

Memorandum



Date: December 7, 2010

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

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

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: Resolution Authorizing the Public Housing Assessment System (PHAS)
Management Operations Certification for Fiscal Year 2010

Recommendation

It is recommended that the Board of County Commissioners (BCC) approve the attached Resolution authorizing Miami-Dade Public Housing Agency's (MDPHA's) Public Housing Assessment System (PHAS)/Management Assessment Subsystem (MASS) Certification for the fiscal year ending September 30, 2010, and authorize the Mayor or Mayor's designee to submit the Certification to the United States Department of Housing and Urban Development (US HUD).

Scope

This resolution is associated with the public housing program administered by MDPHA. Other housing authorities exist within Miami-Dade County, such as Hialeah Housing Authority, Housing Authority of Miami Beach, and Homestead Housing Authority, which administer their own public housing programs.

Fiscal Impact/Funding Source

This resolution does not create a negative fiscal impact to the County. Approval of this item simply authorizes the submission of the PHAS/MASS Certification to US HUD.

Monitoring/Record

The Mayor or the Mayor's designee will certify the agency's MASS submission. Once the submission is complete, staff anticipates that MDPHA will be categorized as a Standard Performer by US HUD as in previous years.

Background

On January 11, 2000, US HUD published an Amendment to the PHAS final rule that established a new system for the assessment of public housing. The PHAS is designed to enhance public trust by creating a comprehensive tool that qualitatively and quantitatively measures a public housing agency based on standards that are objective and uniform.

Under PHAS, US HUD evaluates a public housing agency based on the following four indicators: 1) physical condition; 2) financial condition; 3) management operations; and 4) resident service and satisfaction. Overall, this annual certification provides US HUD with detailed information describing the PHAs management operations. This annual submission is transmitted electronically to US HUD's Real Estate Assessment Center (REAC) through a secured system where it is reviewed and scored. The results are combined with scores from the physical, financial, and customer satisfaction assessments to provide US HUD with a complete picture of a public housing agency's overall condition.

The maximum score that a public housing agency can receive for PHAS is 100. The following is the breakdown of the scoring:

PHAS Indicator Maximum Score	
Physical	30
Financial	30
Management*	30
<u>Resident</u>	<u>10</u>
Total	100

MASS* is one of four PHAS indicators. US HUD requires that MASS be approved by resolution of the public housing agency's board of commissioners, which in this case is this BCC. The submission is to be sent electronically and signed and attested by the MDPHA Director. US HUD does not required public housing agencies to obtain board approval for the Physical, Financial, and Resident indicators.

As part of the last MASS submission in FY 2004-05, approved by the BCC through Resolution R-1128-05, the agency scored all of its points for the six sub-indicators (vacant unit turnaround, capital fund, work orders, inspections of units/systems, security, and economic self sufficiency), but lost points for vacant unit turnaround. MDPHA's MASS score from that last submission was 26, and overall PHAS score was in the Standard Performer category. Staff expects to receive a score once again that will categorize MDPHA as a Standard Performer.

However, MDPHA's new Vacancy Turnaround/Specialty unit, which was launched at the beginning of this fiscal year, is expected to address all agency-wide routine vacant units and specialty trade work orders with the goal of significant reducing the turnaround time of vacant units in public housing. As a result of these efforts, the County expects to see improved MASS scores in the coming years.

Typically US HUD requires public housing agencies to submit the MASS annually. However, MDPHA received various waivers after the last submission in 2005, including, but not limited to, waivers associated with Hurricanes Wilma and Katrina, the PHAS transition year for public housing agencies that were converting to asset management, and the Memorandum of Understanding between US HUD and Miami-Dade County, which was entered into after US HUD receivership.

This would be the first submission required by US HD subsequent to all of the waivers. Timely approval of MDPHA's MASS is critical because US HUD requires all public housing agencies with fiscal years ending September 30, 2010 to submit by November 30, 2010. The MDPHA Director will submit the certification electronically to US HUD upon approval by the BCC.

Attachment



Assistant County Manager



MEMORANDUM

(Revised)

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

DATE: December 7, 2010

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

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

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(1)(A)
12-7-10

RESOLUTION NO. _____

RESOLUTION APPROVING THE PUBLIC HOUSING ASSESSMENT SYSTEM (PHAS) MANAGEMENT OPERATIONS CERTIFICATION; AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO CERTIFY THE MANAGEMENT ASSESSMENT SUBSYSTEM CERTIFICATION FOR FISCAL YEAR 2010 ON BEHALF OF MIAMI-DADE COUNTY; AND AUTHORIZING THE MAYOR OR MAYOR'S DESIGNEE TO SUBMIT SAID CERTIFICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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

WHEREAS, a copy of Miami-Dade Public Housing Agency's (MDPHA) Management Operations Certification for Fiscal Year 2010 is attached hereto and incorporated herein by reference; and

WHEREAS, MDPHA, on behalf of Miami-Dade County, is responsible for providing safe, decent and sanitary affordable housing opportunities to income groups defined by the United States Department of Housing and Urban Development (US HUD) as extremely low, low, and very-low income residents living in public housing,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the Public Housing Assessment System Management Operations Certification; authorizes the Mayor or the Mayor's designee to certify the Management Assessment Subsystem (MASS) Certification, part of the Public Housing Assessment System (PHAS), for fiscal year ending September 30, 2010 on behalf of Miami-Dade County; and authorizes the Mayor or the Mayor's designee to submit said Certification to the United States Department of Housing and Urban Development by November 30, 2010.

