

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

---

# PHA Plan

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2008-2009

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

**PHA Name:** Miami-Dade Housing Agency (MDHA)

**PHA Number:** FL005

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

**PHA Programs Administered:**

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

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

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

**Public Access to Information**

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

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

**Display Locations For PHA Plans and Supporting Documents**

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

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

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

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

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

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

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- We, the employees of Miami-Dade Housing Agency, through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County:
- Quality affordable housing opportunities.
  - Neighborhood revitalization and stabilization activities.
  - Partnerships with private and public entities to optimize resources through innovative programs.
  - Efficient and effective management of resources.

**B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers: Whenever feasible.
- Reduce public housing vacancies:
- Achieve and maintain 97% or greater occupancy levels and 20 day-turnaround period for leasing vacant units.

- Leverage private or other public funds to create additional housing opportunities:
  - Access leveraged funding sources of Hope VI Scott/Carver re-development.
- Acquire or build units or developments.
- Other (list below)
  - Continue to apply for funding opportunities that may become available to create additional housing opportunities.
  - Open the waiting lists at least every three years, as mandated by the Adker Consent Decree. The waiting lists were opened during a two-week application period held April 18-29, 2005, and will be re-opened during Fiscal Year 2007-2008. The current list will be dissolved at that time.
- PHA Goal: Improve the quality of assisted housing Objectives:
- Improve public housing management (PHAS Score):
  - Continue the applicability of the Employee Demonstration of Growth and Efficiency Program (EDGE) to all units by encouraging employees' efficiency and upper mobility through training and certification, as a model for asset management.
  - Implement successful methods of accelerated move-in procedures for new applicants to public housing.
  - Continue with the Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
  - Continue the applicability of the Enterprise Income Verification (EIV) in Public Housing.
- Improve voucher management (SEMAP Score):
  - Reorganization of the Private Rental Housing Division, which administers the Section 8 Program.
  - Continue the applicability of the Enterprise Income Verification (EIV) in Section 8 programs.
- Increase customer satisfaction:
  - Provide improved communication with management and referral services to residents.
- Concentrate on efforts to improve specific management functions:
  - Deliver timely and quality maintenance services to public housing residents.
  - Achieve and maintain 97% or greater of rent collections for the public housing program.
  - Maintain preventive maintenance efforts.
- Renovate or modernize public housing units:
  - Implement Capital Fund Action Plan.
  - Continue the installation of air conditioners in public housing family and elderly units.

- MDHA will utilize contractors for projects presented in the Five Year Plan.
- Demolish or Dispose of obsolete public housing:
  - Victory Homes (Vacant Land)
  - Scattered Sites –B (8) - Disposition Sale
  - Lincoln Gardens (47)
  - Opa-locka Family (26)
  - Elizabeth Virrick I & II (84), Smathers Plaza (Land Only), and Scott and Carver Homes (Land Only): have been approved for disposition by USHUD and MDHA is in the process of developing a plan of action.
- Provide replacement public housing:
  - As part of the Scott/Carver Revitalization Plan
- Provide replacement vouchers:
- Other:
  - Provide affordable replacement housing, in and around the Scott/Carver sites, consisting not only of new public housing units, but also of new affordable rental and homeownership units and eight (8) rehabilitated, affordable homeownership units off-site. Financing will be incorporated by HOPE VI grant, Replacement Housing Factor and leveraged funds from developer entity. Additional potential funding may be forthcoming from local sources.
  - MDHA is examining the opportunity to maximize the construction of more affordable housing rental units at the HOPE VI site with a mixed use approach.
- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:
  - As required by the Adker Consent Decree.
- Conduct outreach efforts to potential voucher landlords:
  - Continue on-going landlord outreach program to attract and retain Section 8 owners through town hall meetings and educational workshops.
  - Attract new participation of owners in the Section 8 program in cooperation with the Fair Housing Center (HOPE, Inc.), as required by the Adker Consent Decree.
- Increase voucher payment standards:
  - The payment standards may increase when the fair market rents and/or USHUD funding levels increase.
- Implement voucher homeownership program:
  - Section 8 Homeownership Program in partnership with OCED.
- Implement public housing or other homeownership programs:
  - Assist at least 50 public housing families move from renting to homeownership.
- Implement public housing site-based waiting lists.

