

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Miami-Dade Public Housing and Community Development (PHCD)</u> PHA Code: <u>FL005</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2014</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>9087</u> Number of HCV units: <u>14955</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. FIVE YEAR PLAN FOR FY 2010-2015					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: We, the employees of Miami-Dade County's housing department, Public Housing and Community Development (PHCD), through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County: <ul style="list-style-type: none"> • 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. 					

Five Year Plan Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

A. Increase the availability of decent, safe, and affordable housing.

1. Expand the supply of assisted housing

Leverage private or other public funds and/or generate revenue to create additional housing opportunities:

- Continue to apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
- Verify information of each household member through EIV for double subsidy and debt owed to other housing authorities at time of admission as part of the eligibility process.
- Pursue revenue-generating opportunities that may result in a revenue generating mechanism for the agency.

Acquire or build units or developments:

- PHCD reserves the right to issue Request for Proposals (RFP's), Request for Qualifications (RFQ's), Request for Applications (RFA's) and other similar procurement documents as needed to achieve stated plans and objectives.

As a result of RFP#794 awards by BCC, numerous demolition and/or disposition applications by PHCD are anticipated.

PHCD reserves the right to submit additional demolition and/or disposition application for any development site in our portfolio subject to the Board of County Commissioners and HUD approval.

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2. Improve the quality of assisted housing

Improve public housing management (PHAS Score):

- Continue with the Quality Assurance Review (QAR) program of residents' files.
- Continue the applicability of the Enterprise Income Verification (EIV).

Improve voucher management (SEMAP Score):

- Maintain or exceed SEMAP Standard Performer status.

Increase customer satisfaction:

- Provide improved communication with management and referral services to residents.
- Section 8 will continue to receive and assess customer surveys to improve communication.

Concentrate on efforts to improve specific management functions:

- Deliver timely and quality maintenance services to public housing residents.
- Maintain preventive maintenance efforts.

Renovate or modernize public housing units

- Implement FYs 2012-17 Capital Fund 5-Year Action Plan.
- PHCD will consider and implement to the extent feasible, existing or additional force account (in-house) laborers on either a permanent or a temporary basis, in accordance with applicable HUD requirements, to perform construction work for capital fund projects.
- Utilize contractors for projects presented in the Five Year Action Plan.

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Five Year Plan Goals and Objectives. (continued from previous page)

- Continue the Work Order program as necessary, which is a rapid method of contracting from a pool of pre-selected group of contractors based on lowest bid to do vacant unit repairs and miscellaneous work.
- Due to utility modernization, building master meters, which are currently paid by PHCD, may be replaced by individualized meters where the utility costs may become the responsibility of the resident.

3. Increase assisted housing choices:

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

Reduce public housing vacancies:

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

B. Improve community quality of life and economic vitality

- Continue implementing public housing security improvements.
- The agency has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization and empowerment.

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

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

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A. Project-Based Programs

(1) Eligibility

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

Screening includes:

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

(2) Waiting List Organization

- PHCD continues processing a community-wide waiting list established in 2008 with each applicant assigned two ranking numbers; one for Project-Based Programs and another for Tenant-Based Programs. Public Housing will be selected using the Project-Based ranking; and Section 8 Housing Choice Voucher, Section 8 Project-Based Vouchers and Section 8 Moderate Rehabilitation programs will be selected using the Tenant-Based ranking.

(3) Assignment

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

(4) Admissions Preferences

- PHCD adheres to the federal income targeting requirements.
- Applicants on the waiting list are selected by ranking number and available bedroom size

(5) Local Preferences

- Assisted Living Facilities (ALF)
- Veterans
- Disabled persons requiring wheelchair accessible units or Uniform Federal Accessibility Standards (UFAS) units.

(6) Occupancy

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

- PHCD Conventional Public Housing Dwelling Lease and Community Policies.
- PHCD Admissions and Continued Occupancy Policy (ACOP).
- Regulatory and Operating Agreements and referenced documents for Scott/Carver Phase 2 and low income housing tax credit projects.
- Regulatory page on PHCD website.

