

## MEMORANDUM

Amended  
Agenda Item No. 8(K)(1)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** May 19, 2015

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

**SUBJECT:** Resolution approving Miami-Dade County Public Housing and Community Development department's Fiscal Year 2015-2016 Public Housing Agency Plan to United States Department of Housing and Urban Development for final approval; and authorizing the department director to submit plan for final approval, to revise the plan, subject to the limitations of the "Significant Amendment and Substantial Deviation" definition contained therein or as may be required by regulatory, statutory, court order or internal policy changes and to submit revised plan for approval

Resolution No. R-453-15

The accompanying resolution was prepared by Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Economic Prosperity Committee.

  
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R. A. Cuevas, Jr.  
County Attorney

RAC/lmp

# Memorandum



**Date:** May 19, 2015

**To:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor

**Subject:** Request to Approve Miami-Dade County's Public Housing and Community Development's FY 2015-16 Public Housing Agency Plan

This item was amended at the May 19, 2015 Board of County Commissioners meeting to revise the following in Attachment 1: Section 7.0 on page 16, and Section 10.0 on page 31 of the PHA Plan regarding utilization of the remaining HOPE VI grant funds. Instead of the funds being used for the Modello public housing project, the funds will be used to undertake additional activities, such as environmental remediation at the only large remaining site located at 7200 NW 22 Avenue, permitting development of the site in the future as green space and other uses, subject to the United States Department of Housing and Urban Development's approval.

## Recommendation

It is recommended that the Board of County Commissioners (Board) approve Miami-Dade County's (County) Public Housing and Community Development (Department) Public Housing Agency Plan (Plan) for Fiscal Year (FY) 2015-16.

It is further recommended that the Board authorize the Department Director to submit the Plan to the United States Department of Housing and Urban Development (Housing and Urban Development) for final approval no later than July 15, 2015. It is also recommended that the Board authorize the Department Director to make any necessary revisions to the Plan subject to the limitations of the Plan's "Significant Amendment and Substantial Deviation" definition. Finally, it is recommended that the Board authorize the Department Director, on behalf of the County, to modify the Plan as may be required by regulatory, statutory, court order or internal policy changes without further approval of the Board.

## Scope

The Plan includes the strategies for managing the federally-subsidized Public Housing and Section 8 programs for the County's area of jurisdiction. The County's Plan has a countywide impact. The County's Plan does not include the activities of Public Housing and Section 8 programs administered by other public housing authorities within the County (i.e. Hialeah Housing Authority, Housing Authority for the City of Miami Beach, and Homestead Housing Authority). These housing authorities must separately submit their own plans for housing programs administered by them to Housing and Urban Development.

## Fiscal Impact/Funding Source

The Plan includes the listing of the Department's financial resources and planned uses for the support of federal Public Housing and Section 8 programs for FY 2015-16. The approval of this item will not result in a fiscal impact to Miami-Dade County.

## Track Record/Monitor

Michael Liu, Department Director, is responsible for administering the federally-subsidized housing programs, the Public Housing Program and the Section 8 Programs.

**Background**

On May 6, 2014, the Board approved the Department's current Plan through Resolution No. R-424-14. On October 21, 2014, the Board also approved the Department's significant amendment to FY 2014-15 Plan through Resolution No. R-949-14.

**Department's Plan**

The Quality Housing and Work Responsibility Act, as amended, enacted on October 21, 1998, and related regulations promulgated and implemented by Housing and Urban Development, require all local, regional, or state housing agencies receiving federal funds to submit an annual public housing agency plan. The FY 2015-16 Plan presented for the Board's consideration includes the following proposed revisions:

1. Sections 6.0(8)(2) and (8)(3) - Provide increased security and anti-drug/crime initiatives at high-crime public housing sites by seeking HUD's approval for non-dwelling units to be used by police officers (HUD PIH Notice 2011-7 and 24 CFR §960.505) and partnering with local law enforcement (HUD PIH Notice 2011-7 and 24 CFR § 990.145(a)(2)).
2. Sections 7.0(b) and 5.2(B) - For purposes of increasing revenues, request HUD's approval to take units offline at the Helen Sawyer Assisted Living Facility (ALF) for private pay and introduce adult daycare services.
3. Section 5.2(A)(2) - Implement an Energy Performance Contract to increase energy efficiency.
4. Section 6.0(A)(4) - Applicants with wheelchairs will be offered Uniform Federal Accessibility Standards (UFAS) units or units with accessible features. Priority is provided to transferees.
5. Section 7.0 & Section 10.0 - Due to substantial soil contamination preventing further development of the HOPE VI site, funding will be redirected for green space and other uses.

The proposed Plan (Attachment 1) was made available for public review and comments during a 45-day comment period, which commenced on January 14, 2015 and expired on February 27, 2015. These documents were distributed to the Department's administrative and site offices, members of the Department's Resident Advisory Board, including resident council presidents (currently, the Overall Tenant Advisory Council), and to Legal Services of Greater Miami, Inc., which provides the majority of the legal representation to residents, participants and applicants of the housing programs administered by the County. The proposed draft documents were also posted on the Department's website.

As part of the FY 2015-16 Plan development process, the Department held a meeting with the Resident Advisory Board on January 15, 2015 at the Public Housing and Community Development Board Room, 1407 NW 7 Street, Miami, FL 33125.

Written comments received during the comment period were reviewed and taken into consideration by the Department in preparation of the final documents. Where the Department agreed with particular comments, the documents were revised accordingly to address the comments.

Attachments

  
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Russell Benford, Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** May 19, 2015

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

Amended  
**SUBJECT:** Agenda Item No. 8(K)(1)

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 Mayor'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 \_\_\_\_\_

Amended  
Agenda Item No. 8(K)(1)

RESOLUTION NO. R-453-15

RESOLUTION APPROVING MIAMI-DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT'S FISCAL YEAR 2015-2016 PUBLIC HOUSING AGENCY PLAN TO UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FINAL APPROVAL; AND AUTHORIZING THE DEPARTMENT DIRECTOR TO SUBMIT PLAN FOR FINAL APPROVAL, TO REVISE THE PLAN, SUBJECT TO THE LIMITATIONS OF THE "SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION" DEFINITION CONTAINED THEREIN OR AS MAY BE REQUIRED BY REGULATORY, STATUTORY, COURT ORDER OR INTERNAL POLICY CHANGES AND TO SUBMIT REVISED PLAN FOR APPROVAL

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

**WHEREAS**, Miami-Dade County, by and through its housing department, Miami-Dade Public Housing and Community Development (Department), is responsible for providing safe, decent and sanitary affordable housing opportunities to the income groups defined by the United States Department of Housing and Urban Development (Housing and Urban Development) as extremely low, low, and very-low income residents living in public, Section 8 and other federally subsidized housing,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

**Section 1.** The matters contained in the foregoing recitals are incorporated in this resolution by reference.

**Section 2.** This Board approves the Department's FY 2015-2016 Public Housing Agency Plan (Plan), in substantially the form attached hereto as Attachment 1 and incorporated by reference, and authorizes the Department Director to submit the Plan on behalf of Miami-Dade County to Housing and Urban Development by July 15, 2015 for final approval. The Board further authorizes the Department Director to make any necessary revisions to the Plan subject to the limitations of the Plan's "Significant Amendment and Substantial Deviation" definition or as may be required by regulatory, statutory, court order, or internal policy changes without further approval of the Board, and to submit such revised plan on behalf of Miami-Dade County to Housing and Urban Development for approval.

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

	Jean Monestime, Chairman	aye	
	Esteban L. Bovo, Jr., Vice Chairman	aye	
Bruno A. Barreiro	aye	Daniella Levine Cava	aye
Jose "Pepe" Diaz	absent	Audrey M. Edmonson	aye
Sally A. Heyman	aye	Barbara J. Jordan	aye
Dennis C. Moss	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	absent
Juan C. Zapata	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 19<sup>th</sup> day of May, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "TAS", is written over a horizontal line.

Terrance A. Smith

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>          Miami-Dade Public Housing and Community Development (PHCD)</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>          10/2015</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>  9141  </u> Number of HCV units: <u>  15,253  </u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <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:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.  <b>FIVE YEAR PLAN FOR FY 2015-2020</b>					
<b>5.1</b>	<b>Mission.</b> 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 County's housing department, Public Housing and Community Development (PHCD), 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"> <li>• Quality affordable housing opportunities.</li> <li>• Neighborhood revitalization and stabilization activities.</li> <li>• Partnerships with private and public entities to optimize resources through innovative programs.</li> <li>• Efficient and effective management of resources.</li> </ul>					