- Conduct study to determine which public housing developments are required to be converted to vouchers.
- Other: (list below)
  - MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding, including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only where necessary.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
  - Implement public housing security improvements:
    - The drug and crime activities elimination programs, contingent on alternative funding availability and partnerships; and
    - Increase the number of residents participating in the elimination of drug and crime activity programs within Public Housing sites.
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities):  
On November 21, 2006, MDHA received HUD’s approval of its Designation Housing Plan, to designate 2,598 public housing units for occupancy by elderly families only. The developments designated are: Biscayne Plaza (52), Edison Park/Plaza (80), Florida City Gardens (50), Goulds Plaza (50); Haley Sofge (475), Helen Sawyer Assisted Living Facility (101), Lemon City (100), Palmetto Gardens (40), Peters Plaza (102), Robert King High (315), Smathers Plaza (182), South Miami Plaza (97), Three Round Towers (391), Ward Towers (200), Wynwood Elderly (72), Palm Court (88), Palm Towers (103), and Ward Towers Assisted Living Facility (100).
  - Other: (list below)
    - Seek alternative funding for Aging in Place initiatives and prevention of premature institutionalization of elderly, disabled residents.
    - Continue promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities (ALF).
    - Partnered with Team Metro to launch community services at five Public Housing sites for Senior Citizens initiatives, such as the Government on the Go Bus.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households.  
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
  - Monitor contractors and subcontractors for compliance with Section 3 training and employment goals, and provide public housing residents with information about Section 3 business and training employment opportunities generated through MDHA awards and U.S.HUD assistance.
- ☒ Provide or identify supportive services to improve assistance recipients' employability:
  - Seek new partnerships with both public and private entities to enhance social and economic services to residents in both public and assisted housing.
- ☒ Provide or identify supportive services to increase independence for the elderly or families with disabilities:
  - OTAC will conduct the Floor Guardian/Neighbor Companion Program.
- ☒ Other: (list below)
  - Maintain the Family Self- Sufficiency program in Public and Section 8 housing.
  - Maintain the disallowance of increase in annual income, in accordance with the regulation.
  - Continue to plan and implement annual interactive workshops, disseminate brochures, and attend community business forums to educate current and prospective MDC contractors about Section 3 goals and business opportunities.
  - Continue effective case management system for the Scott/Carver HOPE VI Revitalization Program. Case management services are being provided by Miami-Dade County Department of Human Services (DHS) in coordination with MDHA.

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing  
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
  - MDHA also ensures access to assisted housing regardless of age, sexual orientation and marital status.

- MDHA will continue to implement effective Affirmative Fair Housing Marketing Plan when the waiting lists are opened.
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
  - MDHA also undertakes affirmative measures to provide suitable living environment for families regardless of age, sexual orientation and marital status.
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Complete survey of public housing developments to identify inaccessible housing units as outlined in the Voluntary Compliance Agreement (VCA).
- ☒ Other: (list below)
  - Maintain compliance with the Adker Consent Decree.
  - Continue to monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in MDHA's assisted housing programs.
  - Continue to implement Section 504, ADA, Fair Housing Act and applicable accessibility modifications for persons with disabilities to MDHA's existing housing units, administrative offices, non-housing programs, in accordance with the milestones and objectives established in the VCA, if Capital Funding Program funding allows.
  - Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.
  - Continue to afford persons with disabilities equal opportunity in housing and non-housing programs services and activities through implementation of the Reasonable Accommodation and Effective Communication policies as revised under the VCA.
  - Continue implementation of domestic violence policy and procedures.

**Annual PHA Plan**  
**PHA Fiscal Year 2008-2009**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Executive Summary**

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

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

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

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

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

1. Reorganization of the Private Rental Housing Division, including opening of the new Section 8 Customer Service Center, to provide services to Section 8 landlords and tenants.
2. Reopening of the waiting lists during Fiscal Year 2007-2008.
3. Increase goals for public housing occupancy rate and rent collection from 95% to 97%.
4. Continue promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities.
5. Continue redevelopment of Scott/Carver sites under the HOPE VI initiative, which includes public housing and homeownership projects.
6. Continue expanding homeownership opportunities for public housing residents, including those that will be available through the redevelopment of Scott/Carver.
7. Continue implementing the Section 8 Homeownership program in partnership with the Office of Community and Economic Development (OCED).
8. Continue implementing successful methods of accelerated move-in procedures for public housing applicants.
9. Subject to funding availability, continue implementing the Voluntary Compliance Agreement (VCA) to make accessibility modifications to MDHA's public housing stock and non-housing programs to accommodate persons with disabilities.
10. Continue providing persons with disabilities equal opportunity in housing and non-housing programs through the Reasonable Accommodation and Effective Communication policies, as revised under the VCA.
11. Continue maintaining anti-fraud programs to ensure the agency's integrity by investigating fraud and criminal activity allegations from tenants, staff, or entities doing business with MDHA.
12. Effective February 1, 2008, the County-owned Section 8 New Construction Developments, Miami Gardens, Wynwood, Singer Plaza, Little Havana I, Riverside, Gibson Plaza, Coconut Grove, Goulds and Perrine Rainbow, have been transferred to the Office of Community and Economic Development (OCED). MDHA's Applicant and Leasing Center will continue managing the waiting list and certifying eligible families until the expiration of the Adker Consent Decree on August 2, 2009.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