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

B. Tenant-Based Programs

(1) Eligibility

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

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

(2) Waiting List Organization

- There is a community-wide waiting list established in 2008 with each applicant assigned two ranking numbers; one for Project-Based Programs and one for Tenant-Based Programs. Public Housing will be selected using the Project-Based ranking; and Section 8 Housing Choice Voucher, Section 8 Project-Based Vouchers and Section 8 Moderate Rehabilitation will be selected using the Tenant-Based ranking.

(3) Search Time

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

(4) Admissions Preferences

- PHCD adheres to the federal income targeting requirements.
- Applicants on the waiting list are selected by ranking number.

(5) Local Preferences

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

(6) Special Purpose Section 8 Assistance Programs

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

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

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

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

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

(2) Section 8 New Construction (S8NC)

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

(3) Homeless

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

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d)****2. Financial Resources.****Financial Resources: Planned Sources and Uses**

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2014-15)	Preliminary Estimate	
a) Public Housing Operating Fund	\$ 31,863,000	
b) Public Housing Capital Fund	\$ 8,994,000	
c) HOPE VI Grant	\$ 0	
d) Replacement Housing Factor Funds (RHF)	\$ 1,000,000	
e) Neighborhood Stabilization Program 3 (NSP 3) funds	\$ 0	
f) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$ 151,981,000	
g) Other Federal Grants (list below)		
h) Emergency Shelter Grant	\$ 774,000	
2. Public Housing Dwelling Rental Income	\$ 18,651,000	Public Housing Operations
3. Non-federal sources (list below)		
a) General Obligation Bonds (GOB)	\$ 11,781,000	
b) Miscellaneous Revenue	\$ 3,813,000	Public Housing Operations
c) Investment Interest	\$ 320,000	Public Housing Operations
Total Resources	\$229,177,000	

Note: All amounts are approximate and subject to change.

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<p>6.0 (cont'd)</p>	<p>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</p> <p>3. Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.</p> <p><u>A. Public Housing</u></p> <p>(1) <u>Income Based Rent Policies</u></p> <ul style="list-style-type: none"> • PHCD adheres to federal guidelines and requirements. • Minimum Rent is \$50. • Maintains rent hardship exemption policies. • Rent is calculated at a fixed amount or percentage less than 30% of adjusted income <p>(2) <u>Flat Rents/Rent Reasonableness</u></p> <ul style="list-style-type: none"> • PHCD annually revises the Flat Rent Schedule based on a rent reasonableness study of similar unassisted units. By October 31, 2014, PHCD will implement the requirements set forth in PIH Notice 2014-12, which requires Flat Rents to be at least 80% of the Fair Market Rent (FMR) less utility allowance. (See attached Significant Amendment). <p><u>B. Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher, and Section 8 Moderate Rehabilitation</u></p> <p>(1) <u>Payment Standards</u></p> <ul style="list-style-type: none"> • Payment standards are reevaluated annually. • Additional information can be found in the Section 8 Administrative Plan. <p>(2) <u>Minimum Rent</u></p> <ul style="list-style-type: none"> • Minimum rent is \$50. • Exceptions can be made under a financial hardship. <p><u>C. All Programs</u></p> <p>PHCD reserves the right to implement <u>PIH Notice 2013-03</u> as needed to relieve administrative burden. In addition, according to <u>PIH Notice 2013-04</u>, PHCD is not required to verify fully excluded income and may accept an applicant or participant's self-certification of such income.</p>
<p>6.0 (cont'd)</p>	<p>4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.</p> <p>PHCD management policies are located in:</p> <ul style="list-style-type: none"> • PHCD Admissions and Continued Occupancy Policy (ACOP) • PHCD Conventional Public Housing Dwelling Lease and Community Policies • Regulatory and Operating Agreements and Referenced Documents for Scott/Carver and the Low Income Housing Tax Credit Projects • PHCD Section 8 Administrative Plan
<p>6.0 (cont'd)</p>	<p>5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.</p> <p>Grievance procedures are addressed in the Section 8 Administrative Plan, Public Housing Community Policies and ACOP.</p> <p>To initiate the grievance process, applicants and residents may request informal reviews and hearings from their respective PHCD division or development management office.</p>

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

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects, describe any projects, in the upcoming fiscal year, which the PHA has designated or will apply for designation for occupancy by elderly and disabled families.