5.2	<p><b>Five Year Plan Goals and Objectives.</b> 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.</p> <p><b><u>A. Increase the availability of decent, safe, and affordable housing.</u></b></p> <p><b><u>1. Expand the supply of assisted housing</u></b> Leverage private or other public funds and/or generate revenue to create additional housing opportunities:</p> <ul style="list-style-type: none"> <li>• Continue to apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.</li> <li>• Verify information of each household member through EIV for double subsidy and debt owed to other housing authorities at time of admission as part of the eligibility process.</li> <li>• Pursue revenue-generating opportunities that may result in a revenue generating mechanism for the agency.</li> </ul> <p>Acquire or build units or developments:</p> <ul style="list-style-type: none"> <li>• PHCD reserves the right to issue Request for Proposals (RFP's), Request for Qualifications (RFQ's), Request for Applications (RFA's) and other similar procurement documents as needed to achieve stated plans and objectives.</li> <li>• As a result of RFP#794 awards by BCC and potential future RFA awards, numerous demolition and/or disposition applications by PHCD are anticipated.</li> <li>• PHCD reserves the right to submit additional demolition and/or disposition application for any development site in our portfolio subject to the Board of County Commissioners and HUD's approval.</li> </ul> <p><b><u>2. Improve the quality of assisted housing</u></b> Improve public housing management (PHAS Score):</p> <ul style="list-style-type: none"> <li>• Proactively undertaken a massive push to improve its PHAS score with emphasis on the management indicator (MASS) for the current fiscal year (FYE 2015) by increasing the occupancy rate through an improved process of offering units thus reducing vacancies. Additional proactive actions include reducing tenant account receivables through improved rent collection enforcement and reducing account payables.</li> <li>• Increase the financial indicator score (FASS) by improving financials through AMP restructuring</li> <li>• Continue improving the physical indicator (PASS) by conducting in-house property inspections and providing preventive maintenance and repairs through specially dedicated maintenance crews.</li> <li>• Continue with the Quality Assurance Review (QAR) program of residents' files.</li> <li>• Continue the applicability of the Enterprise Income Verification (EIV).</li> </ul> <p>Improve voucher management (SEMAP Score):</p> <ul style="list-style-type: none"> <li>• Maintain or exceed SEMAP Standard Performer status.</li> </ul> <p>Increase customer satisfaction:</p> <ul style="list-style-type: none"> <li>• Provide improved communication with management and referral services to residents.</li> <li>• Section 8 will continue to receive and assess customer surveys to improve communication.</li> </ul> <p>Concentrate on efforts to improve specific management functions:</p> <ul style="list-style-type: none"> <li>• Deliver timely and quality maintenance services to public housing residents.</li> <li>• Maintain preventive maintenance efforts.</li> </ul> <p>Renovate or modernize public housing units</p> <ul style="list-style-type: none"> <li>• Implement FYs 2012-17 Capital Fund 5-Year Action Plan, in accordance with available funding.</li> <li>• PHCD will consider and implement to the extent feasible, existing or additional force account (in-house) laborers on either a permanent or a temporary basis, in accordance with applicable HUD requirements, to perform construction work for capital fund projects.</li> <li>• Utilize contractors for projects presented in the Five Year Action Plan.</li> </ul> <p><b>(Continued on next page)</b></p>
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**Five Year Plan Goals and Objectives. (continued from previous page)**

- Continue the Work Order program as necessary, which is a rapid method of contracting based on lowest bid to do vacant unit repairs and miscellaneous work.
- Due to utility modernization, building master meters, which are currently paid by PHCD, may be replaced by individualized meters where the utility costs may become the responsibility of the resident.
- Implementation of Energy Performance Contract to increase the energy efficiency of our developments.
- Funds from the Capital Funds Financing Program (CFFP) may be available subject to completion of the CFFP application process.

3. Increase assisted housing choices:

- Applicants and current families will be advised of housing opportunities.
- As an alternative to homeownership, PHCD may consider pursuing lease-to-own options for homeownership units.

Reduce public housing vacancies:

- Once the elderly population on the waiting list is exhausted, PHCD may select "near elderly" for admission into "elderly" designated public housing units.
- PHCD may elect to open the waiting list if there are insufficient applicants for a particular bedroom size, type (e.g., general occupancy, elderly designated buildings, elderly and mixed developments, accessible or non-accessible, Assisted Living Facilities (ALF), or for one or more of the local preferences).
- PHCD plans to implement a pilot program for persons experiencing homelessness by collaborating with a homeless organization.

**B. Improve community quality of life and economic vitality**

- Continue implementing public housing security improvements.
- The agency has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization and empowerment.
- PHCD may apply for any grants and funding sources in coming fiscal years as it may deem appropriate for providing additional services for public and assisted housing which may include all PHCD sites.
- PHCD may request extension of grant obligations and expenditure deadlines as it may deem necessary.
- PHCD may submit appropriate applications and execute all other documentation as required by USHUD and others having jurisdiction for projects and corresponding funding.
- Introduce adult daycare as part of the services offered by the Helen Sawyer ALF in order to offset expenditures.

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<p>5.2 (cont'd)</p>	<p><b>Five Year Plan Goals and Objectives. (continued from previous page)</b></p> <p><b><u>C. Promote self-sufficiency and asset development of families and individuals</u></b></p> <p>Increase the number of employed persons in assisted families:</p> <ul style="list-style-type: none"> <li>• Monitor contractors and subcontractors for compliance with Section 3 training and employment goals, and provide public housing residents with information about Section 3 business and training employment opportunities.</li> </ul> <p>Provide or identify supportive services to improve assistance recipients' employability:</p> <ul style="list-style-type: none"> <li>• Seek new partnerships with both public and private entities to enhance social and economic services to residents in assisted housing.</li> <li>• Increase resident participation requirements for social service providers operating at public housing sites by requiring community organizations that provide services at the sites serve public housing residents or show good cause for not meeting this goal.</li> <li>• The agency is administering ROSS Grants to assist families in public housing with self-sufficiency training, employment training, job placement and educational opportunities for early childhood and grade school academic improvement.</li> <li>• Identify supportive services to increase independence for the elderly or families with disabilities:</li> <li>• The Section 3 function will continue to offer opportunities for employment through job fairs and training programs.</li> <li>• Maintain the disallowance (Earned Income Disallowance) of increase in annual income for all families in Public Housing and for disabled families in Section 8 programs as per the HUD regulations</li> </ul> <p><b><u>D. Ensure Equal Opportunity in Housing for all Americans</u></b></p> <ul style="list-style-type: none"> <li>• Continue implementing Section 504, ADA, the Fair Housing Act and the Voluntary Compliance Agreement (VCA).</li> <li>• Continue implementation of the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). See PHA Plan section 6.0, item 13, Violence Against Women Act (VAWA).</li> <li>• Continue to implement PHCD's Limited English Proficiency (LEP) policy. Based on a four-factor analysis, PHCD has identified Spanish and Creole as the non-English languages most likely used by clients served under PHCD's housing programs.</li> <li>• Affirmatively further Fair Housing: no person shall, on the basis of race, color, sex, religion, national or ethnic origin, familial status, marital status, status as a victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity or gender expression, ancestry, age, pregnancy, disability, or source of income be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under programs operated and/or funded by PHCD.</li> </ul>
<p>6.0</p>	<p><b><u>ANNUAL PLAN FOR FY 2014-2015</u></b></p> <p><b>Annual PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>1. <b>Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</b> 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.</p> <p>In accordance with HUD's Equal Access Rule and PIH Notice 2014-20 and the policies of Miami-Dade County, PHCD has revised its definition of "family" to provide equal access regardless of actual or perceived sexual orientation, gender identity, gender expression or marital status. If a complaint is received, PHCD will determine if a program violation has occurred and implement appropriate corrective actions.</p> <p><b>(Continued on next page)</b></p>

**Annual PHA Plan Update-PHA Plan Elements (continued from previous page)**6.0  
(cont'd)**A. Project-Based Programs****(1) Eligibility**

PHCD selects applicants for the Project-Based Program according to project-based ranking number and available bedroom size units. A preliminary screening is conducted to establish eligibility.

Screening includes:

- Criminal background, drug-related activity and sex offender checks performed locally and nationwide.
- Ability to comply with financial obligations and lease requirements, such as evictions, rental payment history, etc.
- Verify information of each household member through EIV for double subsidy and debt owed to another housing authority or program at time of admission as part of the eligibility process.

**(2) Waiting List Organization**

- PHCD received 28,362 pre-applications for the Public Housing Program during a twelve-day registration period from September 8-19, 2014. All pre-applications successfully completed and transmitted during this period were randomly assigned a ranking/position list number for Project-Based programs by computer.
- PHCD continues processing a community-wide waiting list established in 2008 with each applicant assigned two ranking numbers; one for Project-Based Programs and another for Tenant-Based Programs. Public Housing will be selected using the Project-Based ranking; and Section 8 Housing Choice Voucher, Section 8 Project-Based Vouchers and Section 8 Moderate Rehabilitation programs will be selected using the Tenant-Based ranking.

**(3) Assignment**

- Vacant units are offered to multiple applicants countywide based on availability.

**(4) Admissions Preferences**

- PHCD will provide admission preference for Extremely Low-Income (ELI) households for LIHTC developments.
- Applicants with wheelchairs will be offered Uniform Federal Accessibility Standards (UFAS) units or units with accessible features. Priority is provided to transferees.
- PHCD adheres to the federal income targeting requirements.
- Applicants on the waiting list are selected by ranking number and available bedroom size
- PHCD may consider offering Housing Choice Vouchers to Liberty Square residents due to its redevelopment, on a case-by-case basis according to the circumstances, upon vouchers availability.

**(5) Local Preferences**

- Assisted Living Facilities (ALF)
- Veterans.

**(6) Occupancy**

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

- PHCD Conventional Public Housing Dwelling Lease and Community Policies.
- PHCD Admissions and Continued Occupancy Policy (ACOP).
- Regulatory and Operating Agreements and referenced documents for projects utilizing a mixed-finance funding strategy which may include, but is not limited to, Low Income Housing Tax Credit (LIHTC).
- Regulatory page on PHCD website.

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**Annual PHA Plan Update-PHA Plan Elements (continued from previous page)****B. Tenant-Based Programs****(1) Eligibility**

PHCD selects applicants for the Tenant-Based Program according to tenant-based ranking number. Screening includes:

- Criminal background, drug-related activity and sex offender checks performed locally and nationwide.
- Ability to comply with financial obligations and lease requirements, such as evictions, rental payment history, etc.
- Verify information of each household member through EIV for double subsidy and debt owed to another housing authority or program at time of admission as part of the eligibility process.
- Upon request, landlords are provided access to clients' files in compliance with the State of Florida's Government-in-the-Sunshine Law that states government records or documents are considered public record and should be made available for inspection or copying if requested.

