inorganic arsenic measured in the surface soil in the former dump area in the northwest corner of the site is not expected to cause illness in children or adults. This assessment assumes arsenic is in the more toxic inorganic form.

The highest estimated average daily doses of arsenic from incidental soil ingestion for children (0.00007 mg/kg/day) and adults (0.000008 mg/kg/day) in the former dump area (Table 7) are less than the ATSDR chronic oral minimal risk level (0.0003 mg/kg/day). For children and adults, these doses are 17 and 150 times, respectively, lower than the lowest dose (0.0012 mg/kg/day) that increases the risk of premalignant skin changes or arsenical dermatosis (ATSDR 2007a).

The US Department of Health and Human Services has determined that inorganic arsenic causes cancer. To evaluate a theoretical cancer risk from incidental ingestion of inorganic arsenic, EPA developed a cancer slope factor based on a human study where subjects developed skin cancer. We multiply this cancer slope factor (1.5 per mg/kg-day) by the lifetime average daily dose (0.000008 mg/kg/day). We adjust the highest estimated ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime exposure of incidental ingestion of inorganic arsenic in the former dump area is 0.012 in 1,000 or "no apparent increased risk." "No apparent" is a category used in ATSDR's public health assessments where human exposure to contaminated soil might have occurred in the past but is not expected to cause any harmful health effects.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to

overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Lead

The highest concentration of lead in surface soil in the former dump area (74 mg/kg) is less than the EPA residential screening value (400 mg/kg) and thus is not likely to cause illness in children or adults (Table 3).

Polycyclic Aromatic Hydrocarbons (PAHs)

Incidental ingestion of the highest concentration of polycyclic aromatic hydrocarbons (PAHs) measured in the surface soil in the former dump area in the northwest quadrant of the site are not expected to cause illness in children or adults.

The US Department of Health and Human Services has determined that some PAHs cause cancer in animals. Using toxicity equivalency factors from the ATSDR PAH toxicological profile (ATSDR 1995), this assessment compares the toxicity of the sum of the individual PAHs (benzo(a)pyrene toxicity equivalents, or BaP TEQ) to that of the well studied PAH benzo(a)pyrene (Table 3).

To evaluate a theoretical cancer risk from incidental ingestion of PAHs, represented by benzo(a)pyrene, EPA developed a cancer slope factor based on upper digestive track tumors in mice, rats, and hamsters. We multiply this cancer slope factor (7.3 per mg/kg-day) by the adult lifetime average daily dose (0.0000008 mg/kg/day) (Table 7). We adjust the highest estimated adult ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime incidental ingestion of PAHs in the former dump area is 0.006 in 1,000 or "no increased risk."

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Former Housing Area

Arsenic

Incidental ingestion of the highest concentration of inorganic arsenic measured in the surface soil in the former housing area of the site is not expected to cause illness in children or adults. This assessment assumes arsenic is in the more toxic inorganic form.

The highest estimated average daily doses of arsenic from incidental soil ingestion for both children and adults (0.0001 mg/kg/day) in the former housing area (Table 8) are less than the ATSDR chronic oral minimal risk level (0.0003 mg/kg/day). For children and adults, these doses are 12 times lower than the lowest dose (0.0012 mg/kg/day) that increases the risk of premalignant skin changes or arsenical dermatosis (ATSDR 2007a).

The US Department of Health and Human Services has determined that inorganic arsenic causes cancer. To evaluate a theoretical cancer risk from incidental ingestion of inorganic arsenic, EPA developed a cancer slope factor based on a human study where subjects developed skin cancer. We multiply this cancer slope factor (1.5 per mg/kg-day) by the lifetime average daily dose (0.0001 mg/kg/day). We adjust the highest estimated ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime exposure of incidental ingestion of inorganic arsenic in the former housing area is 0.15 in 1,000 or "low increased risk."

To put this "low increased" risk of cancer into perspective, the American Cancer Society estimates the background cancer rate in the US is 1 in 3. That is, for every 1,000 people, on average about 333 will get some form of cancer during their lifetime. Exposure to arsenic around the former housing area would, at most, increase the lifetime cancer risk from 333 in 1,000 to 333.15 in 1,000. Therefore, it is unlikely that any additional cases of cancer would have resulted from exposure to arsenic around the former housing area.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Lead

Incidental ingestion of the highest concentrations of lead measured in the surface soil in the former housing area is not expected to cause illness in children or adults.

Only one surface soil sample out of 30 had a lead concentration (553 mg/kg) greater than the EPA guideline for residential exposure (400 mg/kg) (Table 4). Neither ATSDR nor EPA has developed health guidelines for human exposure to lead. Therefore, we cannot use the usual approach of estimating a human dose and then comparing this dose to a health guideline. Instead, we evaluate exposure to lead by using a biological model that predicts a blood lead concentration that would result from exposure to environmental lead contamination. We then compare the modeled blood lead concentration to the level of concern for blood lead concentrations in children (ATSDR 2007b).

Using the lead level in the one surface soil with more than 400 mg/kg (553 mg/kg), the EPA Integrated Exposure Uptake Biokinetic Model (IEUBK) predicts a corresponding blood lead level of between 5 and 8 micrograms per deciliter (ug/dL) in children 2 to 6 years old (EPA 2007). The Centers for Disease Control and Prevention (CDC) action level for children < 7 years of age is 10 ug/dL.

Blood lead levels in the US have been decreasing over the past 3 decades as regulations regarding lead paint, leaded fuels, and lead-containing plumbing materials have reduced exposures. Blood lead levels measured in the National Health and Nutrition Examination Surveys (NHANES) indicate from 1976 to 1991, the mean blood level in the US dropped from 12.8 to 2.8 ug/dL. NHANES III, phase II (1991-1994) found the mean blood levels in children (1-5 years old) were 2.7 ug/dL. From 1999 to 2002, the level dropped further to 1.9 ug/dL (ATDR 2007b).

Although the evidence is not conclusive, the US Department of Health and Human Services has determined that lead can reasonably be anticipated to cause cancer in humans. Quantifying lead's cancer risk involves many uncertainties, some of which may be unique to lead. Age, health, nutritional state, body burden, and exposure duration influence the absorption, release, and excretion of lead. In addition, current knowledge of lead pharmacokinetics indicates that an estimate derived by standard procedures would not truly describe the potential risk. Therefore, EPA has not developed a cancer risk slope factor for lead and a numerical estimate of the cancer risk is not possible.

Polycyclic Aromatic Hydrocarbons (PAHs)

Incidental ingestion of the highest concentration of polycyclic aromatic hydrocarbons (PAHs) measured in the surface soil around the former housing area are not expected to cause illness in children or adults.

The US Department of Health and Human Services has determined that some PAHs cause cancer in animals. Using toxicity equivalency factors from the ATSDR PAH toxicological profile (ATSDR 1995), this assessment compares the toxicity of the sum of the individual PAHs (benzo(a)pyrene toxicity equivalents, or BaP TEQ) to that of the well studied PAH benzo(a)pyrene (Table 4).

To evaluate a theoretical cancer risk from incidental ingestion of PAHs, represented by benzo(a)pyrene, EPA developed a cancer slope factor based on upper digestive track tumors in mice, rats, and hamsters. We multiply this cancer slope factor (7.3 per mg/kg-day) by the adult lifetime average daily dose (0.0000017 mg/kg/day) (Table 8). We adjust the highest estimated adult ingestion dose at this daycare center to create the lifetime average daily dose for a 70-year life expectancy. The maximum theoretical excess cancer risk for lifetime incidental ingestion of PAHs in the former housing area is 0.01 in 1,000 or "no apparent" increased risk. "No apparent" is a category used in ATSDR's public health assessments where human exposure to contaminated soil might have occurred in the past but is not expected to cause any harmful health effects.

We base this theoretical calculation on the assumption there is no safe level of exposure to a chemical that causes cancer. However, the theoretical calculated risk is not exact and tends to overestimate the actual risk associated with exposures that may have occurred. The actual increased cancer risk may be as low as zero.

Child Health Considerations

In communities faced with air, water, or food contamination, the many physical differences between children and adults demand special emphasis. Children could be at greater risk than are adults from certain kinds of exposure to hazardous substances. Children play outdoors and sometimes engage in hand-to-mouth behaviors that increase their exposure potential. Children are shorter than are adults; this means they breathe dust, soil, and vapors close to the ground. A child's lower body weight and higher intake rate results in a greater dose of hazardous substance per unit of body weight. If toxic exposure levels are high enough during critical growth stages, the developing body systems of children can sustain permanent damage. Finally, children are dependent on adults for access to housing, for access to medical care, and for risk identification.

Thus, adults need as much information as possible to make informed decisions regarding their children's health.

This assessment takes into account the special vulnerabilities of children. It specifically assesses the health risk for children attending the daycare center as well as children living in the former housing area.

Conclusions

The Florida Department of Health categorizes surface soil at the Scott Homes Sector II site as "no apparent" public health hazard. Past exposure to surface soil (0-6 inches deep) is not likely to cause illness.

Day Care Center - The maximum theoretical excess cancer risk for lifetime incidental ingestion of the highest levels of arsenic and PAHs in the daycare surface soil is "no apparent increase." The highest concentration of lead is less than the EPA residential screening value and thus is not likely to cause illness.

Community and Health Care Center Area - The maximum theoretical excess cancer risk for lifetime incidental ingestion of the highest levels of arsenic and PAHs in the community and health care center area surface soil is "low increase." The highest concentration of lead is less than the EPA residential screening value and thus is not likely to cause illness.

Former Dump Area (Northwest Corner) - The maximum theoretical excess cancer risk for lifetime incidental ingestion of the highest levels of arsenic and PAHs in the former dump area surface soil is "no apparent increase." The highest concentration of lead is less than the EPA residential screening value and thus is not likely to cause illness.

Former Multi-family Housing Area - The maximum theoretical excess cancer risk for lifetime incidental ingestion of the highest levels of arsenic and PAHs in the former multifamily housing area surface soil is "low increase." The highest surface soil concentration of lead is not likely to cause a blood lead concentration above the CDC action level for children

This assessment did not consider exposures to soils deeper than six inches deep. In addition, this assessment did not consider exposures to ground water since buildings at this site used municipal water.

Recommendations

If future land use brings subsurface soil (> 6 inches deep) to the surface, the responsible party should evaluate the health risk.

Public Health Action Plan

Because past exposure to surface soil is not likely to cause illness, we do not recommend additional health investigations, cancer cluster analysis, or medical monitoring at this time.

Authors, Technical Advisors

Florida Department of Health Author

Randy Merchant

Bureau of Environmental Public Health Medicine

Division of Environmental Health

Florida Department of Health

850 245-4299

ATSDR Reviewer

Jennifer Freed

Technical Project Officer

Division of Health Assessment and Consultation

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Table 1: Surface Soil (0-6''deep) Contaminant Concentrations at the Jesca Olive B. Alexander Day Care Center Playground

Contaminant	Concentration Range (mg/kg)	Screening Guideline* (mg/kg)	# Above Screening Guideline/ Total #	Urban Soil Background (mg/kg)
Arsenic	0.63 – 4.55	0.5 (CREG)	11 / 11	3 (mean) 0.3 – 110 (range)
Lead	30 – 290	400 (EPA)	0 / 4	145 – 194 (median)
PAHs	0.058 – 0.53	0.1 (CREG)	6 / 9	0.2

Soil Data Source: Mayorga 2009

mg/kg = milligrams of contaminant per kilograms soil

PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

CREG = ATSDR Cancer Risk Evaluation Guide for 1×10^{-6} excess cancer risk

* Screening guidelines only used to select chemicals for further scrutiny, not to judge risk of illness.

Table 2: Surface Soil (0-6''deep) Contaminant Concentrations around Community/Health Care Center

Contaminant	Concentration Range (mg/kg)	Screening Guideline* (mg/kg)	# Above Screening Guideline/ Total #	Urban Soil Background (mg/kg)
Arsenic	< 0.2 – 6.2	0.5 (CREG)	6 / 8	3 (mean) 0.3 – 110 (range)
Lead	18 – 148	400 (EPA)	0 / 8	145 – 194 (median)
PAHs	0.29– 7.4	0.1 (CREG)	8 / 8	0.2

Soil Data Source: Mayorga 2009

mg/kg = milligrams of contaminant per kilograms soil

PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

CREG = ATSDR Cancer Risk Evaluation Guide for 1×10^{-6} excess cancer risk

* Screening guidelines only used to select chemicals for further scrutiny, not to judge risk of illness.



Table 3: Surface Soil (0-6''deep) Contaminant Concentrations in Former Dump Area (Northwest Corner)

Contaminant	Concentration Range (mg/kg)	Screening Guideline* (mg/kg)	# Above Screening Guideline/ Total #	Urban Soil Background (mg/kg)
Arsenic	0.5 – 5.3	0.5 (CREG)	3 / 3	3 (mean) 0.3 – 110 (range)
Lead	6.7 - 74	400 (EPA)	0 / 3	145 – 194 (median)
PAHs	0.36 - 0.92	0.1 (CREG)	3 / 3	0.2

Soil Data Source: Mayorga 2009

mg/kg = milligrams of contaminant per kilograms soil

PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

CREG = ATSDR Cancer Risk Evaluation Guide for 1×10^{-6} excess cancer risk

* Screening guidelines only used to select chemicals for further scrutiny, not to judge risk of illness.

Table 4: Surface Soil (0-6''deep) Contaminant Concentrations around Former Multi-Family Houses

Contaminant	Concentration Range (mg/kg)	Screening Guideline* (mg/kg)	# Above Screening Guideline/ Total #	Urban Soil Background (mg/kg)
Arsenic	< 0.05 – 7.9	0.5 (CREG)	18 / 20	3 (mean) 0.3 – 110 (range)
Lead	3.6 – 553	400 (EPA)	1 / 30	145 – 194 (median)
PAHs	0.003 – 1.7	0.1 (CREG)	22 / 26	0.2

Soil Data Source: Shaw 2006b, Mayorga 2009

mg/kg = milligrams of contaminant per kilograms soil

PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

CREG = ATSDR Cancer Risk Evaluation Guide for 1×10^{-6} excess cancer risk

BDL – below detection limits

* Screening guidelines only used to select chemicals for further scrutiny, not to judge risk of illness.



Table 5. Estimated Maximum Dose from Incidental Surface Soil Ingestion at the Jesca Olive B. Alexander Day Care Center Playground

Contaminant	Child Average Daily Dose (mg/kg/day)	Adult Average Daily Dose (mg/kg/day)	Adult Lifetime Average Daily Dose (mg/kg/day)	ATSDR Chronic Minimal Risk Level (mg/kg/day)
Arsenic	0.00004	0.000007	0.000004	0.0003
PAHs	0.000007	0.0000007	0.0000005	Not Available

mg/kg/day = milligrams of contaminant per kilograms body weight per day
 PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

Table 6. Estimated Maximum Dose from Incidental Surface Soil Ingestion around Community/Health Care Center

Contaminant	Child Average Daily Dose (mg/kg/day)	Adult Average Daily Dose (mg/kg/day)	Adult Lifetime Average Daily Dose (mg/kg/day)	ATSDR Chronic Minimal Risk Level (mg/kg/day)
Arsenic	0.00008	0.000009	0.000009	0.0003
PAHs	0.00009	0.00001	0.000008	Not Available

mg/kg/day = milligrams of contaminant per kilograms body weight per day
 PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

Table 7. Estimated Maximum Dose from Incidental Surface Soil Ingestion in Former Dump Area (Northwest Corner)

Contaminant	Child Average Daily Dose (mg/kg/day)	Adult Average Daily Dose (mg/kg/day)	Adult Lifetime Average Daily Dose (mg/kg/day)	ATSDR Chronic Minimal Risk Level (mg/kg/day)
Arsenic	0.00007	0.000008	0.000008	0.0003
PAHs	0.00001	0.000001	0.0000008	Not Available

mg/kg/day = milligrams of contaminant per kilograms body weight per day
 PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents



Table 8. Estimated Maximum Dose from Incidental Surface Soil Ingestion around Former Multi-Family Houses

Contaminant	Child Average Daily Dose (mg/kg/day)	Adult Average Daily Dose (mg/kg/day)	Adult Lifetime Average Daily Dose (mg/kg/day)	ATSDR Chronic Minimal Risk Level (mg/kg/day)
Arsenic	0.0001	0.0001	0.0001	0.0003
PAHs	0.00002	0.000002	0.0000017	Not

mg/kg/day = milligrams of contaminant per kilograms body weight per day

PAHs = polycyclic aromatic hydrocarbons, expressed as benzo(a)pyrene toxicity equivalents