1) Development Name & Number	2) Designation Type	3) Application Status	4) Date Approved	Units Affected (Note: all units affected are total development)
Biscayne Plaza FL-05-074A	Elderly	Renewed thru 11/21/15	7/23/13	52
Edison Plaza FL-05-056	Elderly	Renewed thru 11/21/15	7/23/13	80
Florida City Gardens FL-05-080	Elderly	Renewed thru 11/21/15	7/23/13	50
Goulds Plaza FL-05-079	Elderly	Renewed thru 11/21/15	7/23/13	50
Haley Sofge FL-05-026	Elderly	Renewed thru 11/21/15	7/23/13	475
Helen Sawyer Assisted Living Facility FL 05-057	Elderly	Renewed thru 11/21/15	7/23/13	101
Lemon City FL-05-051	Elderly	Renewed thru 11/21/15	7/23/13	100
Palm Courts FL-05-065	Elderly	Renewed thru 11/21/15	7/23/13	88
Palm Towers FL-05-43	Elderly	Renewed thru 11/21/15	7/23/13	103
Palmetto Gardens FL-05-088	Elderly	Renewed thru 11/21/15	7/23/13	40
Peters Plaza FL-05-039	Elderly	Renewed thru 11/21/15	7/23/13	102
Robert King High FL 05-013	Elderly	Renewed thru 11/21/15	7/23/13	315
Smathers Plaza FL-05-018	Elderly	Renewed thru 11/21/15	7/23/13	182
South Miami Plaza FL-05-045	Elderly	Renewed thru 11/21/15	7/23/13	97

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Three Round Towers FL 05-062	Elderly	Renewed thru 11/21/15	7/23/13	391
Ward Towers FL-05-044	Elderly	Renewed thru 11/21/15	7/23/13	200
Ward Towers 2 (ALF) FL-05-144	Elderly	Renewed thru 11/21/15	7/23/13	100
Wynwood Elderly FL-05-094	Elderly	Renewed thru 11/21/15	7/23/13	72

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

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

(1) Services and programs offered to residents and participants

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

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

Coordination of efforts between PHCD and social service agencies include:

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

(b) Self-Sufficiency Policies:

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

(c) Family Self Sufficiency programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of September 2013)
Public Housing	N/A*	17
Section 8	161	166

*PHCD is not funded for this program.

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

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

(b) Compliance with Community Service requirements

- Provide names and contacts that may provide opportunities for residents to fulfill their Community Service obligations.
- Provide the family with the necessary documentation, such as the certification form, third party verification form, and a copy of this policy at lease execution.
- Make the final determination as to whether or not a family member is exempt from the Community Service and/or Self-sufficiency requirement and verify the resident's participation and compliance with the welfare program.
- Additional information can be found in PHCD's Community Policies.