**(2) Waiting List Organization**

- There is a community-wide waiting list established in 2008 with each applicant assigned two ranking numbers; one for Project-Based Programs and one for Tenant-Based Programs. Public Housing will be selected using the Project-Based ranking; and Section 8 Housing Choice Voucher, Section 8 Project-Based Vouchers and Section 8 Moderate Rehabilitation will be selected using the Tenant-Based ranking.
- PHCD received 17,916 pre-applications for the Moderate Rehabilitation Program during an eight-day registration period from July 14-21, 2014. All pre-applications successfully completed and transmitted during this period were randomly assigned a ranking/position list number by computer.

**(3) Search Time**

- The initial term of the Section 8 voucher is 60 days from the date of voucher issuance. PHCD may extend the initial term 60 additional days in accordance with the Section 8 Administrative Plan.
- The voucher term may be extended beyond 120-days as a reasonable accommodation.

**(4) Admissions Preferences**

- PHCD adheres to the federal income targeting requirements.
- Applicants on the waiting list are selected by ranking number.
- PHCD may consider offering Housing Choice Vouchers to Liberty Square residents due to its redevelopment, on a case-by-case basis according to the circumstances, upon vouchers availability.

**(5) Local Preferences**

- Veterans— achieved through Veteran's Affairs Supportive Housing (VASH) program

**(6) 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 PHCD.

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

Special Purpose includes Veteran's Affairs Supportive Housing (VASH) and Non-Elderly Disabled (NED).

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6.0  
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**Annual PHA Plan Update-PHA Plan Elements (continued from previous page)****C. Other Programs****(1) Scott/Carver HOPE VI**

Exclusively for former HOPE VI residents of Scott and Carver Homes who resided in Scott or Carver Homes as of September 16, 1999 and ranked through a computerized lottery system. The Scott/Carver returning residents list opened since November 2010.

**(2) Section 8 New Construction (S8NC)**

S8NC developments are privately managed. The management agent will be responsible for managing its own waiting lists.

**(3) Homeless**

A pilot program for persons experiencing homelessness will consist of referrals from a homeless organization. This program will initially be limited to a maximum availability of 25 Public Housing units that may be expanded if the program is successful.

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d)**2. Financial Resources.**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2015-16)</b>	<b>Preliminary Estimate</b>	
a) Public Housing Operating Fund	\$ 31,256,000	
b) Public Housing Capital Fund	\$ 8,424,000	
c) HOPE VI Grant	\$ 3,190,000	New Public Housing Units
d) Replacement Housing Factor Funds (RHF)	\$ 3,000,000	New Public Housing Units
e) Neighborhood Stabilization Program 3 (NSP 3) funds	\$ 0	
f) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$ 175,329,000	
g) Other Federal Grants (list below)		
h) Emergency Shelter Grant	\$ 894,000	
<b>2. Public Housing Dwelling Rental Income</b>	\$ 16,941,000	Public Housing Operations
<b>3. Non-federal sources (list below)</b>		
a) General Obligation Bonds (GOB)	\$ 32,243,000	
b) Miscellaneous Revenue	\$ 2,183,000	Public Housing Operations
c) Investment Interest	\$ 110,000	Public Housing Operations
d) Developer Contribution to RHF commitment	\$1,295,745	New Public Housing Units
<b>Total Resources</b>	<b>\$274,865,745</b>	

**Notes:** All amounts are approximate and subject to change.

- If approved, PHCD may potentially receive up to \$47 million through Capital Fund Financing Program (CFFP).

<p>6.0 (cont'd)</p>	<p><b>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</b></p> <p><b>3. Rent Determination.</b> A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.</p> <p><b>A. Public Housing</b></p> <p>(1) <u>Income Based Rent Policies</u></p> <ul style="list-style-type: none"> <li>• PHCD adheres to federal guidelines and requirements.</li> <li>• Minimum Rent is \$50.</li> <li>• Maintains rent hardship exemption policies.</li> <li>• Rent is calculated at a fixed amount or percentage less than 30% of adjusted income</li> </ul> <p>(2) <u>Flat Rents/Rent Reasonableness</u></p> <ul style="list-style-type: none"> <li>• PHCD annually revises the Flat Rent Schedule based on a rent reasonableness study of similar unassisted units. By October 31, 2014, PHCD implemented the requirements set forth in PIH Notice 2014-12, which requires Flat Rents to be at least 80% of the Fair Market Rent (FMR) less utility allowance. (See attached Significant Amendment).</li> </ul> <p><b>B. Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher, and Section 8 Moderate Rehabilitation</b></p> <p>(1) <u>Payment Standards</u></p> <ul style="list-style-type: none"> <li>• Payment standards are reevaluated according to the Fair Market Rents (FMR) annually published by HUD for the area. The Payment Standard amount for a particular unit size may be established at any level between 90 and 110% of the published FMR,</li> </ul> <p>(2) <u>Minimum Rent</u></p> <ul style="list-style-type: none"> <li>• Minimum rent is \$50.</li> <li>• Exceptions can be made under a financial hardship.</li> </ul> <p><b>C. All Programs</b></p> <p>PHCD reserves the right to implement <u>PIH Notice 2013-03</u> as needed to relieve administrative burden. In addition, according to <u>PIH Notice 2013-04</u>, PHCD is not required to verify fully excluded income and may accept an applicant or participant's self-certification of such income.</p>
<p>6.0 (cont'd)</p>	<p><b>4. Operation and Management.</b> A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.</p> <p>PHCD management policies are located in:</p> <ul style="list-style-type: none"> <li>• PHCD Admissions and Continued Occupancy Policy (ACOP)</li> <li>• PHCD Conventional Public Housing Dwelling Lease and Community Policies</li> <li>• Regulatory and Operating Agreements and Referenced Documents for projects utilizing a mixed-finance funding strategy which may include, but is not limited to, Low Income Housing Tax Credits (LIHTC).</li> <li>• PHCD Section 8 Administrative Plan</li> </ul> <p>Improve public housing management (PHAS Score):</p> <ul style="list-style-type: none"> <li>• Proactively undertaken a massive push to improve its PHAS score with emphasis on the management indicator (MASS) for the current fiscal year (FYE 2015) by increasing the occupancy rate through an improved process of offering units thus reducing vacancies. Additional proactive actions include reducing tenant account receivables through improved rent collection enforcement and reducing account payables.</li> <li>• Increase the financial indicator score (FASS) by improving financials through AMP restructuring</li> <li>• Continue improving the physical indicator (PASS) by conducting in-house property inspections and providing preventive maintenance and repairs through dedicated maintenance crews and contractors.</li> </ul>

<b>6.0 (cont'd)</b>	<p><b>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</b></p> <p><b>5. Grievance Procedures.</b> A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.</p> <p>Grievance procedures are addressed in the Section 8 Administrative Plan, Public Housing Community Policies and ACOP.</p> <p>To initiate the grievance process, applicants and residents may request informal reviews and hearings from their respective PHCD division or development management office.</p>																																																																															
<b>6.0 (cont'd)</b>	<p><b>6. Designated Housing for Elderly and Disabled Families.</b> With respect to public housing projects, describe any projects, in the upcoming fiscal year, which the PHA has designated or will apply for designation for occupancy by elderly and disabled families.</p> <table border="1" data-bbox="233 617 1433 1774"> <thead> <tr> <th data-bbox="233 617 521 751">1) Development Name &amp; Number</th> <th data-bbox="521 617 695 751">2) Designation Type</th> <th data-bbox="695 617 964 751">3) Application Status</th> <th data-bbox="964 617 1146 751">4) Date Approved</th> <th data-bbox="1146 617 1433 751">Units Affected <i>(Note: all units affected are total development)</i></th> </tr> </thead> <tbody> <tr> <td>Biscayne Plaza FL-05-074A</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>52</td> </tr> <tr> <td>Edison Plaza FL-05-056</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>80</td> </tr> <tr> <td>Florida City Gardens FL-05-080</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>50</td> </tr> <tr> <td>Goulds Plaza FL-05-079</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>50</td> </tr> <tr> <td>Haley Sofge FL-05-026</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>475</td> </tr> <tr> <td>Helen Sawyer Assisted Living Facility FL 05-057</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>101</td> </tr> <tr> <td>Lemon City FL-05-051</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>100</td> </tr> <tr> <td>Palm Courts FL-05-065</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>88</td> </tr> <tr> <td>Palm Towers FL-05-43</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>103</td> </tr> <tr> <td>Palmetto Gardens FL-05-088</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>40</td> </tr> <tr> <td>Peters Plaza FL-05-039</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>102</td> </tr> <tr> <td>Robert King High FL 05-013</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>315</td> </tr> <tr> <td>Smathers Plaza FL-05-018</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>182</td> </tr> <tr> <td>South Miami Plaza FL-05-045</td> <td>Elderly</td> <td>Renewed thru 11/21/15</td> <td>7/23/13</td> <td>97</td> </tr> </tbody> </table> <p><b>(Continued on next page)</b></p>					1) Development Name & Number	2) Designation Type	3) Application Status	4) Date Approved	Units Affected <i>(Note: all units affected are total development)</i>	Biscayne Plaza FL-05-074A	Elderly	Renewed thru 11/21/15	7/23/13	52	Edison Plaza FL-05-056	Elderly	Renewed thru 11/21/15	7/23/13	80	Florida City Gardens FL-05-080	Elderly	Renewed thru 11/21/15	7/23/13	50	Goulds Plaza FL-05-079	Elderly	Renewed thru 11/21/15	7/23/13	50	Haley Sofge FL-05-026	Elderly	Renewed thru 11/21/15	7/23/13	475	Helen Sawyer Assisted Living Facility FL 05-057	Elderly	Renewed thru 11/21/15	7/23/13	101	Lemon City FL-05-051	Elderly	Renewed thru 11/21/15	7/23/13	100	Palm Courts FL-05-065	Elderly	Renewed thru 11/21/15	7/23/13	88	Palm Towers FL-05-43	Elderly	Renewed thru 11/21/15	7/23/13	103	Palmetto Gardens FL-05-088	Elderly	Renewed thru 11/21/15	7/23/13	40	Peters Plaza FL-05-039	Elderly	Renewed thru 11/21/15	7/23/13	102	Robert King High FL 05-013	Elderly	Renewed thru 11/21/15	7/23/13	315	Smathers Plaza FL-05-018	Elderly	Renewed thru 11/21/15	7/23/13	182	South Miami Plaza FL-05-045	Elderly	Renewed thru 11/21/15	7/23/13	97
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6.0 (cont'd)	Martin Fine FL-05-048	Elderly	Pending Application	TBD	50
	Three Round Towers FL-05-062	Elderly	Renewed thru 11/21/15	7/23/13	391
	Ward Towers FL-05-044	Elderly	Renewed thru 11/21/15	7/23/13	200
	Ward Towers 2 (ALF) FL-05-144	Elderly	Renewed thru 11/21/15	7/23/13	100
	Wynwood Elderly FL-05-094	Elderly	Renewed thru 11/21/15	7/23/13	72