A

Figure 1. Scott Homes Sector II Location Map

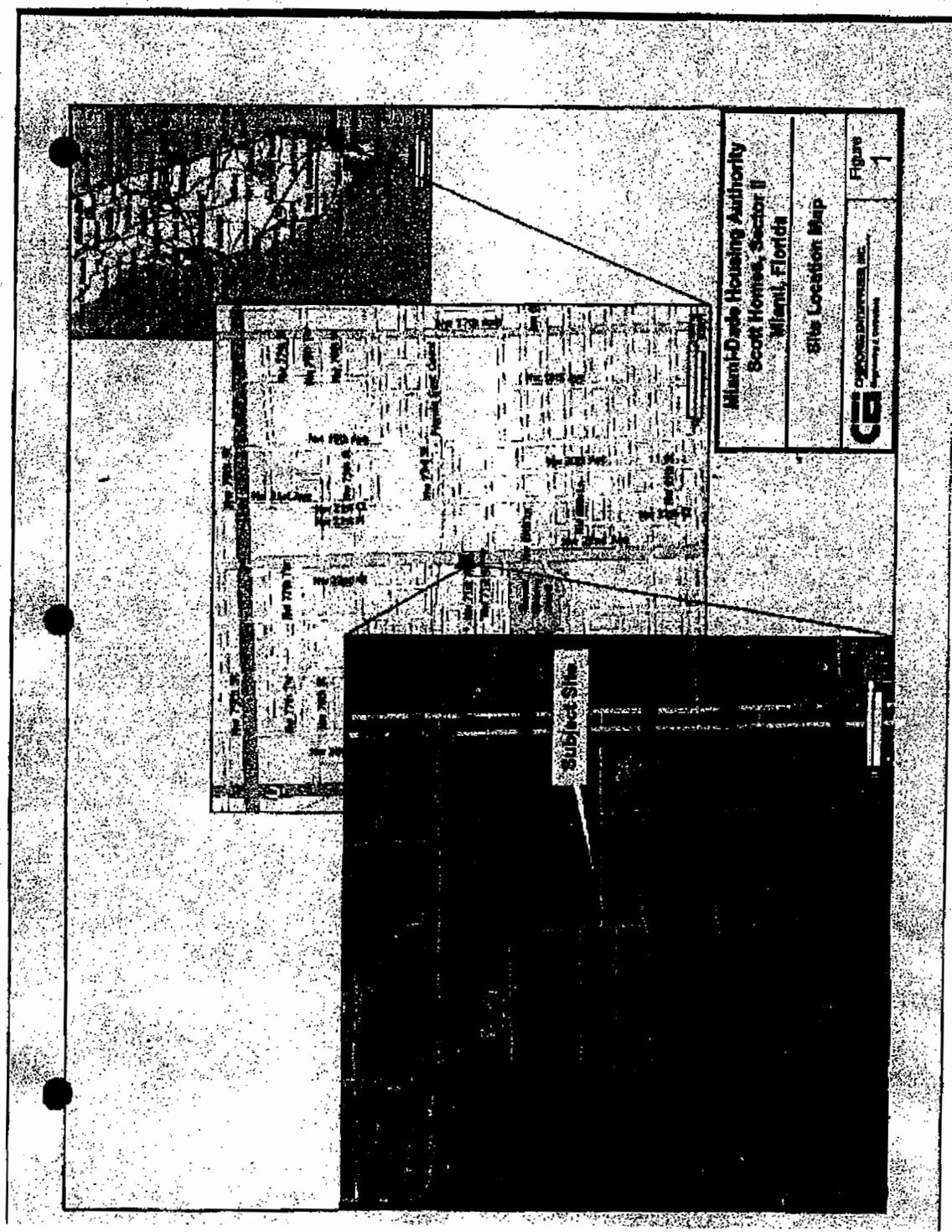


Figure 2. Scott Homes Sector II 1999

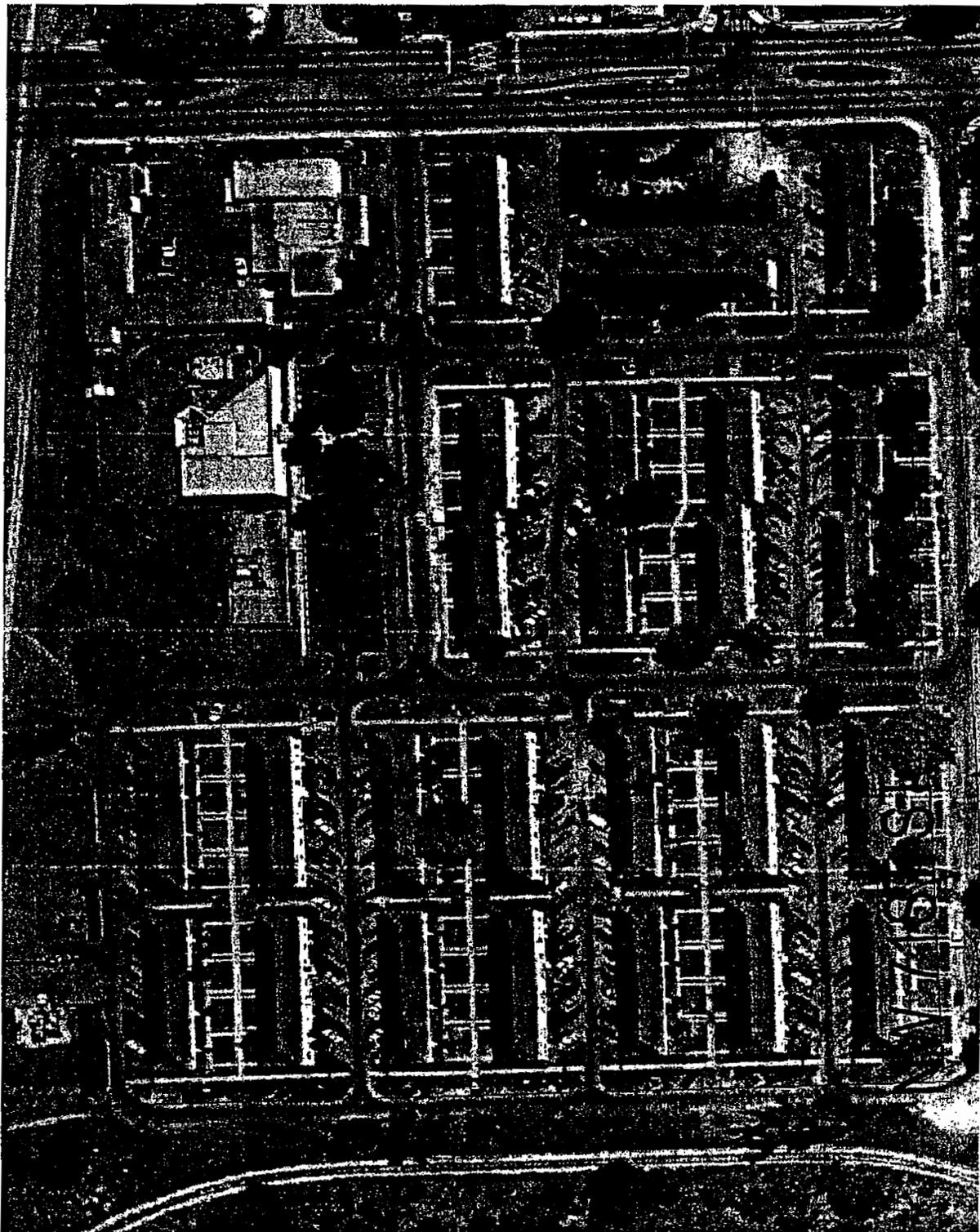
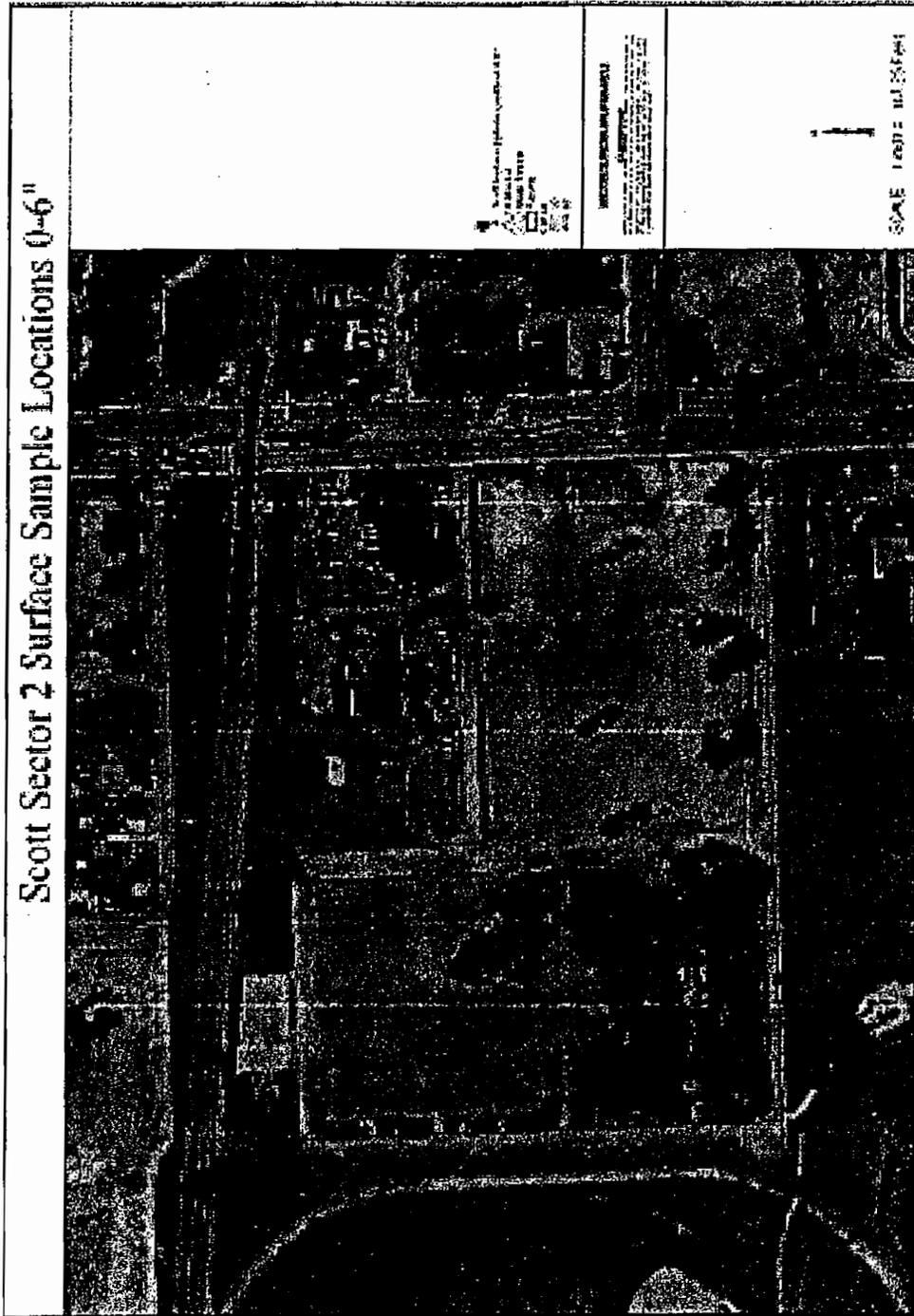


Figure 3. 2006 and 2009 Scott Homes Sector II Surface Soil Sample Locations (0-6 inches deep)



Glossary

The Agency for Toxic Substances and Disease Registry (ATSDR)

The Agency for Toxic Substances and Disease Registry (ATSDR) is a federal public health agency with headquarters in Atlanta, Georgia, and 10 regional offices in the United States. ATSDR's mission is to serve the public by using the best science, taking responsive public health actions, and providing trusted health information to prevent harmful exposures and diseases related to toxic substances.

Background level

An average or expected amount of a substance or radioactive material in a specific environment, or typical amounts of substances that occur naturally in an environment.

Cancer

Any one of a group of diseases that occur when cells in the body become abnormal and grow or multiply out of control.

Cancer risk

A theoretical risk for getting cancer if exposed to a substance every day for 70 years (a lifetime exposure). The true risk might be lower.

Carcinogen

A substance that causes cancer.

Chronic

Occurring over a long time [compare with acute].

Chronic exposure

Contact with a substance that occurs over a long time (more than 1 year) [compare with acute]

Comparison value (CV)

Calculated concentration of a substance in air, water, food, or soil that is unlikely to cause harmful (adverse) health effects in exposed people. The CV is used as a screening level during the public health assessment process. Substances found in amounts greater than their CVs might be selected for further evaluation in the public health assessment process.

Completed exposure pathway [see exposure pathway].

Concentration

The amount of a substance present in a certain amount of soil, water, air, food, blood, hair, urine, breath, or any other media.

Contaminant

A substance that is either present in an environment where it does not belong or is present at levels that might cause harmful (adverse) health effects.

Detection limit

The lowest concentration of a chemical that can reliably be distinguished from a zero concentration.

Dose (for chemicals that are not radioactive)

The amount of a substance to which a person is exposed over some time period. Dose is a measurement of exposure. Dose is often expressed as milligram (amount) per kilogram (a measure of body weight) per day (a measure of time) when people eat or drink contaminated water, food, or soil. In general, the greater the dose, the greater the likelihood of an effect. An "exposure dose" is how much of a substance is encountered in the environment. An

“absorbed dose” is the amount of a substance that actually got into the body through the eyes, skin, stomach, intestines, or lungs.

Environmental media

Soil, water, air, biota (plants and animals), or any other parts of the environment that can contain contaminants.

Environmental media and transport mechanism

Environmental media include water, air, soil, and biota (plants and animals). Transport mechanisms move contaminants from the source to points where human exposure can occur. The environmental media and transport mechanism is the second part of an exposure pathway.

EPA

United States Environmental Protection Agency.

Exposure

Contact with a substance by swallowing, breathing, or touching the skin or eyes. Exposure may be short-term [acute exposure], of intermediate duration, or long-term [chronic exposure].

Exposure assessment

The process of finding out how people come into contact with a hazardous substance, how often and for how long they are in contact with the substance, and how much of the substance they are in contact with.

Exposure pathway

The route a substance takes from its source (where it began) to its end point (where it ends), and how people can come into contact with (or get exposed to) it. An exposure pathway has five parts: a source of contamination (such as an abandoned business); an environmental media and transport mechanism (such as movement through groundwater); a point of exposure (such as a private well); a route of exposure (eating, drinking, breathing, or touching), and a receptor population (people potentially or actually exposed). When all five parts are present, the exposure pathway is termed a completed exposure pathway.

Groundwater

Water beneath the earth's surface in the spaces between soil particles and between rock surfaces [compare with surface water].

Ingestion

The act of swallowing something through eating, drinking, or mouthing objects. A hazardous substance can enter the body this way [see route of exposure].

Intermediate duration exposure

Contact with a substance that occurs for more than 14 days and less than a year [compare with acute exposure and chronic exposure].

mg/kg

Milligram per kilogram.

Minimal risk level (MRL)

An ATSDR estimate of daily human exposure to a hazardous substance at or below which that substance is unlikely to pose a measurable risk of harmful (adverse), noncancerous effects. MRLs are calculated for a route of exposure (inhalation or oral) over a specified time period (acute, intermediate, or chronic). MRLs should not be used as predictors of harmful (adverse) health effects [see reference dose].

No apparent public health hazard

A category used in ATSDR's public health assessments for sites where human exposure to

contaminated media might be occurring, might have occurred in the past, or might occur in the future, but where the exposure is not expected to cause any harmful health effects.

Point of exposure

The place where someone can come into contact with a substance present in the environment [see exposure pathway].

Population

A group or number of people living within a specified area or sharing similar characteristics (such as occupation or age).

ppm

Parts per million.

Public health hazard categories

Public health hazard categories are statements about whether people could be harmed by conditions present at the site in the past, present, or future. One or more hazard categories might be appropriate for each site. The five public health hazard categories are no public health hazard, no apparent public health hazard, indeterminate public health hazard, public health hazard, and urgent public health hazard.

Risk

The probability that something will cause injury or harm.

Route of exposure

The way people come into contact with a hazardous substance. Three routes of exposure are breathing [inhalation], eating or drinking [ingestion], or contact with the skin [dermal contact].

Sample

A portion or piece of a whole. A selected subset of a population or subset of whatever is being studied. For example, in a study of people the sample is a number of people chosen from a larger population [see population]. An environmental sample (for example, a small amount of soil or water) might be collected to measure contamination in the environment at a specific location.

Source of contamination

The place where a hazardous substance comes from, such as a landfill, waste pond, incinerator, storage tank, or drum. A source of contamination is the first part of an exposure pathway.

Substance

A chemical.

Toxicological profile

An ATSDR document that examines, summarizes, and interprets information about a hazardous substance to determine harmful levels of exposure and associated health effects. A toxicological profile also identifies significant gaps in knowledge on the substance and describes areas where further research is needed.