<p>6.0 (cont'd)</p>	<p>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</p> <p>8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.</p> <p><u>(1) A description of the need for measures to ensure the safety of public housing residents:</u></p> <ul style="list-style-type: none"> • Upgrade security camera systems, lighting, security gates and other preventive measures to ensure safety of residents. • Continue targeted police patrols to promote crime reduction initiative. • Continue to communicate with residents regarding security and safety issues at PHCD sites. • Promote the establishment of resident crime watch groups through partnerships with law enforcement. <p><u>(2) A description of any crime prevention activities conducted or to be conducted by the PHA:</u></p> <ul style="list-style-type: none"> • Crime reduction initiative with several police departments to arrange police patrols in and around sites • Crime reduction initiative includes partnership with US Attorneys' Office and Miami-Dade State Attorneys' Office <p><u>(3) A description of the coordination between PHA and the appropriate police precincts for carrying out crime prevention measures and activities:</u></p> <ul style="list-style-type: none"> • Police provide crime data to housing agency staff for analysis and action • Police regularly testify in and otherwise support eviction cases • Police regularly meet with management and residents • Agreement between PHCD and local law enforcement agencies for provision of above-baseline law enforcement services
<p>6.0 (cont'd)</p>	<p>9. Pets. A statement describing the PHA's policies and requirements pertaining to the ownership of pets in public housing.</p> <ol style="list-style-type: none"> (1) PHCD has a pet policy permitting pet ownership by residents of public housing. (2) Assistive animals are not considered pets. They are to be used to give assistance to persons with disabilities (a physical or mental impairment that substantially limits one or more major life activities, a record of such impairment, or being regarded as having such impairment) and are necessary as a reasonable accommodation. (3) The only animals allowed as pets are common household pets. The definition of a common household pet is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish or turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles other than turtles. This does not pertain to assistive animals. (4) All owners of a dog or cat must pay an additional \$100 pet deposit to cover possible damages that the pet might cause in the development. Owners of assistive animals are not required to pay a pet deposit. This does not exclude the assistive animal owner from liability for any damages caused by such assistive animal. (5) Only one four legged, warm-blooded pet per dwelling unit. This does not apply to assistive animals. (6) The weight of any pet is not to exceed twenty (20) pounds at the age of maturity. This does not apply to assistive animals. <p>Additional details and rules are available in PHCD's Community Policies.</p>

<p>6.0 (cont'd)</p>	<p>Annual PHA Plan Update-PHA Plan Elements (continued from previous page)</p> <p>10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.</p> <p>Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.</p>
<p>6.0 (cont'd)</p>	<p>11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.</p> <p>PHCD is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)).</p> <p>The FY2012-2013 audit is being conducted by Berman Hopkins Wright & LaHam, an independent CPA firm contracted by the PHCD.</p>
<p>6.0 (cont'd)</p>	<p>12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.</p> <ul style="list-style-type: none"> • Conduct monthly reviews of each property as it relates to occupancy, rent collections, re-examinations, emergency work orders, routine work orders and unit turnaround time. • Monitor and report on the financial, physical and management performance of individual public housing sites in order to facilitate investment decisions by providing measurable performance information that will assist PHCD plans for future viability of the public housing portfolio.
<p>6.0 (cont'd)</p>	<p>13. Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>PHCD complies with the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). See Chapter XIV (Domestic Violence) of the ACOP, and Section 2.15 (Domestic Violence, Sexual Assault/Battery, Dating Violence or Stalking) of the S8 Administrative Plan.</p> <p>As approved by a Board of County Commissioners' Resolution No. R-595-12 signs have been posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs will provide contact information and assistance to domestic violence victims.</p>

<p>6.0 (cont' d)</p>	<p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><u>The PHA Plan (including attachments) are available for public inspection at:</u> PHCD Overtown Transit Village administrative office PHCD development management offices: Public Housing Site Offices PHCD website PHCD Section 8 office</p>
<p>7.0</p>	<p>Hope VI, Mixed Finance Modernization or Development, Acquisition, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>(a) Hope VI or Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for HOPE VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm</p> <p>PHCD received a HOPE VI revitalization grant in 1999 for Scott/Carver Homes, development (project) number: FL29P005004/FL29P005020. Phase 1 was completed by Habitat for Humanity in 2008 which provided 57 new homes. Phase 2 was completed in 2012 and provided a total of 354 rental units composed of 177 public housing (ACC) units, 107 low and moderate income (tax credit) units and 70 market rate units. Phase III and IV were also part of the revitalization plan but are not funded. (Refer also to Section 10, (a) Progress in Meeting Mission and Goals, HOPE VI, for additional information). USHUD no longer provides HOPE VI grants and is providing other funding sources including those enumerated below. Refer also to Section 10 for Tax Credit Projects.</p> <p>PHCD may apply for new mixed finance, mixed income and/or other grants and funding sources in the coming fiscal year as it may deem appropriate for providing additional housing and/or upgrading of existing housing and ancillary facilities which may include all PHCD sites. PHCD may request extension of grant obligation and expenditure deadlines as it may deem necessary, including but not limited to RHF funding. PHCD may submit appropriate demolition and /or disposition applications and also execute all other documentation as required by USHUD and others having jurisdiction for rehabilitation, development and implementation of projects and corresponding funding.</p> <p>Engaging in mixed-income and/or mixed-finance development and acquisition activities and corresponding funding for affordable housing in the Plan year:</p> <ul style="list-style-type: none"> • Additional affordable housing or rehabilitation of existing units and/or new construction in the general neighborhood area of Scott/Carver. • Choice Neighborhood Initiative (CNI) funding. • Replacement Housing Factor Funds (RHF). • Developers may apply for Low-Income Housing Tax Credits (LIHTC) on PHCD sites when approved by the Board of County Commissioners. • Rental Assistance Demonstration (RAD). • Other funding and Rehabilitation/Development and acquisition opportunities which may become available.