6.0  
(cont'd)**Annual PHA Plan Update-PHA Plan Elements (continued from previous page)**

**7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

**(1) Services and programs offered to residents and participants**

- Elderly meals and youth programs are available at selected Public Housing sites.
- Refer also to Section 10 relative to the Scott/Carver HOPE VI Redevelopment summary and updates.
- Business and entrepreneurship training programs

**(2) Policies or programs for economic and social self-sufficiency****(a) General**

Coordination of efforts between PHCD and social service agencies include:

- Facilitate the provision of social and self-sufficiency services and programs to eligible families

**(b) Self-Sufficiency Policies:**

- Preference/eligibility for Section 8 homeownership option participation
- Facilitate interactive workshops to educate current and prospective MDC contractors and entities about Section 3 goals and business opportunities.
- All contracts and work orders must comply with Section 3 requirements.

**(c) Family Self Sufficiency programs**

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants	Actual Number of Participants (As of November 2014)
Public Housing	N/A*	4
Section 8	161	163

\*PHCD is not funded for this program.

**(3) Compliance with Community Service requirements and treatment of Welfare income changes****(a) Welfare Benefit Reductions**

- Establishing a protocol for exchange of information with all appropriate social service agencies.

**(b) Compliance with Community Service requirements**

- Provide names and contacts that may provide opportunities for residents to fulfill their Community Service obligations, including but not limited to, Allapattah Community Action, American Red Cross, Alternative Programs, Artz-n-the-Hood, Big Brother & Big Sister, Black Economic Development, Boys and Girls Club, Belafonte Tacolcy Center, Better Way of Miami, Camilus House, De Hostos Senior Center, Fanm Ayisyen nan Miyami, Habitat for Humanity, Haitian American Foundation, Hispanic Coalition, Little Havana Activities, Mt. Calvary CDC, Naranja Princeton Community Development, Neighbors & Neighbors, Resident Council, West Perrine Community Development, YMCA, Youth Co-op, YWCA, Miami-Dade Public Schools, Libraries, Parks, Pools, Optimist Athletic Club and Local Community Centers.

**(Continued on next page)**

<p>6.0 (cont'd)</p>	<p><b>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</b></p> <ul style="list-style-type: none"> <li>• Provide the family with the necessary documentation, such as the certification form, third party verification form, and a copy of this policy at lease execution.</li> <li>• Make the final determination as to whether or not a family member is exempt from the Community Service and/or Self-sufficiency requirement and verify the resident's participation and compliance with the welfare program through a Third Party Verification form.</li> <li>• Thirty days prior to the annual reexamination, PHCD begins reviewing family compliance. If a family member is non-compliant, the head of household will sign an agreement to make up the deficient hours over the next 12 months.</li> <li>• At the next annual reexamination, if the family member is still out of compliance, the lease is not renewed and the family must move out unless the noncompliant family member vacates the unit.</li> </ul>
<p>6.0 (cont'd)</p>	<p><b>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</b></p> <p><b>8. Safety and Crime Prevention.</b> For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.</p> <p><b><u>(1) A description of the need for measures to ensure the safety of public housing residents:</u></b></p> <ul style="list-style-type: none"> <li>• Upgrade security camera systems, lighting, security gates and other preventive measures to ensure safety of residents.</li> <li>• Continue targeted police patrols to promote crime reduction initiative.</li> <li>• Continue to communicate with residents regarding security and safety issues at PHCD sites.</li> <li>• Promote the establishment of resident crime watch groups through partnerships with law enforcement.</li> </ul> <p><b><u>(2) A description of any crime prevention activities conducted or to be conducted by the PHA:</u></b></p> <ul style="list-style-type: none"> <li>• Crime reduction initiative with several police departments to arrange police patrols in and around sites</li> <li>• Crime reduction initiative includes partnership with US Attorneys' Office and Miami-Dade State Attorneys' Office</li> <li>• Increase security at high crime public housing sites by seeking HUD approval for non-dwelling public housing units to be used by police officers (PIH 2011-7 and 24 CFR 960.505).</li> </ul> <p><b><u>(3) A description of the coordination between PHA and the appropriate police precincts for carrying out crime prevention measures and activities:</u></b></p> <ul style="list-style-type: none"> <li>• PHCD may provide subsidized addresses to local police, which in turn will provide crime data to housing agency staff for further analysis and action</li> <li>• Police regularly testify in and otherwise support eviction cases</li> <li>• Police regularly meet with management and residents</li> <li>• Agreement between PHCD and local law enforcement agencies for provision of above-baseline law enforcement services</li> <li>• As an anti-drug/crime prevention initiative, PHCD may partner with local law enforcement (PIH 2011-7 and 24 CFR 990.145(a)(2))</li> </ul>

6.0 (cont'd)	<p><b>9. Pets.</b> A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.</p> <ol style="list-style-type: none"> <li>(1) PHCD has a pet policy permitting pet ownership by residents of public housing.</li> <li>(2) 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.</li> <li>(3) 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.</li> <li>(4) 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.</li> <li>(5) Only one four legged, warm-blooded pet per dwelling unit. This does not apply to assistive animals.</li> <li>(6) The weight of any pet is not to exceed twenty (20) pounds at the age of maturity. This does not apply to assistive animals.</li> </ol> <p>Additional details and rules are available in PHCD's Community Policies.</p>
6.0 (cont'd)	<p><b>10. Civil Rights Certification.</b> 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><b>11. Fiscal Year Audit.</b> The results of the most recent fiscal year audit for the PHA.</p> <p>PHCD 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)).</p> <p>The FY 2013-14 audit is being conducted by CohnReznick LLP, an independent CPA firm contracted by PHCD.</p>
6.0 (cont'd)	<p><b>12. Asset Management.</b> 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> <ul style="list-style-type: none"> <li>• Conduct monthly reviews of each property as it relates to occupancy, rent collections, re-examinations, emergency work orders, routine work orders and unit turnaround time.</li> <li>• 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 PHCD plans for future viability of the public housing portfolio.</li> </ul>

<p><b>6.0 (cont' d)</b></p>	<p><b>13. Violence Against Women Act (VAWA).</b> A description of: <b>1)</b> 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; <b>2)</b> 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 <b>3)</b> 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>PHCD complies with the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). See Chapter XIV (Domestic Violence) of the ACOP, and Section 2.15 (Domestic Violence, Sexual Assault/Battery, Dating Violence or Stalking) of the S8 Administrative Plan.</p> <p>As approved by a Board of County Commissioners' Resolution No. R-595-12 signs have been posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs will provide contact information and assistance to domestic violence victims.</p>
<p><b>6.0 (cont' d)</b></p>	<p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><b><u>The PHA Plan (including attachments) are available for public inspection at:</u></b>  PHCD Overtown Transit Village administrative office  PHCD development management offices: Public Housing Site Offices  PHCD website  PHCD Section 8 office</p>

7.0

**Hope VI, Mixed Finance Modernization or Development, Acquisition, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

**(a) Hope VI Choice Neighborhood Initiative (CNI), 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.

PHCD received a HOPE VI revitalization grant in 1999 for Scott/Carver Homes, development (project) number: FL29P005004/FL29P005020. Phase 1 was completed by Habitat for Humanity in 2008 which provided 57 new homes. Phase 2 was completed in 2012 and provided a total of 354 rental units composed of 177 public housing (ACC) units, 107 low and moderate income (tax credit) units and 70 market rate units. Phase III and IV were also part of the revitalization plan, but due to substantial soil contamination at the only large remaining site (the site), 7200 NW 22 Ave, PHCD will seek a revision to the Revitalization Plan to utilize the remaining HOPE VI grant funds to undertake environmental remediation of the site. PHCD held a community meeting on May 14, 2015 at the Northpark Community Center to obtain community input and discuss alternative options for the site. There was general agreement by those in attendance on the need for environmental remediation of the site thus permitting the development of the site in the future as green space and other uses, subject to USHUD approval. (Refer also to Section 10, (a) Progress in Meeting Mission and Goals, HOPE VI, for additional information). USHUD no longer provides HOPE VI grants. Refer also to Section 10 for LIHTC projects.

PHCD may apply for new mixed finance, mixed income and/or other grants and funding sources in the coming fiscal year as it may deem appropriate for providing additional housing and/or upgrading of existing housing and ancillary facilities which may include all PHCD sites. PHCD may request extension of grant obligation and expenditure deadlines as it may deem necessary, including but not limited to RHF funding. PHCD may submit appropriate demolition and /or disposition applications and also execute all other documentation as required by USHUD and others having jurisdiction for rehabilitation, development, acquisition and implementation of projects and corresponding funding.