Asset Management Overview

Public Housing

Delinquency Report

As of March 31, 2009

Field Office Code : 4DPH

Field Office Name : FLORIDA STATE OFFICE

Effective Dates Included : December 01, 2007 through March 31, 2009

 Download in Excel
  Print Report
  View Entire Report

HA Code	HA Name	HA FYE	Program Type	ACC Units	VMS Units Leased	As of (MM/YY)	Port. Outs	Port. Ins	50058 Required	50058 Received	Difference	Reporting Rate	FOI	
													Last Month	YTD
FL002	ST. PETERSBURG	12/31	Public Housing	669					346	336	10	97.11		105
FL002	ST. PETERSBURG	12/31	Voucher Funded Assistance	2,971	2574	2 /09	46	2	2,530	2,514	16	99.37		376
FL003	TAMPA	03/31	Public Housing	3,389					2,774	2,703	71	97.44		412
FL003	TAMPA	03/31	Voucher Funded Assistance	5,218	5058	2 /09	73	130	5,115	5,207	-92	101.80		1,165
FL005	MIAMI DADE	09/30	Public Housing	9,243					7,735	7,625	110	98.58		698
FL005	MIAMI DADE	09/30	Mod Rehab	1,842					0	1,148	-1,148	62.32		402
FL005	MIAMI DADE	09/30	Voucher Funded Assistance	14,609	13699	2 /09	127	0	13,572	7,257	6,315	53.47		972
FL008	SARASOTA HOUSING AUTHORITY	03/31	Public Housing	434					398	390	8	97.99		48
FL008	SARASOTA HOUSING AUTHORITY	03/31	Voucher Funded Assistance	807	686	2 /09	36	17	667	666	1	99.85		61
FL009	WEST PALM BEACH HOUSING	03/31	Public Housing	684					574	560	14	97.56		13
FL009	WEST PALM BEACH HOUSING	03/31	Voucher Funded Assistance	2,849	2661	2 /09	41	0	2,620	2,600	20	99.24		335
FL010	FT. LAUDERDALE	12/31	Public Housing	709					607	606	1	99.84		116
			Voucher											

Program Type	Total ACC Units	Total VMS Units Leased	Total Port-Outs	Total Port-Ins	Total 50058s Required	Total 50058s Received	Total Difference	Average Reporting Rate	Last Month	Last 3 Months	Last 6 Months	
FL010 LAUDERDALE	12/31	Funded Assistance	2,110	2024	2/09	49	50	2,025	1,992	33	98.37	000
FL011 LAKELAND	12/31	Public Housing	455					385	359	26	93.25	37
FL011 LAKELAND	12/31	Voucher Funded Assistance	1,370	1128	2/09	18	16	1,126	1,102	24	97.87	187
FL012 AVON PARK	12/31	Public Housing	129					106	106	0	100.00	2
FL012 AVON PARK	12/31	Voucher Funded Assistance	27	19	2/09	2	16	33	34	-1	103.03	3
FL013 KEY WEST	12/31	Public Housing	590					579	578	1	99.83	26
FL013 KEY WEST	12/31	Voucher Funded Assistance	254	228	2/09	7	1	222	216	6	97.30	52
FL017 MIAMI BEACH	06/30	Public Housing	200					197	191	6	96.95	2

Housing Authority

Summary Information for the Field Office : 4DPH

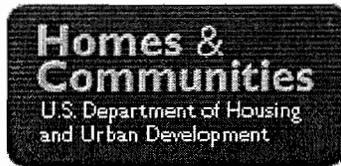
Program Type	Total ACC Units	Total VMS Units Leased	Total Port-Outs	Total Port-Ins	Total 50058s Required	Total 50058s Received	Total Difference	Average Reporting Rate	Last Month	Last 3 Months	Last 6 Months
Public Housing	25,112	N/A	N/A	N/A	21,180	20,821	359	98.31	2,430	6,062	11,748
Voucher Funded Assistance	67,186	60,992	957	1,469	61,504	55,096	6,408	89.58	9,319	24,363	41,356
Mod Rehab	2,330	N/A	N/A	N/A	0	1,640	-1,640	0	532	960	1,274
SRO	0	N/A	N/A	N/A	0	0	0	0	0	0	0
Total All Programs	94,628	N/A	N/A	N/A	82,684	77,557	5,127	93.80	12,281	31,385	54,378

Bar Graph for Reported Information

Pie Chart for Reported Information

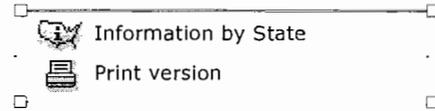
Bar Graph for Forms Received

This page is located on the U.S. Department of Housing and Urban Development's Homes and Communities Web site at <http://www.hud.gov/offices/pih/programs/ph/am/overview.cfm>.



Asset Management Overview

The public housing program was established in 1937 to provide decent and safe rental housing for low-income families. Today, there are approximately 1.2 million public housing units, administered by over 3,100 local public housing agencies (PHAs).



In 1998, the Congress established a new Operating Fund Program. As part of that legislation, the Congress directed HUD to develop a formula for determining operating subsidies through negotiated-rulemaking with PHAs, industry groups, and other affected parties. The first round of negotiated-rulemaking occurred in 1999. Based on the recommendations resulting from these initial negotiated rulemaking sessions, the Congress further directed HUD to contract with Harvard University's Graduate School of Design to "conduct a study of the costs to operate well-run public housing."

The Harvard "Cost Study" was completed in 2003. It contained two major recommendations.

- First, it recommended that, based on a statistical model of operating costs in HUD's multifamily housing programs (Cost Model), public housing allowable expense levels be increased by around 6% nationwide.
- Second, it recommended that public housing adopt a business model similar to multifamily housing, with project-based budgeting, project-based accounting, and project-based management. This business model became known as "asset management." Following publication of the Cost Study, the Congress directed HUD to resume negotiated rulemaking. In 2004, HUD completed the second round of negotiated rulemaking. Essentially, the negotiated rulemaking committee agreed to both of Harvard's key recommendations, i.e., the adoption of the Cost Model (and new Operating Fund formula) and the conversion to asset management. In 2005, HUD published the "final rule" on the Operating Fund Program.[1][1] For all practical purposes, the final rule reflected the results of negotiated rulemaking, including both the new funding formula and the need to convert to asset management.

The New Formula

Under the new formula, approximately 74% of PHAs will experience an increase in subsidy eligibility, while 26% will experience a decline in funding. For a report of gainers and decliners under the new formula, see the Transition Analysis Report.

To ease the transition to a new funding system, the final rule allows for a five year phase-in for decliners and a two-year phase-in for gainers. HUD implemented the new formula for Calendar Year 2007. As an additional incentive, the final rule provides decliner agencies with the ability to stop their losses if they can successfully demonstrate a successful conversion to asset management also known as "Stop-Loss." To learn more about one PHA's experience see

Demonstrating Successful Conversion to Asset Management, A Visit to the Charlotte, NC Housing Authority.

Under the new Operating Fund formula, each public housing project is assigned a model-generated "Project Expense Level", or "PEL." The PEL represents the estimated cost to operate each project, exclusive of property taxes and utilities. The final rule contains a provision in which PHAs can appeal their PELs. There are five grounds for appeals, including an appeal for local conditions. Under an appeal for local conditions, a PHA must demonstrate that, using comparable expense data in the local market, model predictions are off by more than 10%.

As provided for in the final rule, the new formula was implemented in 2007 at the agency level (i.e., PELs were aggregated into a weighted-average for the PHA as a whole). In 2008, PHAs will submit subsidy worksheets on a project-by-project basis.

Asset Management

The second major recommendation by Harvard, adopted in negotiated rulemaking and included in the final rule, was the requirement that all PHAs of 250 or more units convert to asset management, "consistent with the norms in the broader multifamily management industry" (24 CFR 990.255(a)). There are five core elements or building blocks of asset management, including:

- ▶ Project-based Funding
- ▶ Project-based Budgeting
- ▶ Project-based Accounting
- ▶ Project-based Management
- ▶ Project-based Oversight and Performance Assessment

To assist PHAs plan for the conversion to asset management, the Department prepared a publication entitled Preparing for Asset Management under the New Public Housing Operating Fund Rule (24 CFR 990): An Asset Management Planning Document.

The first PHAs to implement project-based budgeting and accounting are those with fiscal years beginning July 1, 2007. Detailed guidance on financial reporting requirements related to the conversion to asset management can be found in PIH Notice 2007-9, Updated Changes in Financial Management and Reporting for Public Housing Agencies Under the New Operating Fund Rule (24 CFR Part 990), issued April 10, 2007.

One of the major changes under asset management is the requirement that PHAs now charge a reasonable management fee to projects and programs for central office costs. Chapter 7 of the Supplement that accompanies PIH Notice 2007-9 includes a discussion on fees. PHAs must also now implement a fee-for-service model for any maintenance activities that are handled centrally. This fee-income that PHAs will charge their projects/programs is treated as "local" and not "program" funds.

Also to ease the transition, PHAs have until the second year of project-based budgeting/accounting to be in compliance with the new management fee and fee-for-services schedules; however, a PHA may have a two-year extension provided they include appropriate documentation in their Annual Plan.

Content current as of 29 November 2007

U.S. Department of Housing and Urban Development

451 7th Street, S.W., Washington, DC 20410

Telephone: (202) 708-1112 [Find the address of a HUD office near you](#)

MDPHA Asset M. gement Properties

Site	AMP Group	Fund	CCS	FL HUD #	Development Name	Develop. Address/Location	Zip Code	Eld. Unit	Fam. Unit	Total Units	Office Address	Com. District
130	801	000	006	005006	Little River Terrace	8351 NW 5 Pl. - Scattered Site	33150	0	108	108	8401 NW 5 Pl.	2
110	801	000	031	005031	Newberg	Across from 7217 NE Miami Ct.	33138	60	0	60	7217 NE Miami Ct.	3
130	801	000	037	005037	Emmer Turnkey	7820 N. Miami Ave.	33150	42	0	42	8401 NW 5 Pl.	3
130	801	000	046	005046	Kline Nunn	8300 N. Miami Ave.	33150	38	0	38	8401 NW 5 Pl.	2
130	801	000	067	005067	Little River Plaza	8255 NW Miami Ct.	33150	86	0	86	8401 NW 5 Pl.	2
291	801	000	820	005027	Gwen Cherry 13	NW 12 Ave. & 24 St.	33142	0	31	31	2099 NW 23 St	3
291	801	000	821	005027	Gwen Cherry 12	NW 10 Ave. & 29 St.	33142	0	6	6	2099 NW 23 St	3
291	801	000	822	005027	Gwen Cherry 08	NW 11 Ave. & 23 St.	33142	0	21	21	2099 NW 23 St	3
110	801	000	823	005027	Gwen Cherry 22	7101 NE Miami Ct.	33138	20	0	20	7217 NE Miami Ct.	3
110	801	000	824	005027	Gwen Cherry 07	NE 2 Ave. & 67 St.	33138	0	32	32	7217 NE Miami Ct.	3
110	801	000	826	005027	Gwen Cherry 20	NW 76 & 77 St.	33150	23	0	23	7217 NE Miami Ct.	3
110	801	000	827	005027	New Haven Gdns/Site 05	NE 2 Ave. & 71 St.	33133	0	82	82	7217 NE Miami Ct.	3
210	801	000	828	005027	Gwen Cherry 23 - C	Scattered Site		0	36	36	2140 NW 3 Ave. (Rainbow)	3
250	801	000	829	005027	Scattered Site 9 - D	NW 21 Ave. & 32 St.		16	0	16	2929 NW 18 Ave	3
250	801	000	830	005027	Scattered Site 11 - D	1919 NW 29 St.		40	0	40	2929 NW 18 Ave	3
291	801	000	831	005027	Gwen Cherry 15	NW 23 Ave. & 23 St.	33142	0	28	28	2099 NW 23 St	3
291	801	000	833	005027	Gwen Cherry 14	2099 NW 23 St.	33142	0	78	78	2099 NW 23 St	3
	801				Total Units AMP 801			325	422	747		
150	802	000	036	005036	Twin Lakes	1205 NW 95 Street	33147	76	0	76	930 NW 95 St.	2
160	802	000	042	005042	Venetian Gardens	16100 NW 37 Ave. - Scattered Site	33054	0	52	52	Sat. Off. 16850 NW 55 Ave	1
160	802	000	088	005088	Palmetto Gardens	16850 NW 55 Ave.	33054	40	0	40	Sat. Off. 16850 NW 55 Ave	13
120	802	000	815	005017	Scattered Sites - A	Scattered Site	33142	0	24	24	2200 NW 54 St.	3
190	802	000	816	005017	Scattered Sites - B	Scattered Site	33147	0	8	8	5125 NW 22 Ave.	2
190	802	000	817	005017	Model Cities - C	Scattered Site	33147	0	38	38	1415 NW 63 St.	2
120	802	000	818	005019	Lincoln Gardens	Scattered Site	33142	0	47	47	2200 NW 54 St.	3
110	802	000	825	005027	Gwen Cherry 06	NW 1 Ct. & 71 St.	33150	0	8	8	7217 NE Miami Ct.	3
160	802	000	839	005068	Vista Verde	FHA Scattered Homes	33054-56/169	0	28	28	Sat. Off. 16850 NW 55 Ave	1
340	802	000	840	005068	FHA Scattered Homes	Scattered Site	33157	0	2	2	10161 Circle Plaza St.	9
160	802	000	842	005074	Opa-Locka Family - B	Scattered Site		0	17	17	Sat. Off. 16850 NW 55 Ave	1
160	802	000	843	005074	Opa-Locka Family - C	1802-2113 NW 151 St.		0	9	9	Sat. Off. 16850 NW 55 Ave	1
120	802	000	847	005092	Manor Park	Scattered Site	33142	0	32	32	2200 NW 54 St.	3
120	802	000	849	005093	Orchard Villa Homes	Scattered Site	33142	0	12	12	2200 NW 54 St.	3
160	802	000	850	005095	Opa Locka Elderly	2329 NW 136 St.	33054	50	0	50	Sat. Off. 16850 NW 55 Ave	1
	802				Total Units AMP 802			166	277	443		
170	803	000	002	005002	Liberty Square	1301 NW 62 St. - Scattered Site	33147	0	252	252	1415 NW 63 St.	2
170	803	000	003	005003	Liberty Square	1219 NW 63 St. - Scattered Site	33147	0	280	280	1415 NW 63 St.	2

MDPHA Asset Valuation Management Properties

190	803	000	009	005009	Jollivette	2400 NW 63 St. - Scattered Site	33145	66	0	66	5125 NW 22 Ave.	2
150	803	000	043	005043	Palm Towers	950 NW 95 Street	33150	103	0	103	930 NW 95 St.	2
120	803	000	044	005044	Ward Towers	2200 NW 54 St.	33142	200	0	200	2200 NW 54 St.	3
150	803	000	065	005065	Palm Court	930 NW 95 Street	33150	88	0	88	930 NW 95 St.	2
	803					Total Units AMP 803		457	532	989		
140	804	000	015	005015	Annie Coleman	2200 NW 57 St. - Scattered Site	33142	0	144	144	5125 NW 22 Ave.	3
140	804	000	016	005016	Annie Coleman	Scattered Site	33142	0	210	210	5125 NW 22 Ave.	2
130	804	000	039	005039	Peters Plaza	191 NE 75 St.	33138	102	0	102	8401 NW 5 Pl.	3
311	804	000	045	005045	South Miami Plaza	6701 SW 62 Ave.	33143	97	0	97	6701 SW 62 Ave.	6
310	804	000	058	005058	Stirrup Plaza	3150 Mundy St.	33133	100	24	124	3801 Percival Ave	7
311	804	000	060	005060	South Miami	SW 68 St. & 59 Pl.	33143	0	58	58	6701 SW 62 Ave.	6
310	804	000	846	005092A	Grove Homes	Scattered Sites	33133	0	24	24	3801 Percival Ave	7
	804					Total Units AMP 804		299	460	759		
180	805	000	001	005001	Edison Courts	325 NW 62 St.	33150	0	345	345	325 NW 62 St.	3
190	805	000	007	005007	Victory Homes	520 NW 75 St. - Scattered Site	33150	0	142	142	Satellite Of. 520 NW 75 St	3
110	805	000	051	005051	Lemon City	150 NE 69 St.	33138	100	0	100	7217 NE Miami Ct.	3
180	805	000	056	005056	Edison Plaza (Elderly)	200 NW 55 St.	33127	80	0	80	325 NW 62 St.	3
180	805	000	056	005056	Edison Park (Family)	Scattered Site	33127	0	32	32	325 NW 62 St.	3
210	805	000	063	005063	In Cities - Wynwood	Scattered Site		0	45	45	2140 NW 3 Ave. (Rainbow)	3
210	805	000	844	005076	Buena Vista Homes	Allapattah Scattered		0	24	24	2140 NW 3 Ave. (Rainbow)	3
	805					Total Units AMP 805		180	588	768		
170	806	000	005	005005	Liberty Square	1415 NW 63 St. - Scattered Site	33147	0	177	177	1415 NW 63 St.	2
210	806	000	032	005032	Rainbow Village	NW 20 St. & 3 Ave.	33127	0	100	100	2140 NW 3 Ave. (Rainbow)	3
221	806	000	041	005041	Jack Orr Plaza	550 NW 5 St.	33128	200	0	200	550 NW 5 St.,	5
220	806	000	049	005049	Culmer Place	610 NW 10 St.	33136	0	151	151	610 NW 10 St	3
221	806	000	054	005054	Parkside I & II	333/357 NW 3 St.	33128	56	0	56	550 NW 5 St.	5
230	806	000	091	005091	Phyllis Wheatley	1701 NW 2 Ct.	33136	40	0	40	750 NW 18 Terr.	3
210	806	000	094	005094	Wynwood Elderly	3000 NW 3 Ave.		72	0	72	2140 NW 3 Ave. (Rainbow)	3
210	806	000	099	005099	Town Park	NW 5 Ave. & 19 St.		0	38	38	2140 NW 3 Ave. (Rainbow)	3
210	806	000	854	005100	Wynwood Homes - C	Scattered Site		0	39	39	2140 NW 3 Ave. (Rainbow)	3
	806					Total Units AMP 806		368	505	873		
232	807	000	025	005025	Claude Pepper	750 NW 18 Terr (Satellite Office)	33136	166	0	166	750 NW 18 Terr.	3
230	807	000	028	005028	Green Turnkey	1500 NW 7 Ct.	33136	0	21	21	750 NW 18 Terr.	3
231	807	000	057	005057	Helen Sawyer Plaza	1150 NW 11 St. Rd.	33136	104	0	104	1150 NW 11 St. Rd.	3
291	807	000	845	005076	Allapattah Homes	Scattered Site	33142	0	50	50	2099 NW 23 St	3
291	807	000	853	005100	Santa Clara Homes	Scattered Site	33142	0	13	13	2099 NW 23 St	3
	807					Total Units AMP 807		270	84	354		
361	808	000	040	005040	Arthur Mays Village	11341 SW 216 St.	33170	0	184	184	Sat. Off. 11341 SW 216 St	9