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(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. **Note:** This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

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

Demolition/Disposition Activity Description
1a. Development name: Elizabeth Virrick II
1b. Development (project) number: FL005-029
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status: Application approved as modified June 27, 2010 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: June 27, 2010
5. Number of units affected: 56
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: Demolition completed: Fall 2011 b. Projected end date of activity: Disposition projected by Oct 2014

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites -B
1b. Development (project) number: FL005-017B
2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) (Part of Scott/Carver Disposition) Demolition <input checked="" type="checkbox"/>
3. Application status: Application approved as modified May 26, 2011 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: May 26, 2011
5. Number of units affected: 8
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: Demolition completed: Nov 2011 b. Projected end date of activity: Disposition projected by June 2014

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7.0 (cont'd)	(Demolition and/or Disposition continued from previous page)	
	Demolition/Disposition Activity Description	
	1a. Development name: Lincoln Gardens	
	1b. Development (project) number: FL005-019	
	2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
	3. Application status: Application approved as modified July 24, 2009 (modifications will be required once ownership entity has been identified)	
	4. Date application approved, submitted, or planned for submission: July 24, 2009	
	5. Number of units affected: 47	
7.0 (cont'd)	6. Coverage of action: Total development	
	7. Timeline for activity: a. Actual or projected start date of activity: Demolition completed: Summer 2011 b. Projected end date of activity: Disposition projected by 2014	
	Demolition/Disposition Activity Description	
	1a. Development name: Scott Homes -Sector IIIA (partial)	
	1b. Development (project) number: FL005-004 (HOPE VI)	
	2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) (Part of Scott/Carver Disposition)	
	3. Application status: Approved Application	
	4. Date application approved, submitted, or planned for submission: 09-01-2010	
	5. Number of units affected: 0 (Land only)	
	6. Coverage of action: Partial development	
	7. Timeline for activity: a. Actual or projected start date of activity: 2014 b. Projected end date of activity: 2015	
	Demolition/Disposition Activity Description	
	1a. Development name: Scott Homes -Sector II (partial)	
	1b. Development (project) number: FL005-004 (HOPE VI)	
2. Activity type: Disposition <input checked="" type="checkbox"/> (Ground Lease) (Part of Scott/Carver Disposition) Demolition <input type="checkbox"/>		
3. Application status: Approved Application		
4. Date application approved, submitted, or planned for submission: 09-01-2010		
5. Number of units affected: 0 (Land only)		
6. Coverage of action: Partial development		
7. Timeline for activity: a. Actual or projected start date of activity: 2014 b. Projected end date of activity: 2015		
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Demolition/Disposition Activity Description
1a. Development name: Scott Homes Sector I (partial)
1b. Development (project) number: FL005-004 (HOPE VI)
2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) (Part of Scott/Carver Disposition)
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 09-01-2014
5. Number of units affected: 0
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2014 b. Projected end date of activity: 2015

Note: No demolition application needed for S/C HOPE VI properties, as this activity was already approved with HOPE VI application.