Engaging in mixed-finance development and acquisition activities and corresponding funding for affordable housing in the Plan year:

- Choice Neighborhood Initiative (CNI) funding.
- Replacement Housing Factor Funds (RHF).
- Developers may apply for Low-Income Housing Tax Credits (LIHTC) on PHCD sites when approved by the Board of County Commissioners.
- Rental Assistance Demonstration (RAD).
- Other funding and Rehabilitation/Development and acquisition opportunities which may include, but are not limited to, Liberty Square public housing developments.
- With the approval of the Board of County Commissioners, PHCD may apply for financing and/or funding including but not limited to the Capital Fund Financing Program (CFFP).

7.0  
(cont'  
d)

**(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 and/or disposition; and **(2)** A timetable for the demolition and/or disposition. **Note:** This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

Plans to conduct the following demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Elizabeth Virrick II</b>
1b. Development (project) number: FL005-029
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status: Application approved as modified June 27, 2010 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: June 27, 2010
5. Number of units affected: 56
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: Demolition completed: Fall 2011 b. Projected end date of activity: Disposition projected by 2016

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Scattered Sites -B</b>
1b. Development (project) number: FL005-017B
2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status: Application approved as modified May 26, 2011 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: May 26, 2011
5. Number of units affected: 8
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: Demolition completed: Nov 2011 b. Projected end date of activity: Disposition projected by 2016

**(Continued on next page)**

**(Demolition and/or Disposition continued from previous page)****Demolition/Disposition Activity Description**

- 1a. Development name: **Carver Homes (partial- Carrie Meek Center)**  
 1b. Development (project) number: FL005-020 (HOPE VI)
2. Activity type: Disposition  (Ground Lease) (Part of Scott/Carver Disposition)  
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 09-01-2010
5. Number of units affected: 0 (1 non-residential bldg. and parking lot)
6. Coverage of action: Partial development
7. Timeline for activity:  
 a. Actual or projected start date of activity: 2015  
 b. Projected end date of activity: 2016

7.0  
(cont'  
d)

**Note: This disposition is for the remaining Carrie Meek Center.** No demolition application needed for S/C HOPE VI properties, as this activity was already approved with HOPE VI application.

**Demolition/Disposition Activity Description**

- 1a. Development name: **Lincoln Gardens**  
 1b. Development (project) number: FL005-019
2. Activity type: Demolition   
 Disposition
3. Application status: Application approved as modified July 24, 2009 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: July 24, 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: Demolition completed: Summer 2011  
 b. Projected end date of activity: Disposition projected by 2016

**(Continued on next page)**

**(Demolition and/or Disposition continued from previous page)**7.0  
(cont'd)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Modello</b>
1b. Development (project) number:	FL005-038
2. Activity type:	Disposition <input checked="" type="checkbox"/> (Ground Lease) Demolition <input checked="" type="checkbox"/>
3. Application status:	Demolition Approved
4. Date application approved, submitted, or planned for submission:	3/25/14
5. Number of units affected:	120
6. Coverage of action:	Total development
7. Timeline for activity:	a. Actual or projected start date of activity: July 2014 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scott Homes -Sector IIIA (partial)</b>
1b. Development (project) number:	FL005-004 (HOPE VI)
2. Activity type:	Disposition <input checked="" type="checkbox"/> (Sale) <i>(Part of Scott/Carver Disposition)</i>
3. Application status:	Approved Application
4. Date application approved, submitted, or planned for submission:	09-01-2010
5. Number of units affected:	0 (Land only)
6. Coverage of action:	Partial development
7. Timeline for activity:	a. Actual or projected start date of activity: 2014 b. Projected end date of activity: 2016

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Scott Homes -Sector II (partial)</b>
1b. Development (project) number:	FL005-004 (HOPE VI)
2. Activity type:	Disposition <input checked="" type="checkbox"/> (Ground Lease) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status:	Planned Application
4. Date application approved, submitted, or planned for submission:	09-01-2015
5. Number of units affected:	0 (1 non-residential bldg. and parking lot)
6. Coverage of action:	Partial development
7. Timeline for activity:	a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2016

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7.0 (cont'd)	(Demolition and/or Disposition continued from previous page)																					
	<table border="1"> <thead> <tr> <th colspan="2">Demolition/Disposition Activity Description</th> </tr> </thead> <tbody> <tr> <td>1a. Development name:</td> <td><b>Scott Homes Sector I (partial)</b></td> </tr> <tr> <td>1b. Development (project) number:</td> <td>FL005-004 (HOPE VI)</td> </tr> <tr> <td>2. Activity type:</td> <td>Disposition <input checked="" type="checkbox"/> (Sale) (Part of Scott/Carver Disposition)</td> </tr> <tr> <td>3. Application status:</td> <td>Planned Application</td> </tr> <tr> <td>4. Date application approved, submitted, or planned for submission:</td> <td>09-01-2014</td> </tr> <tr> <td>5. Number of units affected:</td> <td>0</td> </tr> <tr> <td>6. Coverage of action:</td> <td>Partial development</td> </tr> <tr> <td>7. Timeline for activity:</td> <td></td> </tr> <tr> <td></td> <td>a. Actual or projected start date of activity: 2014</td> </tr> <tr> <td></td> <td>b. Projected end date of activity: 2016</td> </tr> </tbody> </table> <p><b>Note:</b> No demolition application needed for S/C HOPE VI properties, as this activity was already approved with HOPE VI application.</p>	Demolition/Disposition Activity Description		1a. Development name:	<b>Scott Homes Sector I (partial)</b>	1b. Development (project) number:	FL005-004 (HOPE VI)	2. Activity type:	Disposition <input checked="" type="checkbox"/> (Sale) (Part of Scott/Carver Disposition)	3. Application status:	Planned Application	4. Date application approved, submitted, or planned for submission:	09-01-2014	5. Number of units affected:	0	6. Coverage of action:	Partial development	7. Timeline for activity:			a. Actual or projected start date of activity: 2014	
Demolition/Disposition Activity Description																						
1a. Development name:	<b>Scott Homes Sector I (partial)</b>																					
1b. Development (project) number:	FL005-004 (HOPE VI)																					
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3. Application status:	Planned Application																					
4. Date application approved, submitted, or planned for submission:	09-01-2014																					
5. Number of units affected:	0																					
6. Coverage of action:	Partial development																					
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	b. Projected end date of activity: 2016																					
7.0 (cont'd)																						
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Demolition/Disposition Activity Description																						
1a. Development name:	<b>Smathers Plaza</b>																					
1b. Development (project) number:	FL005-018																					
2. Activity type:	Disposition <input checked="" type="checkbox"/>																					
3. Application status:	Planned application																					
4. Date application approved, submitted, or planned for submission:	10/22/14																					
5. Number of units affected:	0																					
6. Coverage of action:	Partial development (vacant land)																					
7. Timeline for activity:																						
	a. Actual or projected start date of activity: 2014																					
	b. Projected end date of activity: 2015																					

<b>(Demolition and/or Disposition continued from previous page)</b>	
<b>7.0 (cont' d)</b>	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: <b>Martin Fine</b>
	1b. Development (project) number: FL005-048
	2. Activity type: Disposition <input checked="" type="checkbox"/>
	3. Application status: Planned
	4. Date application approved, submitted, or planned for submission: 12/1/14
	5. Number of units affected: 50
	6. Coverage of action: Total development
<b>7.0 (cont' d)</b>	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: <b>Joe Moretti</b>
	1b. Development (project) number: FL005-012
	2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
	3. Application status: Planned
	4. Date application approved, submitted, or planned for submission: 12/21/14
	5. Number of units affected: 192
	6. Coverage of action: Partial development
<b>7.0 (cont' d)</b>	<b>Demolition/Disposition Activity Description</b>
	1a. Development name: <b>Three Round Towers</b>
	1b. Development (project) number: FL005-062
	2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
	3. Application status: Planned
	4. Date application approved, submitted, or planned for submission: 2016
	5. Number of units affected: 391
	6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017	
<b>(Continued on next page)</b>	

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d)**(Demolition and/or Disposition continued from previous page)**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Haley Sofge</b>
1b. Development (project) number: FL005-026
2. Activity type: Disposition <input checked="" type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 3/15/15
5. Number of units affected: 475
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2017

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<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Robert King High</b>
1b. Development (project) number: FL005-013
2. Activity type: Disposition <input checked="" type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 3/15/15
5. Number of units affected: 322
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2017

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Liberty Square</b>
1b. Development (project) number: FL005-002
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 6/15/15
5. Number of units affected: 252
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2017

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(cont'd)**(Demolition and/or Disposition continued from previous page)**

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Liberty Square</b>
1b. Development (project) number:	FL005-03
2. Activity type:	Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status:	Planned Application
4. Date application approved, submitted, or planned for submission:	06-15-2016
5. Number of units affected:	177
6. Coverage of action:	Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2018

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Liberty Square</b>
1b. Development (project) number:	FL005-05
2. Activity type:	Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status:	Planned Application
4. Date application approved, submitted, or planned for submission:	06-15-2017
5. Number of units affected:	280
6. Coverage of action:	Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2017 b. Projected end date of activity: 2019

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Culmer Place</b>
1b. Development (project) number:	FL005-49
2. Activity type:	Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status:	Planned Application
4. Date application approved, submitted, or planned for submission:	06-15-2016
5. Number of units affected:	151
6. Coverage of action:	Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2018

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**(Demolition and/or Disposition continued from previous page)**7.0  
(cont'  
d)**Demolition/Disposition Activity Description**

- 1a. Development name: **Culmer Gardens**  
 1b. Development (project) number: FL005-75
2. Activity type: Disposition   
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 06-15-2016
5. Number of units affected: 75
6. Coverage of action: Total development
7. Timeline for activity:  
 a. Actual or projected start date of activity: 2016  
 b. Projected end date of activity: 2018