MDPHA Asset Management Properties

351	808	000	069	005069	Moody Village	SW 135 Ave. & 268 St.	33032	0	64	64	15350 SW 282 St.	9
361	808	000	071	005071	Southridge I	SW 112 Ave. & 192 St.	33157	0	76	76	11341 SW 216 St.	9
351	808	000	072	005072	Pine Island I	SW 126 Ave./127 Ave & 272 St.	33032	0	80	80	15350 SW 282 St.	9
351	808	000	073	005073	Pine Island II	Moody Dr. & SW 127 Ave./128 Ave.	33032	0	50	50	15350 SW 282 St.	9
361	808	000	079	005079	Goulds Plaza	U.S.1 & SW 213 St.	33170	50	0	50	Sat. Off. 11341 SW 216 St.	9
351	808	000	081	005081	Moody Gardens	SW 135 Ave. & 268 St.	33032	34	0	34	15350 SW 282 St.	9
361	808	000	087	005087	Southridge II	SW 113 Ave. & 192 St.	33157	0	30	30	Sat. Off. 11341 SW 216 St.	9
	808					Total Units AMP 808		84	484	568		
340	809	000	022	005022	Perrine Gardens	10161 Circle Plaza	33157	22	136	158	10161 Circle Plaza St.	9
351	809	000	035	005035	Naranja	26201 SW 139 Ct.	33032	0	116	116	15350 SW 282 St.	9
340	809	000	077	005077	Richmond Homes	168 St. & SW 104 Ave.	33157	0	32	32	10161 Circle Plaza St.	9
340	809	000	082	005082	Perrine Villas	10000 W Jessamine St.	33157	20	0	20	10161 Circle Plaza St.	9
330	809	000	851	005095	Homestead East	1350 NE 13 St.	33034	30	0	30	1542 SW 4 St.	9
	809					Total Units AMP 809		72	284	356		
240	810	000	026	005026	Haley Sofge Towers	800/750 NW 13 Ave.	33125	475	0	475	800 NW 13 Ave.	5
220	810	000	075	005075	Culmer Gardens	NW 5 St. & 5 Ave.	33136	0	75	75	610 NW 10 St	3
	810					Total Units AMP 810		475	75	550		
241	811	000	013	005013	Robert King High	1403/05 NW 7 St.	33125	315	0	315	1407 NW 7 St	5
240	811	000	048	005048	Martin Fine Villas	1301 NW 7 St.	33125	0	50	50	800 NW 13 Ave.	5
280	811	000	089	005089	Harry Cain	490 NE 2 Ave.	33132	154	0	154	490 NE 2 Ave.	5
	811					Total Units AMP 811		469	50	519		
250	812	000	008	005008	Donn Gardens	1861 NW 28 St.		64	0	64	2929 NW 18 Ave	3
250	812	000	011	005011	Abe Arronovitz	2701 NW 18 Ave.		55	0	55	2929 NW 18 Ave	3
140	812	000	014	005014	Annie Coleman	5125 NW 22 Ave. - Scattered Site	33142	0	245	245	5125 NW 22 Ave.	3
250	812	000	034	005034	Dante Fascell	2929 NW 18 Ave.		151	0	151	2929 NW 18 Ave	3
170	812	000	848	0050093	Liberty Homes	Scattered Site	33142/50	0	44	44	1415 NW 63 St.	2
	812					Total Units AMP 812		270	289	559		
280	813	000	012	005012	Joe Moretti	Scattered	33130	288	0	288	538 SW 5 St.	5
270	813	000	018	005018	Smathers Plaza	935 SW 30 Ave. (Satellite Office)		182	0	182	154 SW 17 Ave.	7
270	813	000	030	005030	Falk Turnkey	445-465 SW 16 Ave.		48	0	48	154 SW 17 Ave.	5
270	813	000	090	005090	Jose Marti Plaza	154 SW 17 Ave.		55	0	55	154 SW 17 Ave.	5
280	813	000	819	005019	Medvin Apts.	945 SW 3 Ave.	33130	18	0	18	538 SW 5 St.	5
270	813	000	852	005100	Little Havana Homes	Scattered & 1255 SW 1 St.		0	28	28	154 SW 17 Ave.	5
	813					Total Units AMP 813		591	28	619		
250	814	000	024	005024	Elizabeth Verrick I	1615 NW 25 Ave.		28	0	28	2929 NW 18 Ave	7
250	814	000	029	005029	Elizabeth Verrick II	2820 NW 23 Ave.		56	0	56	2929 NW 18 Ave	3
260	814	000	062	005062	Three Round Towers	2920 NW 18 Ave.	33142	391	0	391	2920 NW 18 Ave.	3
291	814	000	832	005027	Gwen Cherry 16	NW 20 Ave. & 18 Terr.	33142	0	70	70	2099 NW 23 St	3

Capital Fund/ARRA
Public Housing & Dev. Initiatives

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No. FL14S005501-09 <input type="checkbox"/> Replacement Housing Factor Grant No. _____		2009	
Miami-Dade Public Housing Agency		Date of CFP: _____		FFY of Grant Approval: _____	
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$1,925,281.00	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$12,140,666.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$5,186,863.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$19,252,810.00	\$0.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary

PHA Name: Miami-Dade Public Housing Agency		Grant Type and Number Capital Fund Program Grant No.: FL14S005501-09 Date of CFFP: _____		FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹	Expended
Signature of Executive Director		Original	Signature of Public Housing Director		Date

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 CAPITAL FUND RECOVERY GRANT (CFRG) 501-09

1005b03

Federal Fiscal Year 2009

Part II: Supporting Pages Back Up by Budget Line Item

AMP Group	FL HUD #	Development #	Development Name	Work Description	DEVELOPMENT ACCOUNT NO.	Original Cost
800	PHA-WIDE	000	PHA-WIDE ADMINISTRATION	Administration	141001	\$ 1,925,281.00
801	FL005027	027	Gwen Cherry 05 & 07	Roof Replacement	146010	\$300,000.00
801	FL005006	006	Little River Terrace	Roof Replacement	146010	\$500,000.00
801	FL005027	831	Gwen Cherry 15	Roof Replacement	146010	\$336,000.00
801	FL005027	833	Gwen Cherry 14	Roof Replacement	146010	\$470,000.00
801	FL005027	821	Gwen Cherry 12	Roof Replacement	146010	\$72,000.00
801	FL005027	828	Gwen Cherry 23	Roof Replacement	146010	\$150,000.00
802	FL005027	825	Gwen Cherry 06	Roof Replacement	146010	\$16,000.00
802	FL005042	042	Venetian Gardens	Roof Replacement	146010	\$500,000.00
803	FL005002	002	Liberty Square C. Center & Mgt.	Roof Replacement	146010	\$150,000.00
804	FL005016	016	Annie Coleman	Roof Replacement	146010	\$120,000.00
804	FL005060	060	South Miami Gardens	Roof Replacement	146010	\$700,000.00
805	FL005051	051	Lemon City	Roof Replacement	146010	\$100,000.00
806	FL005041	041	Jack Orr Plaza	Roof Replacement	146010	\$150,000.00
806	FL005054	054	Parkside	Roof Replacement	146010	\$144,000.00
806	FL005091	091	Phyllis Wheatley	Roof Replacement	146010	\$170,000.00
807	FL005025	025	Claude Pepper Towers	Roof Replacement	146010	\$150,000.00
808	FL005069	069	Moody Village	Roof Replacement	146010	\$250,000.00
808	FL005072	072	Pine Island I	Roof Replacement	146010	\$380,719.00
808	FL005073	073	Pine Island II	Roof Replacement	146010	\$300,000.00
808	FL005081	081	Moody Gardens	Roof Replacement	146010	\$136,000.00
808	FL005079	079	Goulds Plaza	Roof Replacement	146010	\$200,000.00
808	FL005071	071	Southridge I	Roof Replacement	146010	\$304,000.00
808	FL005087	087	Southridge II	Roof Replacement	146010	\$120,000.00
809	FL005083	083	W. Homestead Gardens	Roof Replacement	146010	\$50,000.00
811	FL005089	089	Harry Cain	Roof Replacement	146010	\$150,000.00
811	FL005013	013	Robert King High	Roof Replacement	146010	\$150,000.00
812	FL005093A	848	Liberty Homes	Roof Replacement	146010	\$176,000.00
812	FL005014	014	Annie Coleman 14	Roof Replacement	146010	\$400,000.00
812	FL005008	008	Donn Gardens	Roof Replacement	146010	\$124,000.00
813	FL005012	012	Joe Moretti	Roof Replacement	146010	\$404,000.00
813	FL005090	090	José Martí Plaza	Roof Replacement	146010	\$110,000.00
813	FL005018	018	Smathers Plaza	Roof Replacement	146010	\$166,666.00
813	FL005030	030	Falk Turnkey	Roof Replacement	146010	\$120,000.00
814	FL005027	832	Gwen Cherry 16	Roof Replacement	146010	\$72,000.00
814	FL005062	062	Three Round Towers	Roof Replacement	146010	\$350,000.00
815	FL005070	070	Wayside	Roof Replacement	146010	\$120,000.00
815	FL005078	078	Florida City Family	Roof Replacement	146010	\$104,000.00
800	PHA-WIDE	000	PHA-WIDE AMPS 801-815	UFAS Improvements	146030	\$1,925,281.00
803	FL005044	044	Ward Tower	Window replacement	146030	\$1,500,000.00
804	FL005039	039	Peters Plaza	Window replacement	146030	\$300,000.00
807	FL005025	025	Claude Pepper	Window replacement	146030	\$200,000.00
						\$12,140,666.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 CAPITAL FUND RECOVERY GRANT (CFRG) 501-09

1005b03

Federal Fiscal Year 2009

Part II: Supporting Pages Back Up by Budget Line Item

AMP Group	FL HUD #	Development #	Development Name	Work Description	DEVELOPMENT ACCOUNT NO.	Original Cost
801	FL005046	046	Kline Nunn	Fire Alarm system	147510	\$200,000.00
801	FL005037	037	Emmer Turnkey	Fire Alarm system	147510	\$150,000.00
806	FL005041	041	Jack Orr Plaza	Fire Alarm system	147510	\$250,000.00
807	FL005057	057	Helen Sawyer	Fire Alarm system	147510	\$150,000.00
811	FL005013	013	Robert King High	Fire Alarm system	147510	\$300,000.00
813	FL0050100A	852	Little Havana Homes	Fire Alarm system	147510	\$106,663.00
814	FL005062	062	Three Round Towers	Fire Alarm system	147510	\$400,000.00
						\$1,556,663.00
801	FL005037	037	Emmer Turnkey	Elevator repairs	147522	\$85,000.00
801	FL005067	067	Little River Plaza	Elevator repairs	147522	\$195,000.00
803	FL005043	043	Palm Towers	Elevator repairs	147522	\$415,000.00
804	FL005060	060	South Miami Plaza	Elevator repairs	147522	\$17,600.00
804	FL005058	058	Stirrup Plaza	Elevator repairs	147522	\$7,600.00
806	FL005041	041	Jack Orr Plaza	Elevator repairs	147522	\$30,000.00
807	FL005025	025	Claude Pepper	Elevator repairs	147522	\$300,000.00
807	FL005057	057	Helen Sawyer ALF	Elevator repairs	147522	\$420,000.00
810	FL005026	026	Haley Sofge	Elevator repairs	147522	\$600,000.00
811	FL005089	089	Harry Cain	Elevator repairs	147522	\$405,000.00
811	FL005013	013	Robert King High	Elevator repairs	147522	\$85,000.00
812	FL005035	035	Dante Fascell	Elevator repairs	147522	\$160,000.00
814	FL005062	062	Three Round Towers	Elevator repairs	147522	\$900,000.00
815	FL005841	841	Biscayne Plaza	Elevator repairs	147522	\$10,000.00
						\$3,630,200.00
						\$ 19,252,810.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 CAPITAL FUND RECOVERY GRANT (CFRG) 501-09
 Federal Fiscal Year 2009

Part II: Supporting Pages Back Up by AMP

AMP Group	FL HUD #	Development #	Development Name	Work Description	DEVELOPMENT ACCOUNT NO.	Original Cost
800	WIDE	000	PHA-WIDE ADMINISTRATION	Administration	141001	\$ 1,925,281.00
800	PHA-WIDE	000	PHA-WIDE AMPS 801-815	UFAS Improvements	146030	\$1,925,281.00
801	FL005027	027	Gwen Cherry 05 & 07	Roof Replacement	146010	\$300,000.00
801	FL005006	006	Little River Terrace	Roof Replacement	146010	\$500,000.00
801	FL005027	831	Gwen Cherry 15	Roof Replacement	146010	\$336,000.00
801	FL005027	833	Gwen Cherry 14	Roof Replacement	146010	\$470,000.00
801	FL005027	821	Gwen Cherry 12	Roof Replacement	146010	\$72,000.00
801	FL005027	828	Gwen Cherry 23	Roof Replacement	146010	\$150,000.00
801	FL005046	046	Kline Nunn	Fire Alarm system	147510	\$200,000.00
801	FL005037	037	Emmer Turnkey	Fire Alarm system	147510	\$150,000.00
801	FL005037	037	Emmer Turnkey	Elevator repairs	147522	\$85,000.00
801	FL005067	067	Little River Plaza	Elevator repairs	147522	\$195,000.00
						\$2,458,000.00
802	FL005027	825	Gwen Cherry 06	Roof Replacement	146010	\$16,000.00
802	FL005042	042	Venetian Gardens	Roof Replacement	146010	\$500,000.00
						\$516,000.00
803	FL005002	002	Liberty Square C. Center & Mgt.	Roof Replacement	146010	\$150,000.00
803	FL005044	044	Ward Tower	Window replacement	146030	\$1,500,000.00
803	FL005043	043	Palm Towers	Elevator repairs	147522	\$415,000.00
						\$2,065,000.00
804	FL005060	060	South Miami Gardens	Roof Replacement	146010	\$700,000.00
804	FL005016	016	Annie Coleman	Roof Replacement	146010	\$120,000.00
804	FL005039	039	Peters Plaza	Window replacement	146030	\$300,000.00
804	FL005060	060	South Miami Plaza	Elevator repairs	147522	\$17,600.00
804	FL005058	058	Stirrup Plaza	Elevator repairs	147522	\$7,600.00
						\$1,145,200.00
805	FL005051	051	Lemon City	Roof Replacement	146010	\$100,000.00
						\$100,000.00
806	FL005041	041	Jack Orr Plaza	Roof Replacement	146010	\$150,000.00
806	FL005054	054	Parkside	Roof Replacement	146010	\$144,000.00
806	FL005091	091	Phyllis Wheatley	Roof Replacement	146010	\$170,000.00
806	FL005041	041	Jack Orr Plaza	Fire Alarm system	147510	\$250,000.00
806	FL005041	041	Jack Orr Plaza	Elevator repairs	147522	\$30,000.00
						\$744,000.00
807	FL005025	025	Claude Pepper Towers	Roof Replacement	146010	\$150,000.00
807	FL005025	025	Claude Pepper	Window replacement	146030	\$200,000.00
807	FL005057	057	Helen Sawyer	Fire Alarm system	147510	\$150,000.00
807	FL005025	025	Claude Pepper	Elevator repairs	147522	\$300,000.00
807	FL005057	057	Helen Sawyer ALF	Elevator repairs	147522	\$420,000.00
						\$1,220,000.00
808	FL005069	069	Moody Village	Roof Replacement	146010	\$250,000.00
808	FL005072	072	Pine Island I	Roof Replacement	146010	\$380,719.00
808	FL005073	073	Pine Island II	Roof Replacement	146010	\$300,000.00
808	FL005081	081	Moody Gardens	Roof Replacement	146010	\$136,000.00
808	FL005079	079	Goulds Plaza	Roof Replacement	146010	\$200,000.00
808	FL005071	071	Southridge I	Roof Replacement	146010	\$304,000.00
808	FL005087	087	Southridge II	Roof Replacement	146010	\$120,000.00
						\$1,690,719.00
809	FL005083	083	W. Homestead Gardens	Roof Replacement	146010	\$50,000.00
						\$50,000.00
810	FL005026	026	Haley Sofge	Elevator repairs	147522	\$600,000.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 CAPITAL FUND RECOVERY GRANT (CFRG) 501-09
 Federal Fiscal Year 2009

Part II: Supporting Pages Back Up by AMP

AMP Group	FL HUD #	Development #	Development Name	Work Description	DEVELOPMENT ACCOUNT NO.	Original Cost
						\$600,000.00
811	FL005089	089	Harry Cain	Roof Replacement	146010	\$150,000.00
811	FL005013	013	Robert King High	Roof Replacement	146010	\$150,000.00
811	FL005013	013	Robert King High	Fire Alarm system	147510	\$300,000.00
811	FL005089	089	Harry Cain	Elevator repairs	147522	\$405,000.00
811	FL005013	013	Robert King High	Elevator repairs	147522	\$85,000.00
						\$1,090,000.00
812	FL005093	848	Liberty Homes	Roof Replacement	146010	\$176,000.00
812	FL005014	014	Annie Coleman 14	Roof Replacement	146010	\$400,000.00
812	FL005008	008	Donn Gardens	Roof Replacement	146010	\$124,000.00
812	FL005035	035	Dante Fascell	Elevator repairs	147522	\$160,000.00
						\$860,000.00
813	FL005012	012	Joe Moretti	Roof Replacement	146010	\$404,000.00
813	FL005090	090	José Martí Plaza	Roof Replacement	146010	\$110,000.00
813	FL005018	018	Smathers Plaza	Roof Replacement	146010	\$166,666.00
813	FL005030	030	Falk Turnkey	Roof Replacement	146010	\$120,000.00
813	FL005010	852	Little Havana Homes	Fire Alarm system	147510	\$106,663.00
						\$907,329.00
814	FL005027	832	Gwen Cherry 16	Roof Replacement	146010	\$72,000.00
814	FL005062	062	Three Round Towers	Roof Replacement	146010	\$350,000.00
814	FL005062	062	Three Round Towers	Fire Alarm system	147510	\$400,000.00
814	FL005062	062	Three Round Towers	Elevator repairs	147522	\$900,000.00
						\$1,722,000.00
815	FL005070	070	Wayside	Roof Replacement	146010	\$120,000.00
815	FL005078	078	Florida City Family	Roof Replacement	146010	\$104,000.00
815	FL005841	841	Biscayne Plaza	Elevator repairs	147522	\$10,000.00
						\$234,000.00
			Grant Total			\$19,252,810.00

Waiting List Update
Applicant Leasing Center

Miami-Dade Public Housing Agency
Applicant Leasing Center

January 2009 through March 2009

Mobility Pool

Number of appointments scheduled	640
Number of Interviews	450
Number of Issued	183

Tenant Based (Section 8 Housing Choice Voucher)

Number of appointments scheduled	446
Number of Interviews	271
Number of Issued	102

Project Based

Number of appointments scheduled	1,018
Number of interviews	548
Number of housing offers	347
Number of acceptances	52

Total number on the waiting list

Mobility Pool Waiting List	107
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Numbers we are currently assisting

<u>Tenant Based (Section 8 Housing Choice Voucher) Waiting List</u>	446
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Project Based Waiting List:

Public Housing (0 Bedroom Elderly) – 3,164 / Public Housing (0 Bedroom Family) – 245
Public Housing (1 Bedroom Elderly) – 1,915 / Public Housing (1 Bedroom Family) – 1,841
Public Housing (2 Bedroom) – 399
Public Housing (3 Bedroom) – 1,587
Public Housing (4 Bedroom) – 591
Public Housing (5 Bedroom) – 89

Shelter Plus Care & SRD
Section 8 Contract Admin.