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Demolition/Disposition Activity Description
1a. Development name: Dante Fascell
1b. Development (project) number: FL005-034
2. Activity type: Disposition <input checked="" type="checkbox"/>
3. Application status: Approved for 151 units. Planned application for 28 additional non-ACC units.
4. Date application approved, submitted, or planned for submission: 12/21/12 (151 units approved). Planned submission for additional 28 non-ACC units: 2014
5. Number of units affected: 151 (+ 28 additional non-ACC units)
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2012 b. Projected end date of activity: December 2014

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7.0 (cont'd)	<p>(Demolition and/or Disposition continued from previous page)</p> <table border="1"> <thead> <tr> <th colspan="2">Demolition/Disposition Activity Description</th></tr> </thead> <tbody> <tr> <td>1a. Development name:</td><td>Jack Orr Plaza</td></tr> <tr> <td>1b. Development (project) number:</td><td>FL005-041</td></tr> <tr> <td>2. Activity type:</td><td>Disposition <input checked="" type="checkbox"/></td></tr> <tr> <td>3. Application status:</td><td>Approved</td></tr> <tr> <td>4. Date application approved, submitted, or planned for submission:</td><td>6/18/13</td></tr> <tr> <td>5. Number of units affected:</td><td>200</td></tr> <tr> <td>6. Coverage of action:</td><td>Total development</td></tr> <tr> <td>7. Timeline for activity:</td><td></td></tr> <tr> <td> a. Actual or projected start date of activity:</td><td>March 2013</td></tr> <tr> <td> b. Projected end date of activity:</td><td>June 2013</td></tr> </tbody> </table>	Demolition/Disposition Activity Description		1a. Development name:	Jack Orr Plaza	1b. Development (project) number:	FL005-041	2. Activity type:	Disposition <input checked="" type="checkbox"/>	3. Application status:	Approved	4. Date application approved, submitted, or planned for submission:	6/18/13	5. Number of units affected:	200	6. Coverage of action:	Total development	7. Timeline for activity:		a. Actual or projected start date of activity:	March 2013	b. Projected end date of activity:	June 2013
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Demolition/Disposition Activity Description																							
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1b. Development (project) number:	FL005-012																						
2. Activity type:	Disposition <input checked="" type="checkbox"/>																						
3. Application status:	Approved																						
4. Date application approved, submitted, or planned for submission:	12/21/12																						
5. Number of units affected:	96																						
6. Coverage of action:	Partial development																						
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1b. Development (project) number:	FL005-045																						
2. Activity type:	Disposition <input checked="" type="checkbox"/>																						
3. Application status:	Approved																						
4. Date application approved, submitted, or planned for submission:	12/21/12																						
5. Number of units affected:	97																						
6. Coverage of action:	Total development																						
7. Timeline for activity:																							
a. Actual or projected start date of activity:	December 2012																						
b. Projected end date of activity:	January 2013																						

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Demolition/Disposition Activity Description	
1a. Development name:	Stirrup Plaza Elderly
1b. Development (project) number:	FL005-058
2. Activity type:	Disposition <input checked="" type="checkbox"/>
3. Application status:	Approved
4. Date application approved, submitted, or planned for submission:	12/21/12
5. Number of units affected:	100
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	December 2012
b. Projected end date of activity:	January 2013

7.0
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Demolition/Disposition Activity Description	
1a. Development name:	Green Turnkey
1b. Development (project) number:	FL005-028
2. Activity type:	Disposition <input checked="" type="checkbox"/>
3. Application status:	Approved
4. Date application approved, submitted, or planned for submission:	6/11/13
5. Number of units affected:	21
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	February 2013
b. Projected end date of activity:	January 2013

Demolition/Disposition Activity Description	
1a. Development name:	Modello
1b. Development (project) number:	FL005-038
2. Activity type:	Disposition <input checked="" type="checkbox"/>
3. Application status:	Submitted
4. Date application approved, submitted, or planned for submission:	September 16, 2013
5. Number of units affected:	120
6. Coverage of action:	Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	February 2014
b. Projected end date of activity:	December 2015

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Summary of Potential Disposition Applications for LIHTC Developments (i.e. Tax Credit Projects) that may be required under RFP # 794, RFQ or RFA's.