**Demolition/Disposition Activity Description**

- 1a. Development name: **Annie Coleman**  
 1b. Development (project) number: FL005-14
2. Activity type: Disposition   
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 06-15-2016
5. Number of units affected: 245
6. Coverage of action: Total development
7. Timeline for activity:  
 a. Actual or projected start date of activity: 2016  
 b. Projected end date of activity: 2018

**Demolition/Disposition Activity Description**

- 1a. Development name: **Annie Coleman**  
 1b. Development (project) number: FL005-15
2. Activity type: Disposition   
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 06-15-2016
5. Number of units affected: 144
6. Coverage of action: Total development
7. Timeline for activity:  
 a. Actual or projected start date of activity: 2016  
 b. Projected end date of activity: 2018

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7.0 (cont'd)	<p>(Demolition and/or Disposition continued from previous page)</p> <table border="1" data-bbox="233 201 1094 653"> <thead> <tr> <th data-bbox="233 201 1094 237">Demolition/Disposition Activity Description</th> </tr> </thead> <tbody> <tr> <td data-bbox="233 237 1094 268">1a. Development name: <b>Helen Sawyer ALF (Partial)</b></td> </tr> <tr> <td data-bbox="233 268 1094 302">1b. Development (project) number: FL005-057</td> </tr> <tr> <td data-bbox="233 302 1094 373">2. Activity type: Disposition <input checked="" type="checkbox"/> (To take units offline for private bed rental)</td> </tr> <tr> <td data-bbox="233 373 1094 407">3. Application status: Planned</td> </tr> <tr> <td data-bbox="233 407 1094 478">4. Date application approved, submitted, or planned for submission: Planned for 2015</td> </tr> <tr> <td data-bbox="233 478 1094 512">5. Number of units affected: 30</td> </tr> <tr> <td data-bbox="233 512 1094 546">6. Coverage of action: Partial development</td> </tr> <tr> <td data-bbox="233 546 1094 653">7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2016</td> </tr> </tbody> </table>	Demolition/Disposition Activity Description	1a. Development name: <b>Helen Sawyer ALF (Partial)</b>	1b. Development (project) number: FL005-057	2. Activity type: Disposition <input checked="" type="checkbox"/> (To take units offline for private bed rental)	3. Application status: Planned	4. Date application approved, submitted, or planned for submission: Planned for 2015	5. Number of units affected: 30	6. Coverage of action: Partial development	7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2016
Demolition/Disposition Activity Description										
1a. Development name: <b>Helen Sawyer ALF (Partial)</b>										
1b. Development (project) number: FL005-057										
2. Activity type: Disposition <input checked="" type="checkbox"/> (To take units offline for private bed rental)										
3. Application status: Planned										
4. Date application approved, submitted, or planned for submission: Planned for 2015										
5. Number of units affected: 30										
6. Coverage of action: Partial development										
7. Timeline for activity: a. Actual or projected start date of activity: 2015 b. Projected end date of activity: 2016										
7.0 (cont'd)	<p>PHCD reserves the right to submit additional demolition and/or disposition application for any development site subject to the Board of County Commissioners and USHUD approval, including but not limited to emergency projects, such as demolition of unsafe structures, minor scope projects or other projects as may become necessary. Approximate number of units, start dates and end dates indicated on Demolition and/or Disposition Summary above may change dependent on funding obtained.</p>									
7.0 (cont'd)	<p><b>(c) Conversion of Public Housing.</b> With respect to public housing owned by a PHA:</p> <p>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: <a href="http://www.hud.gov/offices/pih/centers/sac/conversion.cfm">http://www.hud.gov/offices/pih/centers/sac/conversion.cfm</a></p> <p><b><u>Voluntary Conversion Initial Assessments</u></b></p> <p>Developments that are subject to the Required Initial Assessments: <u>64</u></p> <p>Developments that are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects): <u>41</u></p> <p>Assessments conducted for the covered developments: <u>One</u>.</p> <p>Developments that may be appropriate for conversion based on the Required Initial Assessments: <u>None</u></p> <p>PHCD completed a review of each covered development's operations as public housing, and considered the implications of converting the public housing to tenant-based assistance. The initial review indicated that the Voluntary Conversion of public housing to tenant-based assistance is inappropriate, for the following reasons:</p> <ul style="list-style-type: none"> <li>• Conversion would be more expensive than continuing to operate the developments as public housing;</li> <li>• Removal of developments would not principally benefit the residents of the public housing developments included; and</li> <li>• It would adversely affect the availability of affordable housing in the community.</li> </ul>									

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**(d) Homeownership.** A description (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

**1. Public Housing Homeownership**

**Public Housing Homeownership Activity Description**

- |   |
|---|
| 1a. Development name: FHA Homes Dade County   |
| 1b. Development (project) number: FL005-052C – (160-836)                                |
| 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: 1978 |
| 5. Number of units affected: 5  |
| 6. Coverage of action: Part of the development  |

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**Public Housing Homeownership Activity Description**

- |  |
|--|
| 1a. Development name: FHA Homes Dade County  |
| 1b. Development (project) number: FL005-052C – (160-836)   |
| 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: December 2012   |
| 5. Number of units affected: 5 – ( <i>Number of units and planned application for conversion is dependent upon whether these Turnkey III units are sold or not</i> ) |
| 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: <i>Approved</i>   |
| 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 9/25/13   |
| 5. Number of units affected: 26 ( <i>Note: PHCD plans to request amendment of the Section 32 Homeownership Program and return units back into inventory to be leased to buy.</i> ) |
| 6. Coverage of action: Part of the development   |

7.0 (cont'd)	<p><b>2. Section 8 Tenant-Based Homeownership</b></p> <p>PHCD's Section 8 Homeownership Program was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001, with support from the former Miami-Dade County Housing and Community Development (HCD).</p> <p>The Section 8 program is comprised of 15,253 allocated Housing Choice Vouchers (including 204 VASH) and 2,097 Moderate Rehabilitation project based units. Additionally, PHCD administers 987 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"> <li>• PHCD is limiting the number of FSS participants in the homeownership program to 200. Currently there are 163 families in the program.</li> </ul> <p>b. PHCD-established eligibility criteria:</p> <ul style="list-style-type: none"> <li>• The family must be currently in good standing with the housing agency, including no outstanding debt to PHCD for previous quality standard damages or unpaid rent</li> <li>• Meet HUD income requirements</li> <li>• Must earn the minimum wage equivalent to 2,000 hours annually at the State of Florida minimum rate</li> <li>• The family must be in compliance with the current lease</li> <li>• The family shall not have quality standards violations existing in the unit</li> <li>• The family shall not have a history of late payments</li> </ul> <p>The family must not have a previous default on a mortgage obtained through a PHCD homeownership program.</p>
7.0 (cont'd)	<p><b>3. Additional Homeownership Opportunities</b></p> <ul style="list-style-type: none"> <li>• As an alternative to homeownership, PHCD may consider pursuing lease-to-own options for homeownership units.</li> </ul>
7.0 (cont'd)	<p><b>(e) Project-based Vouchers.</b> 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>Based on availability of additional funding, PHCD estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based assistance.</p> <p>Current project-based vouchers are located at:</p> <ul style="list-style-type: none"> <li>• Island Place Apartments - 50 units since 2004</li> <li>• Liberty Square Apartments/Tansey Corporation – 24 units as of Dec. 8, 2010</li> </ul>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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><b>(SEE ATTACHMENT)</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>(SEE ATTACHMENT)</b></p>