SHELTER PLUS CARE AND SRO PROGRAMS
Monthly Activity Report

Feb-09						
Sponsor	Grant	# of slots in grant	# of units leased	Occupancy rate	# of vacancies	# of cases in process
Douglas Gardens	FL14C700071	25	25	100%	0	0
	FL14C700075	17	17	100%	0	0
	FL14C700074(Mayfair)	22	15	68%	7	4
		64	57		7	4
C.H.I.	FL14C700079	25	24	96%	1	0
	FL14C700078	10	9	90%	1	1
		TOTAL	35	33		2
New Horizons	FL14C700069 Toussaint	35	30	86%	5	0
	FL14C700067'96 Moss	30	29	97%	1	0
	FL14C700066'98Williams	30	28	93%	2	0
	FL14C700068	25	20	80%	5	1
		TOTAL	120	107		13
Citrus	FL14C700073 Mental Health	55	53	96%	2	1
	FL14C700071	95	92	97%	3	2
	FL14C700070 Kensington	26	25	96%	1	1
	FL14C700072	30	29	97%	1	0
	FL14C300001 Elan (chronic)	20	20	100%	0	0
	FL14C500001 First Choice	37	33	89%	4	3
		TOTAL	263	252		11
Better Way	FL14C700077	55	54	98%	1	1
Carrfour - City View PRA	FL14C80002	26	25	96%	1	1
Camillus House (Barrett Place)	FL14C300041	20	8	40%	12	0
Carrfour Villa Aurora	FL14C100021	25	15	60%	10	0
Carrfour Royalton	FL14C400001	77	77	100%	0	0
Shelter Plus Care GRAND TOTAL		685	628		57	16

SROs PROGRAMS

Sponsor	Grant	# of slots in grant	# of units leased	Occupancy rate	# of Vacancies	# of cases in process
Better Way	FL005SC0004 (SRO)	36	32	89%	4	4
New Arena	FL005SC0001 (SRO)	50	49	98%	2	2
Little Haiti	FL005SR0026(SRO)	70	67	96%	3	3
Rivermont	FL005SC0002 (SRO)	40	37	93%	3	3
Carrfour City View	FL005SR0027 (SRO)	20	19	96%	1	1
Christian Hospital (Brownsville)	FL005SR0025 (SRO)	74	68	92%	6	0
Total number of SRO units - 290						
SRO GRAND TOTAL		290	272		18	11

Lease up rate - SRO	
Number of units allocated	290
Number of units leased	272
Leasing rate	94%

Lease Up rate - Shelter Plus Care	
Number of units allocated	685
Number of units leased	628
Leasing rate	92%

SHELTER PLUS CARE AND SRO PROGRAMS
Monthly Activity Report

Jan-09						
Sponsor	Grant	# of slots in grant	# of units leased	Occupancy rate	# of vacancies	# of cases in process
Douglas Gardens	FL14C700071	25	24	96%	1	1
	FL14C700075	17	17	100%	0	0
	FL14C700074(Mayfair)	22	16	73%	6	0
		64	57		7	1
C.H.I.	FL14C700079	25	24	96%	1	0
	FL14C700078	10	9	90%	1	1
	TOTAL	35	33		2	1
New Horizons	FL14C700069 Toussaint	35	29	83%	6	1
	FL14C700067'96 Moss	30	30	100%	0	0
	FL14C700066'98Williams	30	29	97%	1	0
	FL14C700068	25	20	80%	5	1
	TOTAL	120	108		12	2
Citrus	FI14C700073 Mental Health	55	53	96%	2	1
	FL14C700071	95	92	97%	3	1
	FL14C700070 Kensington	26	26	100%	0	0
	FL14C700072	30	29	97%	1	0
	FL14C300001 Elan (chronic)	20	20	100%	0	0
	FL14C500001 First Choice	37	34	92%	3	1
	TOTAL	263	254		9	3
Better Way	FL14C700077	55	53	96%	2	2
Carrfour - City View PRA	FL14C80002	26	24	92%	2	2
Camillus House (Barrett Place)	FL14C300041	20	8	40%	12	2
Carrfour Villa Aurora	FL14C100021	25	11	44%	14	4
Carrfour Royalton	FL14C400001	77	75	97%	2	2
Shelter Plus Care GRAND TOTAL		685	623		62	19

SROs PROGRAMS

Sponsor	Grant	# of slots in grant	# of units leased	Occupancy rate	# of Vacancies	# of cases in process
Better Way	FL005SC0004 (SRO)	36	31	86%	5	5
New Arena	FL005SC0001 (SRO)	50	49	98%	1	1
Little Haiti	FL005SR0026(SRO)	70	67	96%	3	3
Rivermont	FL005SC0002 (SRO)	40	37	93%	3	3
Carrfour City View	FL005SR0027 (SRO)	20	16	80%	4	4
Christian Hospital (Brownsville)	FL005SR0025 (SRO)	74	67	91%	7	3
Total number of SRO units - 290						
SRO GRAND TOTAL		290	267		23	19

Lease up rate - SRO	
Number of units allocated	290
Number of units leased	267
Leasing rate	92%

Lease Up rate - Shelter Plus Care	
Number of units allocated	685
Number of units leased	623
Leasing rate	91%

Section 8

Housing Choice Voucher

Quadel staffing update

MDPHA Job Fair held:	2/12/2009
Number of MDPHA staff attended:	6
Number of applications received from staff:	34
Number of MDPHA staff hired:	9 (includes temps)
Total number of employees hired by Quadel:	76 (plus 5 temps)
Number of resumes received for available positions:	3000+
How many positions to be filled:	94
How many positions filled to date:	81
Number of vacant positions:	8 (5 positions on hold)

Job title	Quadel Salary	Quadel Start Date	County base salary *	County base salary +F. *	County Temporary *
Hearing Officer	\$50,000	3/16/2009	\$46,857.99	\$58,572.49	
Housing Specialist	\$35,000	3/16/2009	\$35,948.64	\$44,935.80	
Housing Specialist	\$35,000	3/16/2009			\$20.06x hr.
Clerk	\$24,000	3/16/2009			\$15.01x hr.
Finance Team Leader	\$60,000	3/16/2009			No record avail.
Finance Specialist	\$42,000	3/16/2009			15.90x hr.
Receptionist	\$24,000	3/16/2009			\$15.01x hr.
Housing Specialist	\$35,000	3/16/2009	\$35,948.64	\$44,935.80	
Housing Specialist	\$35,000	3/16/2009	\$35,948.64	\$44,935.80	

* Provided by MDPHA's Administrative Services division

Contract Management Status Report

General Information			
Contract Name:			Date
MDHA Section 8 Oversight and Management Services			April 6, 2009
Agency			
MDPHA Contracts Administration Division			
Contact	Phone	Email	Fax
April Johnson	305-250-9100	AprilJ@miamidade.gov	305-856-0357
Project Manager	Phone	Email	Fax
Submitted To	Period Beginning	Period Ending	
Miguel Correa	April 6, 2009	March 31, 2009	
Key Questions			Explanation (if Yes)
1. Has the Contractor or Special Programs requested a scope of work changed? If yes, include documentation. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Quadel has proposed that Rent Reasonableness be conducted by MDPHA on all requests related to June 2009 or earlier. Stephen Schneller approved the change. See Attached.
2. Will upcoming target dates be missed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Quadel has not received leasing and utilization information requested. Therefore, they will not be able to submit their deliverable of the Leasing Schedule that will ensure at least 95% utilization of HAP funding.
3. Does the team have resource constraints? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
4. Are there issues that require management attention? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

Project Metrics		
Measure	Numbers	Percentage
Tasks Complete	[5 of 30]	[17%]
Tasks in Progress	[11 of 30]	[37%]
Tasks not Started	[14 of 30]	[46%]
Time spent	[12 of 103 weeks]	[12%]
Time remaining	[81 of 103 weeks]	[88%]
[Project Specific Measure]		

Summary Project Status						
Based on the color legend below, indicate green, yellow, or red for the reporting periods of each item. Any item classified as red or yellow requires an explanation in the comment boxes that follow this section. Additional priority items can be added to the list for status reporting.						
Select one color in each of the Reporting Period columns to indicate your best assessment of:	Last Reporting Period [MM/DD/YYYY]			This Reporting Period [03/31/2009]		
1. Overall Project Status	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
2. Schedule	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input checked="" type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
3. Budget (capital, overall project hours)	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
4. Scope	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
5. Quality	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green	<input type="checkbox"/> Red	<input type="checkbox"/> Yellow	<input checked="" type="checkbox"/> Green
Color Legend						
<input type="checkbox"/> Red	Project has significant risk to baseline cost, schedule, or project deliverables. Current status requires immediate management involvement.					
<input type="checkbox"/> Yellow	Project has a current or potential risk to baseline cost, schedule, or project deliverables. Project Manager will manage risks based on risk mitigation planning.					
<input checked="" type="checkbox"/> Green	Project has no significant risk to baseline cost, schedule, or project deliverables.					

Product and/or Service Performance				
Performance Standard	Meets	Exceeds	Below	Explanation
Timeliness			X	Quadel late with Computer and Paper files requests.
Quality	X			
Transition Plan and Schedule	X			
PIH Information Center (PIC)	N/A			
SEMAP	N/A			

Milestones Planned and Accomplished			
Milestone	Original Date	Revised Date	Actual Date
Request for July-August-September Files and Records	2/7/2009		2/3/2009
Transition Plan and Schedule	3/7/2009		2/28/2009
File Transition Plan	3/7/2009		2/28/2009
Revised Transition Plan and Schedule	3/25/2009		3/23/2009

Milestones Planned and Not Accomplished

For each item listed, provide a corresponding explanation of the effect of this missed item on other target dates and provide the plan to recover from this missed item.

Milestone	Original Date	Revised Date	Effect on Other Dates/Plan
Request computers and paper files and records	2/7/2009		Received lat on 2/12/2009

Milestones Planned for Next Period

Milestone	Original Date	Revised Date
Revised File Transition Plan	4/3/2009	
Quality Control Plan	4/7/2009	
HQS Assessment	4/7/2009	
HQS Internal Control Plan	4/7/2009	
Lease-Up and Utilization Plan	4/7/2009	Unknown due to Quadel waiting for reports from MDPHA
Administrative Plan/PHA Plan Recommendations	4/7/2009	
Rent Reasonableness Review	4/7/2009	
Utility Allowance Assessment	4/7/2009	
FSS Program Assessment	4/7/2009	
Landlord Relations Plan	4/7/2009	
Customer Service Plan	4/7/2009	
Additional Functions Plan	4/7/2009	

Comparison of Budgeted to Actual Expenditures				
Use a chart like the following to show actual expenditures compared to planned levels. Break the costs into other categories as appropriate.				
Fiscal Year October 2008-September 2009				
Budget Item	Actual Costs to Date	Estimate to Complete	Total Estimated Costs	Total Planned Budget
Contract Services	\$ 1,897,731.84	\$ 9,949,656.16	\$ 11,392,391	\$ 11,392,391
Administrative Fees				
Total				
Received by County from HUD				
95% of total Received by County from HUD				
Has Contractor Total exceeded 95% of total Received from HUD				

Risks Management		
Major Risk Events	High/Medium/Low	Risk Mitigation
Concern that MDPHA deliverables will interfere with Contractor deliverables in the following areas: <ul style="list-style-type: none"> Leasing information Completion of Interim Recertification, Change of Dwelling Requests/RFTA Certifications, Outstanding Intent to Terminate, Re-inspections, Initial Inspections received during 3/15-3/31 	Medium	Assign MDPHA Staff person to oversee the transition phase of March 15 – March 31; hold them accountable for completing the tasks.

Additional Comments



Miami-Dade Public Housing Agency
Housing Choice Voucher Program
Florida Quadel, Contractor

QUADEL CONSULTING

Administration of the Miami-Dade Housing Choice Voucher Program

March 31, 2009

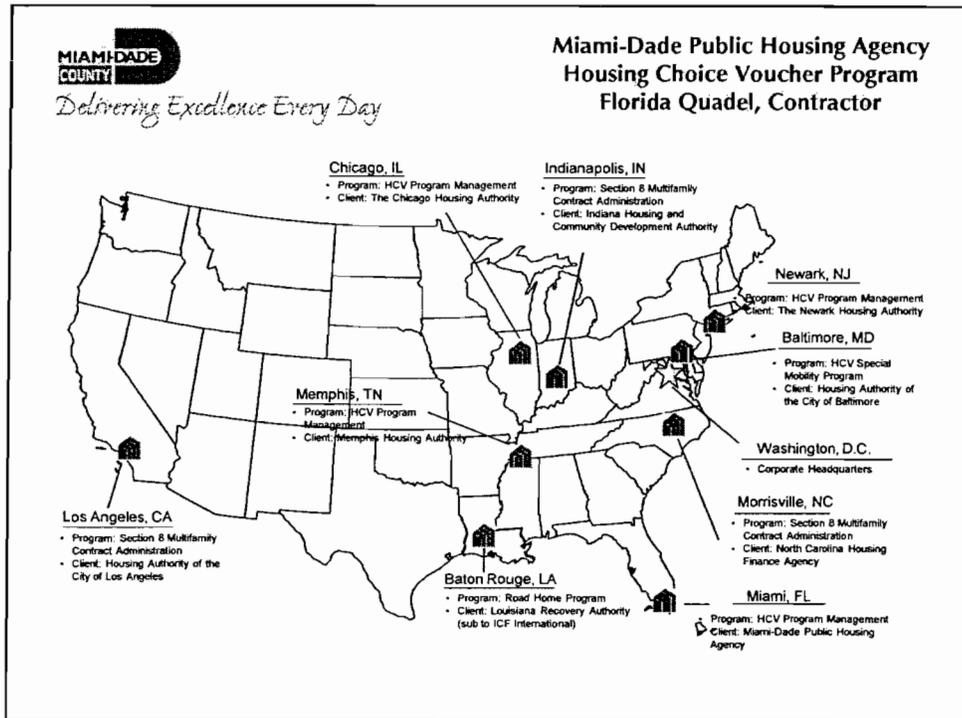
www.Quadel.com



Miami-Dade Public Housing Agency
Housing Choice Voucher Program
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Who We Are

- Quadel Consulting Corporation is the national leader in providing outsourced management, consulting and training solutions to the affordable housing industry.
- Founded in 1975, as a private firm, Quadel has worked with thousands of state, local and federal agencies and for-profit and nonprofit property owners and managers to improve the quality of affordable housing services.
- Quadel's business approach brings private sector business principles to government housing programs.
- We are practitioners. We operate housing programs on the ground, so we understand the program requirements and the challenges typically encountered in administering those programs.



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**Miami-Dade Public Housing Agency
Housing Choice Voucher Program
Florida Quadel, Contractor**

Administration of the Miami-Dade Housing Choice Voucher Program

- Initial contract term is two years: April 1, 2009 - March 31, 2011, with up to three additional one year renewals.
- Contract includes administration of 14,600 housing choice vouchers, but not the Moderate Rehabilitation Program, Shelter+Care and Single Room Occupancy programs.
- Quadel created a Florida-based company to provide services to MDPHA. This includes leasing new families, recertifying income and household composition, calculating HAP, administering FSS and Homeownership.



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Housing Choice Voucher Program
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Administration of the Program

- We will subcontract with other firms to provide some of the program services, including call center operations, some occupancy staff positions, unit inspections and IT services.
- Quadel and our subcontractors will hire employees and contractors to fulfill all the program requirements above.
- Quadel is accountable for all program services.