#### **Table of Contents**

<b>Annual Plan</b>	<b>Page #</b>
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	6
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	15
4. Rent Determination Policies	24
5. Operations and Management Policies	27
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	31
9. Designation of Housing	33
10. Conversions of Public Housing	34
11. Homeownership	36
12. Community Service Programs	38
13. Crime and Safety	41
14. Reserved for Pet Policy (Inactive for January 1 PHAs)	42
15. Civil Rights Certifications (included with PHA Plan Certifications)	43
16. Audit	43
17. Asset Management	43
18. Other Information	44

#### **Attachments**

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

#### Required Attachments:

- Statement of Policy for Deconcentration: **f1005a04**
- Capital Fund Program Annual Statements FY08-09 (CFP 718)= **f1005b04** and Two (2) RHF= **f1005c04**.
- CFP P&E Reports: FY07-08 (CFP 717)= **f1005y04**; FY06-07 (CFP 746 & 750)= **f1005u04**; FY05-06 (CFP 715)= **f1005t04**; FY04-05 (CFP 714)= **f1005s04**; RHF 2001-2004 (CFP 721-724)= **f1005w04**; RHF 2005-2007 (CFP 721-727 & 731-737)=**f1005x04**.
- Most recent board-approved operating budget: (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY): **Not Applicable**.
- Public Housing Drug Elimination Program (PHDEP) Plan: **Not Applicable**.
- Membership of the Resident Advisory Board(s): Public Housing= **f1005e04** & Section 8= **f1005f04**.
- Implementation of Public Housing Resident Community Service Requirements: **f1005g04**.

- Statement of Pet Policy: **f1005h04.**
- Statement of Progress in Meeting the 5-Year Plan Mission and Goals: **f1005i04.**
- Section 8 Homeownership Program Capacity Statement: **f1005j04.**
- Section 8 Project-based Voucher Program Capacity Statement: **f1005k04.**
- Deconcentration and Income Mixing Revised Template Question: Component 3A (6): **f1005l04.**
- Resident Homeownership of the PHA Governing Board Statement of Exemption: **f1005m04.**
- Voluntary Conversion Initial Assessment Template Questions: Component 10.B (must be attached if not included in the PHA Plan text): **f1005n04.**
- Comments of Resident Advisory Board or Boards (must be attached if not included in the PHA Plan text): Section 8 RAB: **f1005d04.**
- Statement of Policy on Violence Against Woman Act (VOWA): **f1005p04.**

Optional Attachments:

- PHA Management Organizational Chart:
- Capital Fund Program 5 Year Action Plan: **f1005o04**
- Other (List below, providing each attachment name): Comments received during comment period from:
  - Senior Advisor to County Manager: **f1005q04**
  - Legal Services of Greater Miami, Inc.: **f1005r04**

**Supporting Documents Available for Review**

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

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

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

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

**1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

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

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

- Consolidated Plan of the Jurisdiction/s: Miami-Dade County  
Indicate year: 2008-2012  
The information provided under the “Overall” column by *Income* break-down and *Elderly* is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and State of Florida Small City recipients, Florida City and Homestead).
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset.  
The information under the “Overall” column for *Families with Disabilities* and *Race/Ethnicity* break-down is based on persons (not families) residing in Miami-Dade County, including incorporated municipalities.
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover (3/2007 to 3/2008)
Waiting list total	34,126		5,318
Extremely low income <=30% AMI	<i>Family income will be determined at the time of eligibility interview</i>		
Very low-income >30% but <50%	<i>Family income will be determined at the time of eligibility interview</i>		
Low income (>50% but <80%)	<i>Family income will be determined at the time of eligibility interview</i>		
Moderate Income (over 80% AMI)	<i>Family income will be determined at the time of eligibility interview</i>		
Families with children	27,457	80%	
Elderly families	7,560 <i>(Some elderly families include children)</i>	22%	
Families with Disabilities	4,577 <i>(Includes elderly &amp; non-elderly families)</i>	13%	
White/Non-Hispanic	585	2%	
Black/Non-Hispanic	15,001	44%	
White/Hispanic	14,987	44%	
Black/Hispanic	1,311	4%	
Native American	137	0.4%	
Asian and Other	2,070 <i>Includes: 55 Asian, 245 No Race &amp; No Ethnicity, 847 Black &amp; No Ethnicity, 524 White &amp; No Ethnicity, 360 No Race &amp; Hispanic 37 No Race &amp; Non-Hispanic 2 Other Pacific Islander</i>	6%	
Characteristics by Bedroom Size	<i>Not applicable for Section 8 Tenant-Based Waiting List</i>		