8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.  <b>NOT APPLICABLE – PHCD IS NOT CURRENTLY UNDER A CAPITAL FUND FINANCING PROGRAM.</b> However, with the approval of the Board of County Commissioners, PHCD may apply for financing and/or funding including but not limited to the Capital Fund Financing Program (CFFP) to incorporate capital improvements, redevelopment, and/or other uses approved by HUD.</p>																																																																																
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><b>Housing Needs of Families in the Jurisdiction/s Served by the PHCD:</b></p> <table border="1" data-bbox="228 705 1442 1654"> <thead> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford-ability (Households using 50% income for rent)</th> <th>Sup ply</th> <th>Quality (House-holds living in Sub-standard conditions)</th> <th>Ac ce ss- ibil ity</th> <th>Size (Over-crowd- ed)</th> <th>Loca- tion</th> </tr> </thead> <tbody> <tr> <td>Income &lt;= 30% of AMI</td> <td>34,745</td> <td>18,055</td> <td>N/A</td> <td>2,398</td> <td>N/A</td> <td>1,876</td> <td>N/A</td> </tr> <tr> <td>Income &gt;30% but &lt;=50% of AMI</td> <td>36,978</td> <td>11,680</td> <td>N/A</td> <td>2,552</td> <td>N/A</td> <td>1,997</td> <td>N/A</td> </tr> <tr> <td>Income &gt;50% but &lt;80% of AMI</td> <td>48,555</td> <td>4,651</td> <td>N/A</td> <td>3,351</td> <td>N/A</td> <td>2,622</td> <td>N/A</td> </tr> <tr> <td>Elderly</td> <td>46,061</td> <td>24,685</td> <td>N/A</td> <td>3,179</td> <td>N/A</td> <td>834</td> <td>N/A</td> </tr> <tr> <td>Households with Disabilities</td> <td>48,468</td> <td>17,142</td> <td>14,166</td> <td>17,142</td> <td>N/A</td> <td>2,617</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (Hispanic)</td> <td>132,400</td> <td>N/A</td> <td>N/A</td> <td>9,136</td> <td>N/A</td> <td>7,150</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (Black)</td> <td>37,845</td> <td>N/A</td> <td>N/A</td> <td>2,612</td> <td>N/A</td> <td>2,044</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (White)</td> <td>21,925</td> <td>N/A</td> <td>N/A</td> <td>1,513</td> <td>N/A</td> <td>1,184</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity (Asian and Other)</td> <td>3,220</td> <td>N/A</td> <td>N/A</td> <td>223</td> <td>N/A</td> <td>174</td> <td>N/A</td> </tr> </tbody> </table> <p>Sources of information PHCD used to conduct this analysis:</p> <ul style="list-style-type: none"> <li>Consolidated Plan of the Jurisdiction/s: Miami-Dade County Entitlement Area  Fiscal Years: 2013-2017  The information provided under the "Overall" column for <i>Income</i> breakdown, <i>Elderly</i> and <i>Households with Disabilities</i> is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and Homestead).</li> </ul>	Family Type	Overall	Afford-ability (Households using 50% income for rent)	Sup ply	Quality (House-holds living in Sub-standard conditions)	Ac ce ss- ibil ity	Size (Over-crowd- ed)	Loca- tion	Income <= 30% of AMI	34,745	18,055	N/A	2,398	N/A	1,876	N/A	Income >30% but <=50% of AMI	36,978	11,680	N/A	2,552	N/A	1,997	N/A	Income >50% but <80% of AMI	48,555	4,651	N/A	3,351	N/A	2,622	N/A	Elderly	46,061	24,685	N/A	3,179	N/A	834	N/A	Households with Disabilities	48,468	17,142	14,166	17,142	N/A	2,617	N/A	Race/Ethnicity (Hispanic)	132,400	N/A	N/A	9,136	N/A	7,150	N/A	Race/Ethnicity (Black)	37,845	N/A	N/A	2,612	N/A	2,044	N/A	Race/Ethnicity (White)	21,925	N/A	N/A	1,513	N/A	1,184	N/A	Race/Ethnicity (Asian and Other)	3,220	N/A	N/A	223	N/A	174	N/A
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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.</p> <p><b>Need: Shortage of affordable housing for all eligible populations</b></p> <p><b>Strategy 1. Maximize the number of affordable units available to PHCD within its current resources by:</b>  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 and other financing or funding strategies.  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 expand the amount of public housing available in Miami-Dade County.</p> <p><b>Strategy 2: Increase the number of affordable housing units by:</b>  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><b>Need: Specific Family Types: Families at or below 30% of median and at or below 50% of median</b></p> <p><b>Strategy: Target available assistance to families:</b>  Continue policies to support and encourage self-sufficiency.</p> <p><b>Need: Specific Family Types: Families with Disabilities</b></p> <p><b>Strategy: Target available assistance to Families with Disabilities:</b>  Continue implementation and modifications of the Section 504/ADA requirements and the Voluntary Compliance Agreement (VCA) between PHCD and USHUD.</p> <p><b>Need: Specific Family Types: Races or ethnicities with housing needs.</b></p> <p><b>Strategy: Increase awareness of PHCD resources:</b>  PHCD complies with all HUD fair housing requirements.</p> <p><b>Need: Reduce impediment to Fair Housing choice through education efforts.</b></p> <p><b>Strategy: Continue providing Fair Housing training to employees.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p><b>(a) Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>On October 1, 2011, the former Miami-Dade Public Housing Agency (MDPHA) merged with Miami-Dade County's Housing and Community Development (HCD). Both entities are now acting as a single unit known as the Miami-Dade Public Housing and Community Development (PHCD).</p> <p><b>(continued on next page)</b></p>

**(a) Progress in Meeting Mission and Goals (continued from previous page)**10.0  
(cont'd)Increase the availability of decent, safe, and affordable housing:

- In reaching occupancy goals, Public Housing has increased its turnover of vacant units.
- On July 7-31, 2008, PHCD received 71,376 applications.
- On July 18-29, 2011, the waiting list was reopened for elderly only (62 of age and over) for zero and one bedroom units in the Public Housing program, Once the elderly population on the waiting list is exhausted, PHCD may select "near elderly" for admission into "elderly" designated public housing units.
- In June 2012, PHCD re-initiated selection of applicants from the 2008 Tenant-based waiting list to increase unit utilization of the Section 8 HCV Program.
- PHCD received 28,362 pre-applications for the Public Housing Program during a twelve-day registration period from September 8-19, 2014. All pre-applications successfully completed and transmitted during this period were randomly assigned a ranking/position list number for Project-Based programs by computer.
- PHCD received 17,916 pre-applications for the Moderate Rehabilitation Program during an eight-day registration period from July 14-21, 2014. All pre-applications successfully completed and transmitted during this period were randomly assigned a ranking/position list number by computer. PHCD sent letters on 1/30/15 notifying applicants of their ranking/position list number.

Improve community quality of life and economic vitality.

- On November 21, 2011, USHUD approved a two-year extension for PHCD's Designated Housing Plan, designating units for occupancy by elderly families only.
- Continue developing partnerships with Resident Councils and other community partners.
- PHCD is implementing an Energy Performance Contractor (EPC). This contract will include design, installation, modification, monitoring and operations training for new and sustainable equipment and systems, to reduce energy and water consumption for public housing units within the PHCD folio, Countywide.

Ensure equal opportunity in housing for all Americans.

- 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's VCA training with special sessions focused on the ACOP and specific reasonable accommodation processes.
- Complied with the Fair Housing Act.
- Collected data from the current 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.
- Provided Fair Housing training to staff in June 2012.

Improve the quality of assisted housing.

- Completed the transition to Asset Management Operations in compliance with HUD rule, 24 CFR part 990. Revised and reorganized Asset Management Projects (AMP) as needed.
- Upgraded the communication system at the Applicant Leasing Center (ALC) with Voice Over Interactive Protocol system (VOIP).
- Ongoing Quality Assurance Review (QAR) program of residents' files. The ACOP & S8 Administrative Plan include policies for improving the quality of assisted housing.

**(continued on next page)**

<p>10.0 (cont'd)</p>	<p><b>(a) Progress in Meeting Mission and Goals (continued from previous page)</b></p> <p><u>RFP #794, RFQ #794A and RFA's</u></p> <ul style="list-style-type: none"> <li>• A Request for Proposal (RFP) #794 was issued July 14, 2011, soliciting proposals from Developers to maximize and expedite the development potential of over 100 existing public housing sites and vacant land property sites. A selection process resulted in award by the Board of 7 Developers and 32 development sites to apply for Low Income Housing Tax Credits (LIHTC) or other funding. The following projects have been completed or are underway: <ul style="list-style-type: none"> <li>• Joe Moretti</li> <li>• South Miami Plaza</li> <li>• Stirrup Plaza</li> <li>• Dante Fascell</li> <li>• Jack Orr</li> <li>• Green Turnkey</li> </ul> </li> <li>• Request for Qualifications (RFQ) #794A was issued October 5, 2012, soliciting proposals from Developers for a "Developer Pool" .It is anticipated that future development opportunities will be offered to Developer Pool to develop existing public housing sites. A Request for Application (RFA) will be submitted to the Developer Pool, and additional public housing sites are anticipated to be awarded within the next year.</li> </ul> <p><u>HOPE VI</u></p> <ul style="list-style-type: none"> <li>• Phase I and Phase 2 of the Scott/Carver HOPE VI development have been completed. Phase 3 was previously planned but application for Low Income Housing Tax Credits (LIHTC) by the developer (MBS) was not successful in obtaining 9% LIHTC from the Florida Housing Finance Corporation (FHFC). Further, the direction taken by the FHFC relative to recent rule changes makes it unlikely that future 9% LIHTC applications would be successful. Alternative funding sources have not yielded a viable project. Additionally, the only available current site (Sector II) would require substantial expenditures for environmental remediation. Other alternatives are being sought as enumerated in Section 7.0.</li> </ul>
<p>10.0 (cont'd)</p>	<p><b>(a) Progress in Meeting Mission and Goals (continued from previous section)</b></p> <ul style="list-style-type: none"> <li>• Continue providing Section 3 business applications on-line, promoting Section 3 training, employment and contracting opportunities and increasing the number of Section 3 employed persons.</li> <li>• Focus has been placed on working with families to obtain employment in order to increase the number of families with FSS escrow accounts.</li> </ul>

**Additional Information.**

**(b) Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

PHCD will consider the following as a Substantial Deviation from the Five-Year Plan:

- An overall change in the direction of PHCD pertaining to its goals and objectives.
- The undertaking of new programs that do not further the PHCD's stated mission or goals as set forth in the current Five-Year Plan.
- Insufficient budget authority from HUD necessitating the need to alter, reduce, or terminate any specific program activity, and 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.

PHCD will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:

- A change in policy pertaining to PHCD's operations detailed in the Annual Plan
- Addition of new work items (excludes emergency work) not included in the Capital Fund Program Annual Statement(s), exceeding a cumulative average of 10% of the current fiscal year's grant.
- New programs 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 Significant Amendment or Modification to the Five-Year Plan and Annual Plan.
- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal.

**Flat Rent Significant Amendment**

Miami-Dade County Public Housing and Community Development (PHCD) hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113 - 76, the Fiscal Year 2014 Appropriation Act.

PHCD will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective **October 31, 2014**. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

PHCD will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows:

- Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;
- The PHA will present two rent options to the family as follows:
  - o the lower of the product of the calculation and the updated flat rental amount; and
  - o the income-based rent.

10.0  
(cont'  
d)

11.0

**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.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

**SEE ATTACHMENT**

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

(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.