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Program Identity

- The name of the program will be the "Miami Dade Housing Choice Voucher Program"
- The Quadel name will not be used when identifying program staff and activities



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Housing Choice Voucher Program
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Our Business Model

- Focuses on achieving HUD compliance and creating a national model HCV program
- Emphasizes community outreach and education, and services to property owners
- Provides easy access to service through a professional call center and a single centrally located office
- Provides timely and responsive service to all customers
- Commits to being a good employer and a good corporate citizen of Miami-Dade County



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Housing Choice Voucher Program
Florida Quadel, Contractor

Our Team

- Seasoned leadership team with many years of experience administering large HCV programs
- National experts in program requirements
- Successful experience turning around troubled programs
- A blend of public and private sector approaches designed to resolve complex challenges

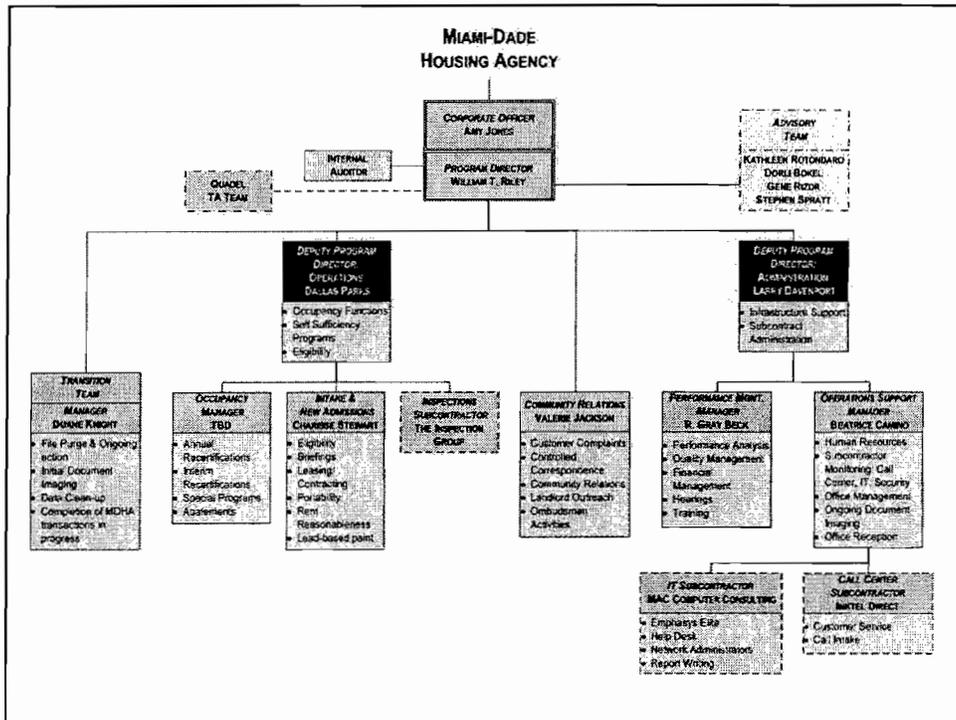


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Housing Choice Voucher Program
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Staffing the MDHCV Operations

- ❖ Received over 3000 resumes for 94 available positions (81 filled).
- ❖ Conducted targeted Job Fair for MDPHA employees and received 34 applications; hired 9 former program employees
- ❖ State-of-the-art applicant screening used to select the most qualified and suitable candidates.
- ❖ Of the persons hired to date: 44% are Spanish-speaking, 9% are Creole-speaking, and 73% are Miami Dade County residents





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Key Goals and Performance Standards

- ❖ Achieve 95% utilization of allocated funds by increasing the number of assisted families – 9/30/09
- ❖ Conduct required annual recertification of household income and composition for ALL program participants - beginning with those due in July, 2009
- ❖ Conduct annual inspection of ALL program units, beginning in April, 2009
- ❖ Update computer reporting to HUD (PIC transmissions) to achieve a 95% reporting rate, beginning in July, 2009



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Key Goals and Performance Standards (Cont'd)

- Performance: Achieve a score of at least 60% (Standard Performer) on HUD's management assessment program by 9/30/10
- Timeliness: Meet all due dates and timelines imposed by the Contract
- Quality: Submit accurate, complete, and well written deliverables as required by the Contract



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Performance-based Management

- Workforce rewarded and recognized for performance
- Focus on team work, productivity, quality and service to customers
- Employee Training Program
- Subcontractors held to the same standards



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Community Relations

- ❖ County-wide Welcome Sessions for customers in April & May
- ❖ County-wide Owner Workshops held at convenient locations
- ❖ Establishment of Owner Advisory Council
- ❖ Communication tools: brochures, info sheets, owner manual, forms accessible from the MDPHA website
- ❖ Community Relations team to assist government officials to respond to constituent issues



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**Miami-Dade Public Housing Agency
Housing Choice Voucher Program
Florida Quadel, Contractor**

**MIAMI-DADE HOUSING CHOICE VOUCHER PROGRAM
STAKEHOLDER INQUIRY FORM**

INSTRUCTIONS: COMPLETE SECTIONS I, II, and III and fax or email form to the above location.

Email To: info@mdvoucher.com
OR
Fax To: 305-629-1032 Attn: Program Director

SECTION I:	
Your Name:	Tel. No. Ext.:
Representative of:	Fax No.
Address:	City:
SECTION II:	
Name of Applicant / Tenant:	Tel. No.:
Address:	City:
Name of Owner / Agent:	Tel. No.:
Address:	City:
Voucher No. (if known):	Date Contacted:
SECTION III:	
Description of Inquiry/Complaint:	



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Housing Choice Voucher Program
Florida Quadel, Contractor**

Stakeholder Inquiry Form

- Expedited inquiry response for community stakeholders
- Submit form by email or fax to Director's office
- Acknowledgement of receipt sent instantly
- Inquiry is logged and sent electronically to appropriate Manager, including a response due date



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What Customers Want

- A helpful person on the other end of the phone
- Correct and complete information
- Timely processing of HCV transactions
- Prompt and complete resolution of issues and problems
- Consistency in the way business is conducted



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Housing Choice Voucher Program
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Communicating with MDHCV

- Main Telephone number: **305-403-3222**
- Fax: **305-629-1032**
- U.S. Mail **P.O Box 521750**
Miami, FL 33152-1750
- Drop Box at our office



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MDHCV Communicating with You

- U.S. Mail – (e.g., appointments)
- Telephone
- Email
- Periodic Meetings and Workshops
- Newsletters
- Website postings



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Customer Call Center

- Trained Call Center staff will ensure that incoming calls are answered promptly, logged, and either resolved or forwarded to the staff members that can provide the best response.
- Incoming calls will be categorized and handled as follows:
 - Tier One
General inquiries about the HCV Program and/or program business operations
 - Tier Two
Calls that require a second party intervention or appointment (e.g. housing specialist, inspections, fraud investigations, community relations) for follow up or resolution



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Customer Call Center Cont

- Customer Relations management (CRM) software tracks calls requiring follow-up action
- Dedicated inspection call center group handles inspection scheduling and customer inquiries.



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Housing Choice Voucher Program
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Central Office

- A single office serving all clients, all HCV program business
- Operates on an "appointment only" basis to improve service quality
- Help Desk available for receiving documents, answering questions, scheduling appointments
- Address: 7400 Corporate Center Dr.



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CUSTOMER BILL OF RIGHTS

All persons doing business with the HCV Program have the right to:

- Expect that every encounter with a staff member will result in diligent efforts to answer program questions completely and accurately, resolve issues and provide assistance to the customer in seeking information from other MDPHA departments when necessary
- Expect that personal information will be kept confidential, and will only be used for program purposes
- Request reasonable accommodations for disabilities and language translation



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HQS Inspections

The MDHCV Program intends to improve the inspection process to better serve both participants and owners.

- This new process will ensure that inspections are completed and results reported in a timely manner
- Improvements to the current process include:
 - Dedicated Call Center
 - Efficient Scheduling of Inspections
 - Consistent HQS Application
 - Real-Time Inspection Results



Miami-Dade Public Housing Agency
Housing Choice Voucher Program
Florida Quadel, Contractor

New HQS Policies

Initial Inspections:

- New units must be ready for inspection within ten (10) days of RFTA receipt
- No Entry – Missed appointments by the owner will result in a failed inspection
- Failed units – Units with HQS violations will have an inspection automatically rescheduled ten (10) business days after the initial inspection date
- Passed units - will proceed to a Rent Reasonableness determination



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New HQS Policies (cont'd)

Annual Inspections:

- Letters will be sent one month in advance to landlords and tenants with the scheduled inspection date and time
- No Entry – Appointments missed by the owner will result in a failed inspection
- HQS Violations – A re-inspection will be scheduled for the 15th business day from the initial scheduled date

Abatements:

- Units that fail two (2) inspections as a result of owner violations will have the HAP abated and the contract terminated



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Rent Increase Process

- A Rent Increase Request Form must be submitted to the Rent Reasonableness staff in order to initiate the rent increase determination process
- The MDHCV Program will approve/deny the request within one week of receipt of the form – or for New Leases, within one week of notification of passed inspection
- MDPHA and the MDHCV Program will have shared responsibility for reconciling HAP payments related to historical rent increase requests



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Rent Increase Process

- Ensure that all key factors are incorporated into the rent determination process using information on unassisted rents in the community
- Rent increase requests can be processed outside of the tenants annual re-certifications
 - Rent increase requests accepted no more than once per 12 month period
 - Rent increase requests allowed only after the unit has been leased for a full 12 months



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HAP Payment Transition

- MDPHA processes HAP for April 1st, 2009
- Quadel will be responsible for processing HAP effective with the April 2009 mid-month check-run
- All paperwork received through March 31st, 2009 that has not been processed by MDPHA will be turned over to Quadel for processing.
- We intend to reduce the HAP payment preparation timeline from approximately 10 days to 6-8 days



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Addressing Payment Issues

- Our first priority will be to ensure accurate and correct payments going forward
- The MDPHA will research and resolve payment issues covering the period before January 1st, 2007
- Quadel will be responsible for researching and resolving payment issues that cover the period on or after January 1, 2007.



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New Units—How long until payment?

Estimated Maximum Number of Days

<u>Task</u>	<u>Max. Business Days</u>
RFTA to Inspection Scheduling	3
Inspection Scheduling	3
Inspection Complete	10
Rent Reasonableness	3
Request Final Lease	2
Receive Final Lease	6
Prepare Contract for Execution	1
Execute Contract	12
Authorize Payment	<u>5</u>
TOTAL	45

GOB Projects /
Public Housing Dev Initiatives

Project Information Summary Sheet

GOB Projects on public housing sites

Development Number	Site/Project	Address	Zoning designation	District	Budget / Funding Source & Amount	Developer/ Contractor	Required Reports	Project Status/Req'd. Action/Timeline
FL5-019A	Lincoln Gardens (DEMO REQ.)	4771 NW 24 th Ct Miami, FL	RU-2; RU4	3	GOB \$12,300,000	TBD	Monthly status Reports to CMO	<ul style="list-style-type: none"> SAC reviewing Demo/Dispo application DDA0003329. Submittal to May Committee to make significant modifications. GOB Plan to be reviewed by OCI. HUD has approved Demo/Disposition. Work Order (EDP) to begin demolition specs was provided to United Architects.
FL5-007	Victory Homes (Vacant land)	530 NW 75 St. Miami, FL	R3	3	GOB \$9,400,000	TBD	Monthly status Reports to CMO	<ul style="list-style-type: none"> SAC reviewing land Disposition application DDA0003521. Submittal to May Committee to make significant modifications. GOB Plan to be reviewed by OCI. Development Initiatives (DI) proceeding with re-platting of land to forward to HUD. Subsequent to re-platting, an environmental report (Phase 1) for Victory Homes will need to be completed.
FL5-029	Elizabeth Virrick II (DEMO REQ.)	2828 NW 23 Ave. Miami, FL	R3	3	GOB \$12,300,000	TBD	Monthly status Reports to CMO	<ul style="list-style-type: none"> Submittal to May Committee to make significant modifications. GOB Plan to be reviewed by OCI. HUD has approved Demo/Disposition. Work Order (EDP) to begin demolition specs was provided to BEA Architects. Phase 1 environmental for Virrick 2 is complete. If Phase 2's is needed, DERM can complete these in 6 months. DI will coordinate Developer procurement with Administration.

Project Information Summary Sheet

HOPE VI PROJECTS								
Development Number	Site/Project	Address	Zoning designation	District	Budget / Funding Source & Amount	Developer/ Contractor	Required Reports	Project Status/Req'd. Action/Timeline
	Scott/Carver Phase I	Sector I			<p>Project Budget = \$35,000,000</p> <p>County Financing Commitment: RHF = \$8,359,613.85</p> <p>HOPE VI Grant = \$17,915,597.35</p> <p>Special Obligations Bonds = \$13,741,000</p>	N/A		<ul style="list-style-type: none"> Sector I has been completed by Habitat for Humanity. Concept Plan was presented for resident review on 3/26/09. Concept Plans were received from MBS (developer) on 4/2/09. Disposition has been approved for Phase II with the exception of scattered sites. HUD has requested an additional application for these. Preliminary Concept Plans review meeting was held with Planning & Zoning (P&Z). A review meeting has been scheduled with Public Works (PW) Director for 4/17/09. <p><u>CSS STATUS:</u></p> <ul style="list-style-type: none"> CSS Plan has been submitted by MBS. Development Initiatives (DI) will review/comment. DI updating the Head of Household (HOH) Resident's Listing. Steering Committee list has been formulated by MBS. All meetings (Steering, CSS and Community) will be consolidated into one date on third Thursday of each month.
	Scott/Carver Phase II	Sector III, IIIA, IV, Carver			<p>Neighborhood Stabilization Program (NSP) \$8,600,000</p> <p>Agreement to be entered into with MBS for public infrastructure improvements</p>	MBS		<ul style="list-style-type: none"> Disposition approval received. Soil analysis by DERM continues. DI will review remediation options with DERM. Last payment for Ward Towers has been approved. Accounting Dept to do a final audit of grant.
	Scott/Carver Phase III	Sector II				MBS		
	Ward Tower (Pool)					Delant Construction		

PHA 5-Year &
Annual Plan



PUBLIC NOTICE
MIAMI-DADE PUBLIC HOUSING AGENCY
Public Housing Agency (PHA) Plan



COMMENT PERIOD

Miami-Dade Public Housing Agency (MDPHA) hereby advertises its proposed PHA Plan for Fiscal Year 2009-2010, which will be available for review during a 45-day comment period from **3/2/2009** through **4/15/2009** at MDPHA's Central Office and Office of Compliance, 1401 NW 7th Street, and MDPHA's website www.miamidade.gov/housing.

Please send written comments during the comment period to: MDPHA, José Cintrón, Director, 1401 NW 7th Street, Miami, Florida 33125.

PUBLIC HEARING

The PHA Plan hearing will be held on **4/16/2009**, at 4:00 p.m., in the MDPHA Board Room, 1407 NW 7th Street, Miami, Florida 33125.

MDPHA does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 305-644-5187 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

AVISO PÚBLICO

AGENCIA DE VIVIENDA DE MIAMI-DADE
Plan de la Agencia de Vivienda Pública
(PHA, su sigla en inglés)

PERÍODO DE COMENTARIOS

La Agencia de Vivienda Pública de Miami-Dade (MDPHA, su sigla en inglés) por la presente anuncia su propuesta de Plan PHA para el año fiscal 2009-2010, que estará disponible para revisión durante un período de comentarios de 45 días desde el **3/2/2009** hasta el **4/15/2009** en la Oficina Central y Oficina de Cumplimiento situada en 1401 NW 7th Street y en la página web de MDPHA en www.miamidade.gov/housing.

Por favor envíe sus comentarios por escrito durante el período para comentarios a: MDPHA, José Cintrón, Director, 1401 NW 7th Street, Miami, Florida 33125.

AUDIENCIA PÚBLICA

La audiencia sobre el Plan de PHA tendrá lugar el **4/16/2009**, a las 4:00 p.m., en el Salón de la Junta Directiva (Boardroom) de MDPHA, 1407 NW 7th Street, Miami, Florida 33125.

La MDPHA no discrimina por razón de raza, sexo, color, religión, estado matrimonial, origen nacional, discapacidad, ancestros, orientación sexual, edad, embarazo o situación familiar, en lo relacionado al acceso a, o admisión a, o empleo en programas o actividades de la vivienda. Si necesita un intérprete del lenguaje de las señas o materiales en formato accesible para este evento, sírvase llamar al 305-644-5187 con no menos de cinco días de anticipación. Los usuarios de TDD/TTY pueden contactar al Florida Relay Service al 800-955-8771.

AVI PIBLIK

AJANS LOJMAN PIBLIK MIAMI-DADE
Plan Ajans Lojman Piblik (PHA)

PERYÒD KÒMANTÈ

Ajans Lojman Piblik Miami-Dade (MDPHA) isiba pibliye Plan PHA pwopoze li a pou Ane Fiskal 2009-2010 la, ki va disponib pou revizyon pandan yon peryòd kòmantè 45-jou apati **2 mas 2009** rive **15 avril 2009**, nan Biwo Santral ak Biwo Konfòmite MDPHA a, 1401 NW 7th Street. Epi sou sit entènèt MDPHA a www.miamidade.gov/housing.

Tanpri voye kòmantè w alekri pandan peryòd kòmantè a bay: MDPHA, José Cintrón, Direktè, 1401 NW 7th Street, Miami, Florida 33125.

ODYANS PIBLIK

Odyans sou Plan PHA a pral fèt **16 avril 2009**, a 4:00 p.m., nan Sal Asanble MDPHA a, 1407 NW 7th Street, Miami, Florida 33125.