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

Dennis C. Moss, Chairman	
Jose "Pepe" Diaz, Vice-Chairman	
Bruno A. Barreiro	Lynda Bell
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

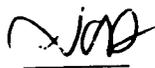
The Chairperson thereupon declared the resolution duly passed and adopted this 7th day of December, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

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Sub-Indicator 1: Vacant Unit Turnaround Time

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
V12400	Total number of turnaround days.	0
V12500	Total number of vacancy days exempted for Capital Fund.	0
V12600	Total number of vacancy days exempted for other reasons.	0
V12700	Total number of vacant units turned around and lease in effect in the PHA's immediate past fiscal year.	0
V12800	Average number of calendar days units were in down time.	0.00
V12900	Average number of calendar days units were in make ready time.	0.00
V13000	Average number of calendar days units were in lease up time.	0.00
V13100	Average Unit Turnaround Days.	0.00

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Sub-Indicator 2: Capital Fund

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
CF10000	Do you have any open Capital Fund programs(e.g. CGP, HOPE VI)(Y/N)? Open = any program that does not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	<input type="text" value="yes"/>
Component 1:	Unexpended Funds Over Three Federal Fiscal Years (FFYs) Old	
CF10050	Total funds authorized over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 4,023,403.00
CF10100	Total funds expended over 3 FFYs old that do not have a pre-audit end date or that received a pre-audit end date during the fiscal year being assessed.	\$ 895,113.00
CF10200	Unexpended funds to be recaptured (enter dollar amt).	\$ 0.00
CF10300	Unexpended funds approved by HUD over 3 FFYs old (enter dollar amt).	\$ 0.00
CF10400	Unexpended funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF10500	Adjusted total unexpended funds.	\$ 3,128,290.00
Component 2:	Timeliness of Fund Obligation	
CF11100	Total funds authorized for grants over 2 FFYs old.	\$ 32,640,437.00
CF11200	Total funds obligated over 2 FFYs old.	\$ 26,566,986.00
CF11300	Unobligated funds approved by HUD over 2 FFYs old (enter dollar amt).	\$ 6,073,451.00
CF11400	Unobligated funds with time extensions due to reasons outside of PHA control (enter dollar amt).	\$ 0.00
CF11500	Adjusted total unobligated funds.	\$ 0.00
Component 3:	Adequacy of Contract Administration	
CF11700	The date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to contract administration (include A133 audit).	09/23/2003 <small>(mm/dd/yyyy)</small>
CF11800	The number of findings related to contract administration.	0
CF11900	The number of findings related to contract administration that have been corrected by the PHA.	0
CF12000	The number of findings related to contract administration that the PHA is in the process of correcting.	0
Component 4:	Quality of the Physical Work	
CF12200	Date of last HUD/Army Corps of Engineers on-site inspection and/or audit related to quality of the physical work.	09/23/2003 <small>(mm/dd/yyyy)</small>

CF12300	The number of findings related to the quality of the physical work.	0
CF12400	The number of findings related to the quality of the physical work that have been corrected by the PHA.	0
CF12500	The number of findings related to the quality of the physical work that the PHA is in the process of correcting.	0
Component 5: Budget Controls		
CF12700	Total amount of Capital Funds expended during the PHA fiscal year being assessed.	\$ 33,071,479.00
CF12800	The amount of Capital Funds expended on approved work items not subject to budget revisions during the PHA fiscal year being assessed.	\$ 30,000,343.00
CF12900	The amount of Capital Funds expended under budget revisions with prior HUD approval during the PHA fiscal year being assessed.	\$ 2,859,713.00
CF13000	The amount of Capital Funds expended under budget revisions not requiring prior HUD approval during the PHA fiscal year being assessed.	\$ 211,423.00

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Sub-Indicator 3: Work Orders

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Emergency Work Orders	
W10000	Total number of emergency work orders.	739
W10100	Total number of emergency work orders completed / abated within 24 hours.	738
W10200	Percentage of emergency work orders completed / abated within 24 hours.	99.86 %
Component 2:	Non-Emergency Work Orders	
W10500	Total number of non-emergency work orders.	72,804
W10600	Total number of calendar days it took to complete non-emergency work orders.	196,373
W10700	Average number of days PHA has reduced the time it takes to complete non-emergency work orders over the past three years.	0.00
W10800	Average completion days.	2.70