Development Name and Number	Approximate Number of Units	Approximate Start Date	Approximate End Date
1. Annie Coleman (FLA 5-15)	144	2014	2016
2. Helen Sawyer (FLA 5-57)	104	2014	2016
3. Medvin (9FLA 5-19 B)	18	2014	2016
4. Annie Coleman (FLA 5-16)	210	2014	2016
5. South Miami (FLA 5-60)	58	2014	2016
6. Gwen Cherry (FLA 5-27) Site 9	16	2014	2016
7. Gwen Cherry (FLA 5-27) Site 11	40	2014	2016
8. Parkside (FLA 5-54)	56	2014	2016
9. Lincoln Gardens (FLA 5-19) *	47	2014	2016
10. Victory Homes (FLA 5-07)*	144	2014	2016
11. Haley Sofge (FLA 5-26)	475	2014	2016
12. Martin Fine (FLA 5-48)	50	2014	2016
13. Robert King High (FLA 5-13)	315	2014	2016
14. Smathers Plaza (FLA 5-18)	182	2014	2016
15. Joe Morretti (FLA5-12) Partial	192	2014	2016
16. Three Round Tower (FLA 5-52)	531	2014	2016
17. Claude Pepper (FLA 5-25)	166	2014	2016
18. Harry Cain (FLA 5-89)*	154	2014	2016
19. Culmer Gardens (FLA 5-75)	75	2014	2016
20. Folio # 01-3135 000-0162 (1165 NW 11 th St.)	Vacant Site	2014	2016
21. Culmer Place (FLA5-49)	151	2014	2016
22. Folio # 01-3137-031-0200 (531 NW 11 th St.)	Vacant Site	2014	2016
23. New Haven (FLA 5-27) Site 5	82	2014	2016
24. Rainbow Village (FLA 5-32)	100	2014	2016
25. Folio # 01-4121-000-0010 (3100 SW 37 th Ave.):	Vacant Site	2014	2016
26. Ward Towers (FLA 5-44) *	200	2014	2016

**Approved by BCC 2/7/2012. Other projects (no asterisk) approved on 11/27/11 by BCC.*

**7.0
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PHCD reserves the right to submit additional demolition and/or disposition application for any development site subject to the Board of County Commissioners and USHUD approval, including but not limited to emergency projects, such as demolition of unsafe structures, minor scope projects or other projects as may become necessary. Approximate number of units, start dates and end dates indicated on Demolition and/or Disposition Summary above may change dependent on funding obtained.

7.0
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(c) Conversion of Public Housing. With respect to public housing owned by a PHA:
1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

Voluntary Conversion Initial Assessments

Developments that are subject to the Required Initial Assessments: 64

Developments that are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects): 41

Assessments conducted for the covered developments: One.

Developments that may be appropriate for conversion based on the Required Initial Assessments: None

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

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

7.0
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(d) Homeownership. A description (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

1. Public Housing Homeownership

Public Housing Homeownership Activity Description	
1a. Development name:	FHA Homes Dade County
1b. Development (project) number:	FL005-052C – (160-836)
2. Federal Program authority:	Turnkey III
3. Application status:	Approved; included in the PHA's Homeownership Plan/Program
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	1978
5. Number of units affected:	5
6. Coverage of action:	Part of the development

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(Public Housing Homeownership continued from previous page)

Public Housing Homeownership Activity Description	
1a. Development name:	FHA Homes Dade County
1b. Development (project) number:	FL005-052C – (160-836)
2. Federal Program authority:	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status:	Planned application (<i>convert Turnkey III to Section 32</i>)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	December 2012
5. Number of units affected:	5 – (<i>Number of units and planned application for conversion is dependent upon whether these Turnkey III units are sold or not</i>)
6. Coverage of action:	Part of the development

Public Housing Homeownership Activity Description	
1a. Development name:	Homeownership
1b. Development (project) number:	FL005-052A – (320-834)
2. Federal Program authority:	Turnkey III
3. Application status:	Approved (<i>included in PHCD's Homeownership Plan/Program</i>)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	1978
5. Number of units affected:	2
6. Coverage of action:	Total development

Public Housing Homeownership Activity Description	
1a. Development name:	Heritage Village I
1b. Development (project) number:	FL005-64 (320-064)
2. Federal Program authority:	Turnkey III
3. Application status:	Approved (<i>included in the PHA's Homeownership Plan/Program</i>)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	1977
5. Number of units affected:	0 ALL UNITS SOLD ON 8/2/13
6. Coverage of action:	Part of the development