MDPHA pa fè diskriminasyon ras, sèks, koulè, relijyon, eta sivil, orijin nasyonal, enfimite, desandans, oryantasyon seksyèl, laj, gwosès oswa sityasyon famiyal pou jwenn aksè a, admisyon a, oswa anplwa nan pwogram oswa aktivite lojman. Si w bezwen yon entèprèt ki pale an siy oswa dokiman nan fòma aksesib pou evenman sa a, rele 305-644-5187 omwen senk jou davans. Moun ki sèvi ak TDD/TTY yo ka kontakte "Florida Relay Service" nan 800-955-8771.

The highlights of Fiscal Year 2009-2010 PHA Plan include the following:

1. The agency has undergone a name change. The new name is Miami-Dade Public Housing Agency (MDPHA).
2. A Memorandum of Understanding (MOU) was executed between Department of Housing and Urban Development (USHUD) and Miami-Dade County whereby USHUD returned possession of MDPHA to the County, subsequent to HUD's temporary possession of MDPHA pursuant to the October 27, 2007 settlement agreement.
3. MDPHA's Section 8 program was outsourced to private contractor.
4. Continue serving approximately 71,000 applicants from the July 31, 2008 waiting list.
5. A new rent collection procedure will be implemented, including direct deposit and lockbox system.
6. Continue implementing successful methods of accelerated move-in procedures for public housing applicants. MDPHA may consider organizing the waiting list by geographic area to assist in reducing vacancies.
7. Continue promoting full occupancy of Helen Sawyer Assisted Living Facility (ALF). MDPHA plans to apply for disposition of 25 units at Helen Sawyer ALF to be placed under long-term lease (more than 1 year) to Miami-Dade County Department of Human Services (DHS).
8. Continue redevelopment of Scott/Carver sites under the HOPE VI initiative, which includes public housing, homeownership, and affordable rental housing, thereby creating a mixed income community.
9. Continue expanding homeownership opportunities for public housing residents, including those that will be available through the redevelopment of Scott/Carver. Under direction of the Section 8 contractor, improve implementation of the Section 8 Homeownership program in partnership with the Office of Community and Economic Development (OCED).
10. Continue implementing the Voluntary Compliance Agreement (VCA) to make accessibility modifications to MDPHA's public housing stock and non-housing programs to accommodate persons with disabilities pursuant to a proposed renegotiation of the VCA.
11. 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.
12. Under direction of the Section 8 contractor, improve the quality of anti-fraud and abuse detection activities in the administration of the Section 8 Housing Choice Voucher Program. Work closely with the HUD Office of Inspector General to resolve most serious violations.
13. For the public housing program, maintain anti-fraud programs to ensure the agency's integrity by investigating fraud and criminal activity allegations from tenants, staff, or entities doing business with MDPHA.
14. Request approval from USHUD to add Martin Fine Villas to the list of previously approved elderly designated sites

PHA 5-Year and Annual Plan (Proposed)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Miami-Dade Public Housing Agency (MDPHA)</u> PHA Code: <u>FL005</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2009</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>9254 (including 37 homeownership)</u> Number of HCV units: <u>14,609</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <p style="text-align: center;">FIVE YEAR PLAN FOR FY 2010-2015</p>				
5.1	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 for the next five years: We, the employees of Miami-Dade Public 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: <ul style="list-style-type: none"> • 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. <p><i>Note:</i> A Memorandum of Understanding (MOU) was executed between Department of Housing and Urban Development (USHUD) and Miami-Dade County whereby USHUD returned possession of MDPHA to the County, subsequent to HUD's temporary possession of MDPHA pursuant to the October 27, 2007 settlement agreement.</p> <p>The agency has undergone a name change. The new name is Miami-Dade Public Housing Agency (MDPHA).</p>				
5.2	Five Year Plan Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan <u>A. Increase the availability of decent, safe, and affordable housing.</u> 1. <u>Expand the supply of assisted housing</u> Reduce public housing vacancies: <ul style="list-style-type: none"> • Achieve and maintain 95% occupancy levels within the first year and strive for higher levels of occupancy in successive years. • MDPHA will ensure compliance with Memorandum of Understanding (MOU) executed between the Department of Housing and Urban Development (USHUD) and Miami-Dade County regarding reduction of vacancies. • MDPHA may consider geographically-based waiting lists to assist in the filling of vacant units. Leverage private or other public funds to create additional housing opportunities: <ul style="list-style-type: none"> • Access leveraged funding sources of Hope VI Scott/Carver re-development and General Obligation Bonds (GOB). Acquire or build units or developments: <ul style="list-style-type: none"> • Continue to apply for funding opportunities that may become available to create additional housing opportunities. <p>(Five Year Plan Goals continued next page)</p>				

ANNUAL PLAN FOR FY 2009-2010**Annual PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

A. Public Housing/Section 8 Moderate Rehabilitation/Section 8 New Construction (Project-Based Waiting List)**(1) Eligibility**

MDPHA selects from the Project-Based Waiting List according to the bedroom size units available. A preliminary screening is conducted to establish eligibility.

Screening may include:

- Criminal or drug activity check on all household members 16 years of age and older for whom criminal records are available at local level. MDPHA does not have access to FBI criminal records.
- Sex offender check on all household members 16 years of age at state level.
- Ability to comply with financial obligations and lease requirements, such as evictions, rental payment, etc.

(2) Waiting List Organization

MDPHA currently uses a community-wide list. MDPHA may consider geographically-based waiting lists to assist in the filling of vacant units.

Applications are available on-line, whenever program waiting lists open.

(3) Assignment

Multiple vacant unit choices are ordinarily offered to applicants based on availability.

(4) Admissions Preferences

The MDPHA does not 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. Specific guidelines are outlined in the Admissions and Continued Occupancy Policy (ACOP).

MDPHA may provide assistance under non-waiting lists admissions to displaced persons (due to governmental action, nationally declared disasters and victims of domestic violence) on a case-by-case basis, upon applicable referral and verification.

(5) Occupancy

Information about the rules of occupancy in public housing are referenced in:

MDPHA resident lease

MDPHA's Admissions and Continued Occupancy Policy (ACOP)

MDPHA website

B. Section 8 Tenant-Based Assistance**(1) Eligibility**

Screening conducted by the MDPHA includes review of criminal and drug-related activity, more extensively than required by law or regulation. MDPHA requests criminal records from State and local law enforcement agencies for screening purposes.

- Upon request, landlords are provided access to clients' files in compliance with the State of Florida's Government-in-the-Sunshine Law which states that government records or documents are considered public record and should be made available for inspection or copying if requested.

(2) Waiting List Organization

Section 8 tenant-based assistance waiting list is not merged with other program waiting lists.

Applications for admission to Section 8 tenant-based assistance are available on-line, whenever program waiting list opens.

(3) Search Time

The initial term of the Section 8 voucher is 120 days from the date of voucher issuance. MDPHA 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

MDPHA does not 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.

MDPHA may provide assistance under non-waiting lists admissions to displaced persons (due to governmental action, nationally declared disasters and victims of domestic violence) on a case-by-case basis, upon applicable referral and verification.

Applicants on the waiting list are selected by rank number.

(5) Special Purpose Section 8 Assistance Programs

The Section 8 Administrative Plan contains the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by MDPHA.

MDPHA announces the availability of any special-purpose Section 8 programs to the public through published notices.

6.0
(cont'd)

Annual PHA Plan Update-PHA Plan Elements (continued from previous page)

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

1) Development Name & Number	2) Designation Type	3) Application Status	4) Date Approved	Units Affected (Note: all units affected are total development)
Biscayne Plaza FL-05-841	Elderly	Approved; included in Designated Plan	11/21/2006	52
Edison Plaza FL-05-056	Elderly	Approved; included in Designated Plan	11/21/2006	80
Florida City Gardens FL-05-080	Elderly	Approved; included in Designated Plan	11/21/2006	50
Goulds Plaza FL-05-079	Elderly	Approved; included in Designated Plan	11/21/2006	50
Haley Sofge FL-05-026	Elderly	Approved; included in Designated Plan	11/21/2006	475
Helen Sawyer Assisted Living Facility FL 05-057	Elderly	Approved; included in Designated Plan	11/21/2006	101
Lemon City FL-05-051	Elderly	Approved; included in Designated Plan	11/21/2006	100
Palm Courts FL-05-065	Elderly	Approved; included in Designated Plan	11/21/2006	88
Palm Towers FL-05-43	Elderly	Approved; included in Designated Plan	11/21/2006	103
Palmetto Gardens FL-05-088	Elderly	Approved; included in Designated Plan	11/21/2006	40
Peters Plaza FL-05-039	Elderly	Approved; included in Designated Plan	11/21/2006	102
Robert King High FL 05-013	Elderly	Approved; included in Designated Plan	11/21/2006	315
Smathers Plaza FL-05-018	Elderly	Approved; included in Designated Plan	11/21/2006	182
South Miami Plaza FL-05-045	Elderly	Approved; included in Designated Plan	11/21/2006	97
Three Round Towers FL 05-062	Elderly	Approved; included in Designated Plan	11/21/2006	391
Ward Towers FL-05-044	Elderly	Approved; included in Designated Plan	11/21/2006	200
Ward Towers 2 FL-05-144	Elderly	Approved; included in Designated Plan	11/21/2006	100
Wynwood Elderly FL-05-094	Elderly	Approved; included in Designated Plan	11/21/2006	72

In addition to the above elderly designated units already approved by USHUD, MDPHA is planning to request that the following site be included in the above Designated Plan:

Designation of Public Housing Activity Description
1. Development: Martin Fine Villas FL-005-048
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/>
3. Application status: Planned application <input checked="" type="checkbox"/>
4. Date this designation planned for submission: 2009
5. If approved, will this designation constitute a revision of a previously approved Designation Plan
6. Number of units affected: 50; total development

6.0 (cont'd)	<p>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</p> <p>9. Pets. A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.</p> <p>A. MDPHA has a Pet Policy permitting pet ownership to residents of public housing.</p> <p>B. 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.</p> <p>C. The only animals allowed as pets are common household pets. The definition of a common household pet is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles other than turtles. This does not pertain to assistive animals.</p> <p>D. All owners of a dog or cat must pay an additional \$100 pet deposit to cover possible damages that the pet might cause in the development. Owners of assistive animals are not required to pay a pet deposit. This does not exclude the assistive animal owner from liability for any damages caused by such assistive animal.</p> <p>E. Only one four legged, warm-blooded pet per dwelling unit. This does not apply to assistive animals.</p> <p>F. The weight of any pet is not to exceed twenty (20) pounds at the age of maturity. This does not apply to assistive animals.</p> <p>Additional details and rules are available in MDPHA's Community Policies.</p>
6.0 (cont'd)	<p>10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if, it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.</p> <p>Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p>
6.0 (cont'd)	<p>11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.</p> <p>MDPHA is 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)). The FY2006-2007 audit was completed by Berman-Hopkins, an independent CPA firm contracted by the MDPHA. The 2008 audit is expected to be completed by Berman-Hopkins by the time the final PHA plan is submitted.</p>
6.0 (cont'd)	<p>12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.</p> <p>MDPHA will complete the transition to Asset Management Operations in compliance with HUD rule, 24 CFR part 990. MDPHA will conduct monthly reviews of each property as it relates to occupancy, rent collections, re-examinations, emergency work orders, routine work orders and unit turn around time. MDPHA will monitor and report on the financial, physical and management performance of individual public housing sites in order to facilitate investment decisions by providing measurable performance information that will assist MDPHA plans for future viability of the public housing portfolio.</p>
6.0 (cont'd)	<p>13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:</p> <ul style="list-style-type: none"> • MDPHA shall refer victims of domestic violence to the State of Florida Office of the Attorney General to apply for participation in the Address Confidentiality Program for Victims of Domestic Violence. Once the victim has applied, the address, telephone number and social security number are exempt from public review, except when the information is required by a law enforcement agency. • MDPHA has developed linkages to counseling and law enforcement entities such as the Department of Human Services (DHS) and the Office of the Inspector General (OIG). <p>(VAWA continued on next page)</p>

7.0
(cont'd)

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers
(Demolition and/or Disposition continued from previous page)**

Demolition/Disposition Activity Description	
1a. Development name:	Scattered Sites -B
1b. Development (project) number:	FL005-017B
2. Activity type:	Disposition (Sale) <i>(Part of Scott/Carver Disposition)</i>
3. Application status:	Submitted, pending approval <i>(of inclusion in previously approved Scott/Carver disposition)</i>
4. Date application approved, submitted, or planned for submission:	2/11/2005
5. Number of units affected:	8
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	May 2010
b. Projected end date of activity:	October 2012

Demolition/Disposition Activity Description	
1a. Development name:	Helen Sawyer ALF
1b. Development (project) number:	FL005-057 (231-807)
2. Activity type:	Disposition <i>(Long-term lease, over 1 year)- see note below</i>
3. Application status:	Planned application
4. Date application approved, submitted, or planned for submission:	2009
5. Number of units affected:	25
6. Coverage of action:	Part of the development
Disposition request is for up to 25 units to be placed under long-term lease (more than 1 year) to the Miami-Dade County, Department of Human Services (DHS), the current service provider for MDPHA's Assisted Living Facility (ALF).	

Demolition/Disposition Activity Description	
1a. Development name:	Lincoln Gardens
1b. Development (project) number:	FL005-019
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status:	Submitted, pending approval
4. Date application approved, submitted, or planned for submission:	June 2009
5. Number of units affected:	47
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	August 2010
b. Projected end date of activity:	August 2012

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 <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status:	Approved
4. Date application approved, submitted, or planned for submission:	April 25, 2008
5. Number of units affected:	26
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	2009
b. Projected end date of activity:	2010

7.0 (cont'd)	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. (Public Housing Homeownership continued from previous page)</p> <table border="1" data-bbox="326 268 1247 495"> <thead> <tr> <th colspan="2">Public Housing Homeownership Activity Description</th> </tr> </thead> <tbody> <tr> <td>1a. Development name:</td> <td>Heritage Village I</td> </tr> <tr> <td>1b. Development (project) number:</td> <td>FL005-64 (320-064)</td> </tr> <tr> <td>2. Federal Program authority:</td> <td>Turnkey III</td> </tr> <tr> <td>3. Application status:</td> <td>Approved; included in the PHA's Homeownership Plan/Program</td> </tr> <tr> <td>4. Date Homeownership Plan/Program approved, submitted, or planned for submission:</td> <td>1977</td> </tr> <tr> <td>5. Number of units affected:</td> <td>3</td> </tr> <tr> <td>6. Coverage of action:</td> <td>Part of the development</td> </tr> </tbody> </table> <table border="1" data-bbox="326 520 1247 747"> <thead> <tr> <th colspan="2">Public Housing Homeownership Activity Description</th> </tr> </thead> <tbody> <tr> <td>1a. Development name:</td> <td>Heritage Village I</td> </tr> <tr> <td>1b. Development (project) number:</td> <td>FL005-64 (320-064)</td> </tr> <tr> <td>2. Federal Program authority:</td> <td>Section 32 of the USHA of 1937 (effective 10/1/99)</td> </tr> <tr> <td>3. Application status:</td> <td>Planned application (<i>convert Turnkey III to Section 32</i>)</td> </tr> <tr> <td>4. Date Homeownership Plan/Program approved, submitted, or planned for submission:</td> <td>2009</td> </tr> <tr> <td>6. Number of units affected:</td> <td>27</td> </tr> <tr> <td>6. Coverage of action:</td> <td>Part of the development</td> </tr> </tbody> </table>	Public Housing Homeownership Activity Description		1a. Development name:	Heritage Village I	1b. Development (project) number:	FL005-64 (320-064)	2. Federal Program authority:	Turnkey III	3. Application status:	Approved; included in the PHA's Homeownership Plan/Program	4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	1977	5. Number of units affected:	3	6. Coverage of action:	Part of the development	Public Housing Homeownership Activity Description		1a. Development name:	Heritage Village I	1b. Development (project) number:	FL005-64 (320-064)	2. Federal Program authority:	Section 32 of the USHA of 1937 (effective 10/1/99)	3. Application status:	Planned application (<i>convert Turnkey III to Section 32</i>)	4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	2009	6. Number of units affected:	27	6. Coverage of action:	Part of the development
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6. Coverage of action:	Part of the development																																
7.0 (cont'd)	<p>(d) Homeownership (cont'd)</p> <p>2. Section 8 Tenant Based MDPHA's Section 8 Homeownership Program was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001 and will be administered by the Section 8 contractor, with support from the Office of Community and Economic Development (OCED). More than 165 families have purchased homes since the inception of the program.</p> <p>The Section 8 program is comprised of 14,609 Housing Choice Vouchers and 2,100 Moderate Rehabilitation project based units. Additionally, MDPHA administers over 1000 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.</p> <p>a. Size of Program:</p> <ul style="list-style-type: none"> • MDPHA limits the number of families participating in the Section 8 homeownership option to more than 100 participants. <p>b. MDPHA-established eligibility criteria:</p> <ul style="list-style-type: none"> • The family must be currently in good standing with the housing agency, including no outstanding debt to MDPHA 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 • The family shall not have a history of late payments • The family must not have a previous default on a mortgage obtained through a MDPHA homeownership program. 																																
7.0 (cont'd)	<p>(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.</p> <p>During 2002, Miami-Dade Public Housing Agency (MDPHA) 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). MDPHA estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based assistance.</p> <p>During fiscal year 2004, MDPHA 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.</p>																																
8.0	<p>Capital Improvements. Please complete Parts 8 1 through 8 3, as applicable.</p>																																
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>(SEE ATTACHMENT)</p> <p>Note: The projects included in the CFP Annual Plan will be impacted by the funds that will be awarded pursuant to the American Recovery and Reinvestment Act of 2009.</p>																																