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Sub-Indicator 4: Annual Inspection of Dwelling Units and Systems

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
Component 1:	Annual Inspection of Dwelling Units	
A10000	The total number of ACC units.	9,443
A10100	The sum of units exempted where the PHA made two documented attempts to inspect and is enforcing the lease.	165
A10200	Vacant units exempted for Capital Fund.	281
A10300	Vacant units exempted for other reasons.	159
A10400	Total number of units inspected using the Uniform Physical Condition Standards (UPCS).	8,825
A10550	Total number of units inspected that did not require repairs.	2,039
A10600	The number of units where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	6,786
A10700	Adjusted units available.	8,838
A10800	Percent of units inspected by PHA.	99.85 %
Component 2:	Annual Inspection of Systems Including Common Areas and Non-Dwelling Space	
A11100	Total number of projects.	111
A11200	Total number of projects exempted from the inspection of systems.	5
A11300	The total number of projects where all systems were inspected in accordance with the UPCS.	106
A11400	Total number of buildings.	2,023
A11500	Total number of buildings exempted from the inspection of systems.	79
A11600	Total number of buildings where all systems were inspected in accordance with the UPCS.	1,944
A11700	The number of buildings and projects where necessary repairs were completed to comply with UPCS either during the inspection, issued work orders for the repairs, or referred the deficiency to the current year's or next year's Capital Fund program.	1,944
A11800	Percentage of projects inspected.	100.00 %
A11900	Percentage of buildings inspected.	100.00 %

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Sub-Indicator 5: Security

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
Component 1: Tracking and Reporting Crime-Related Problems		
S10000	The date that the Board adopted current policies to track crime and crime-related problems.	11/06/1990 <small>(mm/dd/yyyy)</small>
S10100	The date that the PHA implemented the current procedures to track crime and crime-related problems.	11/06/1990 <small>(mm/dd/yyyy)</small>
S10200	The date that the PHA implemented a current cooperative system for tracking and reporting crime to local police authorities.	11/06/1990 <small>(mm/dd/yyyy)</small>
S10300	The number of crimes that the PHA can document it reported to local police authorities.	33
S10400	Percentage of developments where PHA can document it tracks crime and crime-related problems.	100.00 %
Component 2: Screening of Applicants		
S10500	The date the Board adopted current screening policies that reflect the applicable criteria.	01/21/2010 <small>(mm/dd/yyyy)</small>
S10600	The date the PHA implemented current screening procedures that reflect the applicable criteria.	03/01/2010 <small>(mm/dd/yyyy)</small>
S10700	PHA can document that current screening procedures result in successfully denying admission to applicants who meet the applicable criteria (enter Yes or No).	<input type="text" value="yes"/>
S10800	The total number of applicants denied who met the applicable criteria	598
Component 3: Lease Enforcement		
S10900	The date the Board adopted current eviction policies that reflect the applicable criteria.	01/21/2010 <small>(mm/dd/yyyy)</small>
S11000	The date the PHA implemented current eviction procedures that reflect the applicable criteria.	03/21/2010 <small>(mm/dd/yyyy)</small>
S11100	PHA can document that eviction screening procedures resulted in the evicting of residents who meet the applicable criteria (enter Yes or No).	<input type="text" value="yes"/>
S11200	The total number of evictions as a result of the applicable criteria.	95
Component 4: Drug Prevention and/or Crime Reduction Program Goals		
S11350	The number of HUD-funded drug prevention and/or crime reduction programs.	0
S11450	The number of non HUD-funded drug prevention and/or crime reduction programs that the PHA requests to be assessed.	0
S11550	The number of documented program goals that are related to drug-prevention and/or crime reduction.	0
S11600	The number of goals the PHA can document it met under the implementation plans(s) for any and all of these programs.	0
S11700	Percentage of goals that the PHA can document it met under the implementation plans(s) for any and all of these programs.	0.00 %

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Sub-Indicator 6: Economic Self-Sufficiency

PHA Code : FL005 FYE : 09/30 Fiscal Year : 2010
 PHA Name : MIAMI-DADE HOUSING AGENCY
 Submission Type : Submission

ELEMENT	DESCRIPTION	AMOUNT
E10000	The number of HUD-funded economic self-sufficiency programs.	1
E10100	The number of non HUD-funded economic self-sufficiency programs that the PHA requests to be assessed.	0
E10200	The number of documented program goals that are related to economic self-sufficiency.	2
E10300	The number of goals the PHA can document it met under the implementation plan(s) for any and all of these programs.	2
E10400	Percentage of goals that the PHA can document it met under the implementation plan(s) for any and all of these programs.	100.00 %

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