**SEE ATTACHMENT**

(g) Challenged Elements

**NOT APPLICABLE**

(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

**SEE ATTACHMENT**

## Capital Fund Program—Five-Year Action Plan

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

## PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Part I: Summary						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2015-2016	Work Statement for Year 2 FFY: 2016-2017	Work Statement for Year 3 FFY: 2017-2018	Work Statement for Year 4 FFY: 2018-2019	Work Statement for Year 5 FFY: 2019-2020
B.	Physical Improvements Subtotal	See Annual Statement	\$3,282,104.00	\$3,282,104.00	\$3,282,104.00	\$3,282,104.00
C.	Management Improvements		\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
E.	Administration		\$1,069,247.00	\$1,069,247.00	\$1,069,247.00	\$1,069,247.00
F.	Other		\$3,952,628.00	\$3,952,628.00	\$3,952,628.00	\$3,952,628.00
G.	Operations		\$2,138,495.00	\$2,138,495.00	\$2,138,495.00	\$2,138,495.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds (RHF)					
M.	Grand Total		\$10,692,474.00	\$10,692,474.00	\$10,692,474.00	\$10,692,474.00









Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary					
PHA Name: <b>Public Housing and Community Development</b>		Grant Type and Number: Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: FL14P005501-15	
				FFY of Grant: 2015-2016	
				FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement/ Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) Performance and Evaluation Report for Period Ending: _____ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21)	\$2,138,495.00		\$0.00	\$0.00
3	1408 Management Improvements	\$200,000.00		\$0.00	\$0.00
4	1410 Administration (may not exceed 10% of line 21)	\$1,069,247.00		\$0.00	\$0.00
5	1411 Audit				
6	1413 Liquidated Damages				
7	1430 Fees and Costs	\$1,330,128.00		\$0.00	\$0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$2,150,000.00		\$0.00	\$0.00
10	1460 Dwelling Structures	\$3,282,104.00		\$0.00	\$0.00
11	1463.1 Dwelling Equipment—Nonexpendable	\$472,500.00		\$0.00	\$0.00
12	1470 Non-dwelling Structures	\$50,000.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1493.1 Relocation Costs				
17	1499 Development Activities				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$10,692,474.00		\$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 10% of CFFP Grants for operations.  
 4 RHF funds shall be included here.

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Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
Expires 4/30/2011

Part I: Summary					
PHA Name: Public Housing and Community Development		Grant Type and Number: Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: FL14P005501-15	
				FFY of Grant: 2015-2016 FFY of Grant Approval: _____	
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement 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		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 PERFORMANCE AND EVALUATION REPORT  
 CAPITAL FUND PROGRAM FL14P005601-16 (CF 716)  
 ANNUAL STATEMENT FY 2016  
 PERFORMANCE AND EVALUATION REPORT

Part II: Supporting Pages Back Up

						BUDGET
AMP Group	CCS	HUD #	Development Name	General Description of Major Work Categories	PROJECT ACC. NO.	AMOUNTS
800	000	000	PHA-WIDE	Operating Expense	140601	\$2,138,495.00
800	000	000	PHA-WIDE	Management Improvement	140820	\$200,000.00
800	000	000	PHA-WIDE	Administration	141001	\$1,069,247.00
800	000	000	PHA-WIDE	ARCHITECTURAL FEES (for projects located as generally noted at below referenced sites)	143001	\$1,330,128.00
845	022	5-022	Perrine Gardens	Sewer Line Connections	145010	\$20,000.00
800	000	000	Agency Wide	Safety and Security (Cameras/Lighting/Fences/Gates, etc.)	145010	\$2,000,000.00
800	000	000	Agency Wide	Site Improvement	145010	\$130,000.00
						\$2,150,000.00
828	001	5-001	Edison Courts	Exterior Paint	146046	\$575,000.00
828	001	5-001	Edison Courts	Gutters	146010	\$44,000.00
822	000	5-000	Agency Wide	HUD VCA Compliance Needs 64 Units	146030	\$750,000.00
825	043	5-043	Palm Towers	Stucco Repairs/Sealing Windows	146030	\$158,130.00
825	065	5-065	Palm Court	Stucco Repairs/Sealing Windows	146030	\$166,255.00
829	817	5-817	Agency Wide	HUD VCA Common Area Needs	146030	\$1,075,174.20
838	062	5-062	Three Round Towers	Vacancy Preparation (87)	146090	\$513,544.80
				Sub-total		\$3,282,104.00
821	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
822	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
823	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
824	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
825	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
826	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
827	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
828	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
829	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
830	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
831	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
832	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
833	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
834	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
835	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
836	00	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
837	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
838	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
839	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
840	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
841	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
842	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
843	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
844	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
845	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
846	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
847	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, a/c)	146510	\$17,500.00
				Sub-total		\$472,500.00
800	000	000	Agency Wide	Non-Dwelling Structure	147010	\$50,000.00
				Grand Total		\$10,692,474.00

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

CAPITAL FUND PROGRAM  
 FIVE YEAR PLAN FY 2014  
 PERFORMANCE AND EVALUATION REPORT

Part II: Supporting Pages Back Up

FIVE YEAR PLAN

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	PROJECT ASC. NO.	FY 2015-2016	FY 2016-2017	FY 2017-2018	FY 2018-2019	FY 2019-2020
800	720	000	PHA-WIDE	Operating Expense	140801	\$2,138,495.00	\$2,138,495.00	\$2,138,495.00	\$2,138,495.00	\$2,138,495.00
800	720	000	PHA-WIDE	Management Improvement	140820	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
800	720	000	PHA-WIDE	Administration	141001	\$1,069,247.00	\$1,069,247.00	\$1,069,247.00	\$1,069,247.00	\$1,069,247.00
800	770	000	PHA-WIDE	ARCHITECTURAL FEES (for projects located as generally noted at below referenced sites)	143001	\$1,330,128.00	\$1,330,128.00	\$1,330,128.00	\$1,330,128.00	\$1,330,128.00
845	022	5-022	Perrine Gardens	Sewer Line Connections	145010	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
800	000	000	Agency-Wide	Safety and Security (Cameras/Lighting/Fences/Gates, etc.)	145010	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00	\$2,000,000.00
800	000	000	Agency-Wide	Site Improvement	145010	\$130,000.00	\$130,000.00	\$130,000.00	\$130,000.00	\$130,000.00
						\$2,160,000.00	\$2,160,000.00	\$2,160,000.00	\$2,160,000.00	\$2,160,000.00
828	001	5-001	Edson Courts	Exterior Paint	146046	\$575,000.00	\$575,000.00	\$575,000.00	\$575,000.00	\$575,000.00
828	001	5-001	Edson Courts	Gutters	146010	\$44,000.00	\$44,000.00	\$44,000.00	\$44,000.00	\$44,000.00
822	000	5-000	Agency-Wide	HUD VCA Compliance Needs 04 Units	146030	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00
825	043	5-043	Palm Towers	Stucco Repairs/Sealing Windows	146030	\$158,130.00	\$158,130.00	\$158,130.00	\$158,130.00	\$158,130.00
825	065	5-065	Palm Court	Stucco Repairs/Sealing Windows	146030	\$166,255.00	\$166,255.00	\$166,255.00	\$166,255.00	\$166,255.00
826	817	5-817	Agency-Wide	HUD VCA Common Area Needs	146030	\$1,075,174.20	\$1,075,174.20	\$1,075,174.20	\$1,075,174.20	\$1,075,174.20
000	000	000	Three Round Towers	Vacancy Repairs	146080	\$513,544.80	\$513,544.80	\$513,544.80	\$513,544.80	\$513,544.80
				Sub-total		\$3,282,104.00	\$3,282,104.00	\$3,282,104.00	\$3,282,104.00	\$3,282,104.00
821	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
822	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
823	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
824	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
825	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
826	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
827	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
828	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
829	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
830	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
831	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
832	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
833	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
834	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
835	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
836	00	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
837	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
838	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
839	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
840	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
841	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
842	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
843	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
844	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
845	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
846	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
847	000	000	AMP-Wide	Dwelling Equipment (ranges, refrigerator, etc)	146510	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00	\$17,500.00
				Sub-total		\$472,500.00	\$472,500.00	\$472,500.00	\$472,500.00	\$472,500.00
800	000	000	Agency-Wide	Non-Dwelling Structure	147010	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
				GRAND TOTAL		\$10,692,474.00	\$10,692,474.00	\$10,692,474.00	\$10,692,474.00	\$10,692,474.00

Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary					
PIIA Name: <b>Public Housing and Community Development</b>		Grant Type and Number: Capital Fund Program Grant No: _____ Replacement Housing Factor Grant No: PL14R05301-15 Date of CFFP: _____		FY of Grant: 2015-2016 FY of Grant Approval: _____	
Type of Grant: X Original Annual Statement N Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: ) Final Performance and Evaluation Report			
Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line		Original	Revised	Obligated	Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21)				
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	\$220,385.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the PIIA				
18b	2008 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 5% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$220,385.00		\$0.00	\$0.00
21	Amount of line 20 Related to LDP 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				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PIAs with under 250 units in project generally may use 100% of CFF Grants for operations.  
<sup>4</sup> RHP funds shall be included there.

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Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
Expires 4/30/2011

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









Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part I: Summary					
FHIA Name: <b>Public Housing and Community Development</b>		Grant Type and Number Capital Fund Program Grant No: _____ Date of CFFP: _____		Replacement Housing Factor Grant No: FL14R003502-15	
				FFY of Grants: _____ 2015-2016 FFY of Grant Approval: _____	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: _____)		Final Performance and Evaluation Report	
Performance and Evaluation Report for Period Ending: _____		Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21)				
3	1409 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1416 Fees and Costs				
8	1418 Site Acquisition				
9	1420 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	1493.1 Relocation Costs				
17	1499 Development Activities	\$695,391.00		\$0.00	\$0.00
18a	1501 Collateralization or Debt Service paid by the FHA				
18b	1509 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)	\$695,391.00		\$0.00	\$0.00
21	Amount of line 20 Related to LRP 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				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> FHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> HUD funds shall be included here.

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Annual Statement/Performance and Evaluation Report

U.S. Department of Housing and Urban Development

Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public and Indian Housing  
Expires 4/30/2011

Part I: Summary					
PHA Name:		Grant Type and Number		FFY of Grant:	
Public Housing and Community Development		Capital Fund Program Grant No:	Replacement Housing Factor Grant No: FL14R005502-15	2015-2016	
		Date of CFFP:		FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
Performance and Evaluation Report for Period Ending:				Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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