9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><u>Need: Shortage of affordable housing for all eligible populations</u> Strategy 1. Maximize the number of affordable units available to MDPHA within its current resources by: Reduce turnover time for vacated public housing units and reduce time to renovate public housing units. Seek replacement of public housing units lost to the inventory through mixed finance development. Seek replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers. Undertake measures to ensure access to affordable housing among assisted families, regardless of unit size required Participate in the Consolidated Plan development process to ensure coordination with broader community strategies Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families. Participating in Miami-Dade County's General Obligation Bond (GOB) program to preserve and/or expand affordable housing in Miami-Dade County.</p> <p>Strategy 2: Increase the number of affordable housing units by: 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. Continued implementation of the Section 8 Homeownership Program and Project-based Section 8 Voucher Program, contingent on the availability of vouchers.</p> <p><u>Need: Specific Family Types: Families at or below 30% of median and at or below 50% of median</u> Strategy: Target available assistance to families: Adopt rent policies to support and encourage work</p> <p><u>Need: Specific Family Types: Families with Disabilities</u> Strategy: Target available assistance to Families with Disabilities: Affirmatively market to local non-profit agencies that assist families with disabilities Continue implementation and modifications of the Section 504/ADA requirements of the Voluntary Compliance Agreement (VCA) between MDPHA and USHUD.</p> <p><u>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs.</u> Strategy: Increase awareness of MDPHA resources among families of races and ethnicities with disproportionate needs: Affirmatively market to races/ethnicities shown to have disproportionate housing needs</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><u>Increase the availability of decent, safe, and affordable housing:</u></p> <ul style="list-style-type: none"> • In reaching occupancy goals, Public Housing has increased its turnover in vacant units. • The Tenant-based and Project-based waiting lists were reopened July 7-31, 2008 where MDPHA received approximately 71,000 applications. <p><u>Improve community quality of life and economic vitality.</u></p> <ul style="list-style-type: none"> • USHUD approved MDPHA's Designated Housing Plan, designating units for occupancy by elderly families only. • MDPHA 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. • MDPHA will continue developing partnerships with the City of Miami, The Trust for Public Lands and other community organizations and faith based programs. <p><u>Ensure equal opportunity in housing and affirmatively further fair housing.</u></p> <ul style="list-style-type: none"> • MDPHA has continued to implement the Voluntary Compliance Agreement (VCA) requirement to make its offices, public housing dwellings and non-housing programs accessible to people with disabilities. Creation and revisions to the Reasonable Accommodation Policies and Procedures, Effective Communication Policies and ACOP as required by the VCA have been completed. The agency has supplemented its ongoing employee VCA training with special sessions focused on the ACOP and specific reasonable accommodation processes. • MDPHA has collected data from its wait lists and via post-application questionnaires to gauge clients' disability-related needs and has submitted a needs assessment to USHUD. Applicants and residents receive documents at move-in and annual recertification that advise them about their disability-related rights. A consultant was procured and has surveyed MDPHA's housing and non-housing stock to identify necessary modifications, catalog corrections and certify units now compliant with federal accessibility standards. MDPHA has assigned staff to implement the VCA, reviewed disability-related emergency procedures and responded to the 2008 VCA Monitoring Review. The agency will now renegotiate the VCA as required by the January 8, 2009 Memo of Understanding between USHUD and Miami-Dade County. <p>(Progress in Meeting Mission and Goals continued on next page)</p>

10.0 (cont'd)	<p>Additional Information</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>A Substantial Deviation from the Five-Year Plan is an overall change in the direction of the Miami-Dade Housing Agency (MDPHA) pertaining to its goals and objectives. The MDPHA will consider the following actions as a Substantial Deviation from the Five-Year Plan:</p> <ul style="list-style-type: none"> • The undertaking of new program activities that do not otherwise further the MDPHA's stated mission or further the goals as set forth in the current Five-Year Plan. • Insufficient budget authority from HUD 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. <p>A Significant Amendment or Modification to the Annual Plan is a change in policy pertaining to the operation of the MDPHA. The MDPHA will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:</p> <ul style="list-style-type: none"> • 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 of 10% of the current fiscal year's grant. • 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.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
 - (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.
- 8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/20011

Miami-Dade Public Housing Agency

Part I: Summary

PHA Name/Number	Locality (City/County & State)					Revision No:
	Work Statement for Year 1 FFY: 2009-2010	Work Statement for Year 2 FFY: 2010-2011	Work Statement for Year 3 FFY: 2011-2012	<input type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY: 2012-2013	<input type="checkbox"/> Revision No: Work Statement for Year 5 FFY: 2013-2014	
A. Development Number and Name	Work Statement for Year 1 FFY 2009-2010	Work Statement for Year 2 FFY: 2010-2011	Work Statement for Year 3 FFY: 2011-2012	Work Statement for Year 4 FFY: 2012-2013	Work Statement for Year 5 FFY: 2013-2014	
B. Physical Improvements Subtotal	See Annual Statement	\$7,559,800.00	\$7,608,194.00	\$7,615,694.00	\$7,615,694.00	
C. Management Improvements		\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	\$1,000,000.00	
D. PHA-Wide Non-dwelling Structures and Equipment		\$725,000.00	\$700,000.00	\$675,000.00	\$675,000.00	
E. Administration		\$1,326,400.00	\$1,329,742.00	\$1,327,242.00	\$1,327,242.00	
F. Other						
G. Operations		\$2,652,800.00	\$2,659,484.00	\$2,654,484.00	\$2,654,484.00	
H. Demolition						
I. Development						
J. Capital Fund Financing - Debt Service						
K. Total CFP Funds		\$1,300,000.00	\$1,300,000.00	\$1,300,000.00	\$1,300,000.00	
L. Total Non-CFP Funds (RHF)		\$14,564,000.00	\$14,597,420.00	\$14,572,420.00	\$14,572,420.00	
M. Grand Total						

Note: The projects included in the CFP 5-Year and Annual Plan will be impacted by the funds that will be awarded pursuant to the American Recovery and Reinvestment Act of 2009

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009-2010	
PHA Name: Miami-Dade Public Housing Agency	Grant Type and Number Capital Fund Program Grant No. FL14P005501-09 Date of CFFP: _____	FFY of Grant Approval:	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____ Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost¹
		Original	Revised¹
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	
		Obligated	Expended

Miami-Dade Public Housing Agency

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
Five Year Action Plan**

Part II. Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Work Description	DEVELOPMENT / ACCOUNT NO.	PHA FY: 2009-10	PHA FY: 2010-11	PHA FY: 2011-12	PHA FY: 2012-13	PHA FY: 2013-14
896				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$30,000	\$50,000	\$50,000	\$50,000	\$50,000
896				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
896				ROOF REPAIRS TO ROOF PERIMETER FLASHING	1460	\$100,000	\$0	\$0	\$0	\$0
896				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$30,000	\$60,000	\$60,000	\$60,000	\$60,000
897				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
Five Year Action Plan

Miami-Dade Public Housing Agency

25603

Part II - Supporting Pages Back Up

AMP Group	ACS	IFL HUD #	Development Name	Work Description	DEVELOPMENT ACCOUNT NO.	PHA FY: 2009-10	PHA FY: 2010-11	PHA FY: 2011-12	PHA FY: 2012-13	PHA FY: 2013-14
813			AMP-WIDE	ROOF REPAIRS	1460	\$20,000	\$100,000	\$200,000	\$200,000	\$200,000
814			AMP-WIDE	PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
815			AMP-WIDE	PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
815			AMP-WIDE	PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$600,000	\$100,000	\$100,000	\$100,000	\$100,000
815			AMP-WIDE	PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1460	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
				Sub-Total		\$5,639,000	\$5,986,380	\$5,714,000	\$5,614,000	\$5,614,000
801			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
802			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
803			AMP-WIDE	DWELLING EQUIPMENT	1465	\$75,000	\$23,420	\$23,420	\$23,420	\$23,420
804			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
805			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
807			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
808			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
809			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
810			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
812			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
813			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
814			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
815			AMP-WIDE	DWELLING EQUIPMENT	1465	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
				Sub-Total		\$375,000	\$623,420	\$623,420	\$623,420	\$623,420
807				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1470	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
811				CONC SPALLING	1470	\$100,000	\$0	\$0	\$0	\$0
811				CONC SPALLING	1470	\$670,800	\$0	\$0	\$0	\$0
813			AMP-WIDE	NON-DWELLING STRUCTURES / UFAS IMPROVEMENT	1470	\$20,000	\$100,000	\$100,000	\$100,000	\$100,000
814			AMP-WIDE	NON-DWELLING STRUCTURES / UFAS IMPROVEMENT	1470	\$0	\$30,000	\$100,000	\$100,000	\$100,000
				Sub-Total		\$840,800	\$200,000	\$250,000	\$250,000	\$250,000
803				ELEVATORS REPAIRS	1475	\$25,000	\$60,000	\$60,000	\$60,000	\$60,000
803				ELEVATORS REPAIRS	1475	\$25,000	\$60,000	\$60,000	\$60,000	\$60,000
804				ELEVATORS	1475	\$25,000	\$60,000	\$60,000	\$60,000	\$60,000
811				ELEVATOR UPGRADES	1475	\$25,000	\$60,000	\$60,000	\$60,000	\$60,000
811				PROJECTED UNIT IMPROVEMENTS / UFAS IMPROVEMENTS	1475	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
811				ELEVATORS UPGRADES	1475	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
811				FIRE ALARM SYSTEM	1475	\$100,000	\$0	\$0	\$0	\$0
812			AMP-WIDE	ELEVATORS UPGRADES	1475	\$25,000	\$60,000	\$60,000	\$60,000	\$60,000
814				ELEVATORS 6	1475	\$75,000	\$50,000	\$50,000	\$50,000	\$25,000
				Sub-Total		\$375,000	\$450,000	\$450,000	\$425,000	\$425,000
				Total		\$8,284,800	\$8,284,800	\$8,308,194	\$8,290,694	\$8,290,694
				Grand Total		\$13,264,000	\$13,264,000	\$13,297,420	\$13,272,420	\$13,272,420

Note: The projects included in the CFP 5-Year and Annual Plan will be impacted by the funds that will be awarded pursuant to the American Recovery and Reinvestment Act of 2009

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
Five Year Plan

Part II: Supporting Pages Back Up

AMP Group	CCS	FL HUD #	Development Name	Address	DEVELOPMENT ACCOUNT NO.	Fam. Unit	Total Units	PHA FY: 2009-10	PHA FY: 2010-11	PHA FY: 2011-12	PHA FY: 2012-13	PHA FY: 2013-14
805	007	005007	Victory Homes	520 NW 26 St., Seftonville Site	1460	0	142	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	007	005007	Victory Homes	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	142	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	044	005078	Burns-Veja Homes	Alford St. Seftonville	1460	0	24	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	044	005078	Burns-Veja Homes	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	24	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	051	005051	Lennon City	150 NE 48 St.	1460	0	100	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	051	005051	Lennon City	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	100	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	001	005001	Edison Courts	325 NW 62 St.	1460	0	345	\$100,000	\$100,000	\$150,000	\$150,000	\$150,000
805	001	005001	Edison Courts	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	345	\$100,000	\$100,000	\$150,000	\$150,000	\$150,000
805	056	005056	Edison Park (Family)	Seftonville Site	1460	0	32	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	056	005056	Edison Park (Family)	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	32	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	063	005063	In Cities - Wynwood	Seftonville Site	1460	0	45	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	063	005063	In Cities - Wynwood	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	45	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	005	005005	AMP-WIDE	DWELLING EQUIPMENT	1465	0	0	\$425,000	\$600,000	\$650,000	\$650,000	\$650,000
805	005	005005	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1465	0	0	\$425,000	\$600,000	\$650,000	\$650,000	\$650,000
805	005	005005	Liberty Square 005	1415 NW 43 St., Seftonville Site	1460	0	177	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	005	005005	Liberty Square 005	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	177	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	054	005100	Wynwood Homes - C	Seftonville Site	1460	0	39	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	054	005100	Wynwood Homes - C	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	39	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	099	005099	Tomn Park	1004 Ave. & 18 St.	1460	0	38	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	099	005099	Tomn Park	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	38	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	049	005049	Culmer Place	610 NW 10 St.	1460	0	151	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	049	005049	Culmer Place	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	151	\$100,000	\$150,000	\$150,000	\$150,000	\$150,000
805	091	005091	Phyllis Whiteley	1701 NW 2 St.	1460	40	0	\$30,000	\$50,000	\$50,000	\$50,000	\$50,000
805	091	005091	Phyllis Whiteley	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	40	0	\$30,000	\$50,000	\$50,000	\$50,000	\$50,000
805	022	005022	Rainbow Village	NW 20 St. & 3 Ave.	1460	0	100	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
805	022	005022	Rainbow Village	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	100	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
805	041	005041	448 Cr Plaza	550 NW 5 St.	1460	200	0	\$100,000	\$100,000	\$0	\$0	\$0
805	041	005041	448 Cr Plaza	Roof Repairs to Roof Perimeter Flashing	1460	200	0	\$100,000	\$100,000	\$0	\$0	\$0
805	041	005041	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	200	0	\$100,000	\$100,000	\$0	\$0	\$0
805	041	005041	AMP-WIDE	Site Improvements & UFAS Work	1450	0	0	\$30,000	\$75,000	\$75,000	\$75,000	\$75,000
805	041	005041	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1450	0	0	\$30,000	\$75,000	\$75,000	\$75,000	\$75,000
805	028	005028	Green Turnkey	1500 NW 7 St.	1460	0	21	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	028	005028	Green Turnkey	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	21	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	045	005045	Algalpath Homes	Seftonville Site	1460	0	50	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	045	005045	Algalpath Homes	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	50	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	063	005100	Santa Clara Homes	Seftonville Site	1460	0	13	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	063	005100	Santa Clara Homes	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	13	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	005	005005	AMP-WIDE	DWELLING EQUIPMENT	1455	0	0	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
805	005	005005	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1455	0	0	\$25,000	\$50,000	\$50,000	\$50,000	\$50,000
805	005	005005	AMP-WIDE	Site Improvements & UFAS Work	1470	0	169	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
805	005	005005	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1470	0	169	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
805	069	005069	Mossy Village	SW 35 Ave. & 261 St.	1460	0	64	\$100,000	\$375,000	\$375,000	\$375,000	\$375,000
805	069	005069	Mossy Village	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	64	\$100,000	\$375,000	\$375,000	\$375,000	\$375,000
805	071	005071	Southbridge I	SW 132 Ave. & 191 St.	1460	0	76	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000
805	071	005071	Southbridge I	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	76	\$50,000	\$100,000	\$100,000	\$100,000	\$100,000
805	087	005087	Southbridge II	SW 101 Ave. & 193 St.	1460	0	30	\$100,000	\$150,000	\$200,000	\$200,000	\$200,000
805	087	005087	Southbridge II	Roof Repairs	1460	0	30	\$100,000	\$150,000	\$200,000	\$200,000	\$200,000
805	072	005072	Pine Island I	SW 178 SW 77 Ave. & 172 St.	1460	0	80	\$100,000	\$150,000	\$200,000	\$200,000	\$200,000
805	072	005072	Pine Island I	Roof Repairs	1460	0	80	\$100,000	\$150,000	\$200,000	\$200,000	\$200,000
805	073	005073	AMP-WIDE	Moody Cr. & SW 172 Ave. & 172 Ave.	1460	0	50	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	073	005073	AMP-WIDE	Roof Repairs	1460	0	50	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
805	040	005040	AMP-WIDE	1341 SW 216 St.	1460	0	184	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
805	040	005040	AMP-WIDE	Roof Repairs	1460	0	184	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
805	040	005040	AMP-WIDE	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
805	040	005040	AMP-WIDE	Dwelling Equipment	1465	0	0	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
805	022	005022	Pennie Gardens	10161 Chicke Plaza	1460	22	138	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
805	022	005022	Pennie Gardens	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	22	138	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
805	077	005077	Richmond Homes	SW 8 St. & SW 14 Ave.	1460	0	32	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
805	077	005077	Richmond Homes	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	32	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
805	035	005035	Naranja	78207 SW 139 Ave.	1460	0	116	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
805	035	005035	Naranja	Projected Unit Improvements / UFAS IMPROVEMENTS	1460	0	116	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: FL14P005501-09 Date of CFPF: _____	Replacement Housing Factor Grant No: _____	FFY of Grant: 2009-2010 FFY of Grant Approval: _____
PHA Name: Miami-Dade Public Housing Agency				
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
		Original	Obligated	Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	\$2,652,800.00	\$0.00	\$0.00
3	1408 Management Improvements	\$1,000,000.00	\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$1,326,400.00	\$0.00	\$0.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	\$600,000.00	\$0.00	\$0.00
8	1440 Site Acquisition			
9	1450 Site Improvement	\$455,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$5,639,000.00	\$0.00	\$0.00
11	1465 I Dwelling Equipment—Nonexpendable	\$375,000.00	\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$840,800.00	\$0.00	\$0.00
13	1475 Non-dwelling Equipment	\$375,000.00	\$0.00	\$0.00
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495 J Relocation Costs			
17	1499 Development Activities ⁴			
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$13,264,000.00	\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security – Soft Costs			
24	Amount of line 20 Related to Security – Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name:		Capital Fund Program Grant No:		FFY 2009-2010	
Miami-Dade Public Housing Agency		Replacement Housing Factor Grant No: F14R005501		FFY of Grant Approval:	
Date of CFFP:		Reserve for Disasters/Emergencies		Final Performance and Evaluation Report	
Type of Grant		Original		Revised ²	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		Total Estimated Cost		Total Actual Cost ¹	
Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	\$1,300,000.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,300,000.00		\$0.00	\$0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

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