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 35 months (as of March 2008) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <i>(Note: MDHA plans to reopen the waiting list during fiscal year 2007-2008 and the current waiting list will be dissolved)</i> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Families affected by natural disasters.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Project-based (Public Housing, Moderate Rehabilitation and Section 8 New Construction) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover (3/2007 to 3/2008)
Waiting list total	18,149		14,215
Extremely low income <=30% AMI	<i>Family income will be determined at the time of eligibility interview</i>		
Very low-income >30% but <50%	<i>Family income will be determined at the time of eligibility interview</i>		
Low income (>50% but <80% AMI)	<i>Family income will be determined at the time of eligibility interview</i>		
Moderate Income (over 80% AMI)	<i>Family income will be determined at the time of eligibility interview</i>		
Families with children	18,002 <i>(Some elderly families include children)</i>	99%	
Elderly families	1,350	7%	
Families with	1,520	8%	

<b>Housing Needs of Families on the Waiting List</b>			
Disabilities	<i>(Includes elderly and non-elderly families)</i>		
White/Non-Hispanic	281	2%	
Black/Non-Hispanic	9,540	53%	
White/Hispanic	6,415	35%	
Black/Hispanic	700	4%	
Native American	88	0.5%	
Asian and Other	1,077 <i>Includes 32 Asian, 141 No Race &amp; No Ethnicity, 533 Black &amp; No Ethnicity, 98 White &amp; No Ethnicity, 247 No Race &amp; Hispanic 26 No Race &amp; Non-Hispanic</i>	6%	
Characteristics by Bedroom Size (Public Housing)	<i>MDHA's system calculates bedroom size based on family count, age and sex of family members.</i>		
0 BR	<i>Single persons will have the choice of selecting zero (0) Br at the time of eligibility interview.</i>		
1 BR	5,686	31%	
2 BR	6,798	38%	
3 BR	4,445	25%	
4 BR	1,025	6%	
5 BR	168	0.9%	
5+ BR	27	0.1%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 35 months (as of March 2008) Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <i>(Note: MDHA plans to reopen the waiting list during fiscal year 2007-2008 and the current waiting list will be dissolved)</i> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Families affected by natural disasters.			

**C. Strategy for Addressing Needs**

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

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

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

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

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

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

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

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

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

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

**3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

**A. Public Housing**

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

**(1) Eligibility**

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
  - MDHA preliminary screening for Public Housing begins at the time of application and additional verification for eligibility is completed when an applicant is selected from the waiting list.

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

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

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

- c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source.

**(2)Waiting List Organization**

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists:
- Other (describe):
  - Helen Sawyer and Ward Towers Assisted Living Facilities (ALFs): Qualified Public Housing residents requesting transfers will be given first preference, then, qualified public housing applicants, including persons with disabilities, and thereafter to non-ALF eligible elderly residents and applicants, upon availability.

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office  
 All PHA development management offices  
 Management offices at developments with site-based waiting lists  
 At the development to which they would like to apply  
 Other (list below)

### **(3) Assignment**

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

- One  
 Two  
 Three or More

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

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

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies  
 Overhoused (\*)  
 Underhoused (\*)  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
 Other: (list below)
- Disabled public housing residents requiring Uniform Federal Accessibility Standard-accessible units and units with accessible features.

(\*) Transfers for Overhoused and Underhoused conditions shall take priority over new admissions under the following circumstances:

- ✓ The Overhoused condition is such that the family size includes fewer persons than the number of bedrooms in the unit.

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

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection.)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy (ACOP)
- PHA briefing seminars or written materials
- Other source (list): MDHA website

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing Revised Questions,** (Not Applicable in this Section of the Template).

**(See Revised Questions on Required Attachment f1005104)**

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

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

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

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
  - Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
  - Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
  - Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
  - Actions to improve the marketability of certain developments
  - Adoption or adjustment of ceiling rents for certain developments
  - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
  - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
  - List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
  - List (any applicable) developments below:

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

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

- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords (select all that apply)
- Criminal or drug-related activity
  - Other (describe below)
    - Clients' current and prior addresses, current and prior landlord's addresses, and eligibility based on criminal background check.
    - Upon request, landlords are provided access to clients' file.

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
  - Federal public housing
  - Federal moderate rehabilitation
  - Federal project-based certificate program
  - Other federal or local program (list below)
- b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
  - Other (list below)  
On-line, whenever program waiting list opens.

**(3) Search Time**

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

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

**(4) Admissions Preferences**

a. Income targeting

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

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to Section 8 Tenant-Based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special Purpose Section 8 Assistance Programs.
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

- Homelessness
- High rent burden

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

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

**(1) Income Based Rent Policies**

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

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

3. If yes to question 2, list these policies below:

Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

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

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

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

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

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

e. Ceiling Rents:

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

## **(2) Minimum Rent**

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

- \$0
- \$1-\$25
- \$26-\$50

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

## **5. Operations and Management**

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C (2)

### **A. PHA Management Structure**

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

- An organization chart showing the PHA's management structure and organization is attached:
- A brief description of the management structure and organization of the PHA follows: Table of Organization under re-construction per HUD Oversight Administration Team.

### **B. HUD Programs Under PHA Management**

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

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

\* 900 possible reinstatements

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions and Continued Occupancy Policy
  - Conventional Public Housing Dwelling Lease and Community Policies
  - Miami-Dade Housing Agency Policies and Procedures Handbook
- (2) Section 8 Management: (list below)
  - Section 8 Administrative Plan
  - SEMAP Procedures

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

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

If yes, list additions to federal requirements below:

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

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

- PHA main administrative office
- PHA development management offices:
  - Residents of Public Housing developments only.
- Other (list below):
  - Informal Reviews for Applicants: Applicants Leasing Center, 2925 NW 18 Avenue, Miami, FL 33142.

**B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

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

- PHA main administrative office:
- Other (list below)
  - Informal Reviews for Applicants: Applicants Leasing Center, 2925 NW 18 Avenue, Miami, FL 33142
  - Section 8 Tenants: Section 8 Customer Service Center  
Merline Matthews Community Center  
5200 NW 22 Avenue, Miami, FL 33142

**7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

**A. Capital Fund Activities**

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

**(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: FY 2008-09: **f1005b04** and two (2) RHF's: **f1005c04**.

-or-

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

**(2) Optional 5-Year Action Plan**

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **f1005o04**

-or-

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

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

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

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

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

1. Development name: Ward Tower Assisted Living Facility

2. Development (project) number: FL29P005044

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

1. Development name: Scott/Carver Homes
2. Development (project) number: FL29P005004/FL29P005020
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development: Phase 2
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway: Phase 1.

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

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

- Scott/Carver Hope VI Revitalization

Yes  No: f) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

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

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

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

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Victory Homes 1b. Development (project) number: F1005-007	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> (Vacant Land)	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: August 2008	
5. Number of units affected: 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: August 2010 b. Projected end date of activity: August 2012	

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

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

**DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP**

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

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

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

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

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

**2. Activity Description:**

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

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

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

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

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

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

2. Activity Description

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

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

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

(See Attachment **fl005n04** – Voluntary Conversion Initial Assessment. Component 10.B)

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

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

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

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as  
 FY 2008-09 PHA Plan Page 37

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

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

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

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

**12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

**A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

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

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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

**(2) Family Self Sufficiency program/s**

a. Participation Description

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

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

**NOTE:** MDHA anticipates maintaining the required number of participants.

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

All family developments

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

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

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

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

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

### C. Coordination between PHA and the police

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

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

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

### D. Additional information as required by PHDEP/PHDEP Plan (Not Applicable, See Section B)

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

## **14. RESERVED FOR PET POLICY (See Attachment f1005h04)**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment
  - Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

**18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached as Attachment: Section 8 RAB Comments= **f1005d04**
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- MDHA has changed the initial term of the Section 8 voucher from the standard 60-day period to search for a unit, to 120 days from the date of voucher issuance. MDHA may extend the initial term beyond 120 days in accordance with the Section 8 Administrative Plan and as a reasonable accommodation due to disability, as permitted by 24 CFR (Code of Federal Regulations) § 982.303.
- Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process****a. Nomination of candidates for place on the ballot: (select all that apply)**

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

**b. Eligible candidates: (select one)**

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: **Miami-Dade County.**
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - Other: (list below)
  
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

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

**Criteria for “Substantial Deviation” and “Significant Amendment or Modification”:**

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

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

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

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

### **Attachments**

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