Public Housing Homeownership Activity Description	
1a. Development name:	Heritage Village I
1b. Development (project) number:	FL005-64 (320-064)
2. Federal Program authority:	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status:	<i>Approved</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	9/25/13
5. Number of units affected:	27 (<i>Note: PHCD plans to request amendment of the Section 32 Homeownership Program and return units back into inventory to be leased to buy.</i>)
6. Coverage of action:	Part of the development

7.0 (cont'd)	<p><u>2. Section 8 Tenant-Based Homeownership</u></p> <p>PHCD's Section 8 Homeownership Program was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001, with support from the former Miami-Dade County Housing and Community Development (HCD).</p> <p>The Section 8 program is comprised of 14,955 allocated Housing Choice Vouchers (including 170 VASH) and 2,101 Moderate Rehabilitation project based units. Additionally, PHCD administers 987 units under the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program and Stewart B. McKinney Act Shelter Plus Care Program, targeting assistance to disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS.</p> <p>a. Size of Program:</p> <ul style="list-style-type: none"> • PHCD is limiting the number of participants in the homeownership program to 200. Currently there are 179 families in the program. <p>b. PHCD-established eligibility criteria:</p> <ul style="list-style-type: none"> • The family must be currently in good standing with the housing agency, including no outstanding debt to PHCD for previous quality standard damages or unpaid rent • Meet HUD income requirements • Must earn the minimum wage equivalent to 2,000 hours annually at the State of Florida minimum rate • The family must be in compliance with the current lease • The family shall not have quality standards violations existing in the unit • The family shall not have a history of late payments <p>The family must not have a previous default on a mortgage obtained through a PHCD homeownership program.</p>
7.0 (cont'd)	<p><u>3. Additional Homeownership Opportunities</u></p> <ul style="list-style-type: none"> • As an alternative to homeownership, PHCD may consider pursuing lease-to-own options for homeownership units.
7.0 (cont'd)	<p>(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.</p> <p>Based on availability of additional funding, PHCD estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based assistance.</p> <p>Current project-based vouchers are located at:</p> <ul style="list-style-type: none"> • Island Place Apartments - 50 units since 2004 • Liberty Square Apartments – 24 units as of Dec. 8, 2010
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>(SEE ATTACHMENT)</p>

<p>8.2</p>	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>(SEE ATTACHMENT)</p>
<p>8.3</p>	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>NOT APPLICABLE – PHCD IS NOT CURRENTLY UNDER A CAPITAL FUND FINANCING PROGRAM.</p>

9.0

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction/s Served by the PHCD:

Family Type	Overall	Affordability (Households using > 50% income for rent)	Supply	Quality (Households living in Sub-standard conditions)	Access-ibility	Size (Overcrowded)	Location
Income ≤ 30% of AMI	34,745	18,055	N/A	2,398	N/A	1,876	N/A
Income >30% but ≤50% of AMI	36,978	11,680	N/A	2,552	N/A	1,997	N/A
Income >50% but <80% of AMI	48,555	4,651	N/A	3,351	N/A	2,622	N/A
Elderly	46,061	24,685	N/A	3,179	N/A	834	N/A
Households with Disabilities	48,468	17,142	14,166	17,142	N/A	2,617	N/A
Race/Ethnicity (Hispanic)	132,400	N/A	N/A	9,136	N/A	7,150	N/A
Race/Ethnicity (Black)	37,845	N/A	N/A	2,612	N/A	2,044	N/A
Race/Ethnicity (White)	21,925	N/A	N/A	1,513	N/A	1,184	N/A
Race/Ethnicity (Asian and Other)	3,220	N/A	N/A	223	N/A	174	N/A

Sources of information PHCD used to conduct this analysis:

- Consolidated Plan of the Jurisdiction/s: Miami-Dade County Entitlement Area
Fiscal Years: 2013-2017

The information provided under the "Overall" column for *Income* breakdown, *Elderly* and *Households with Disabilities* is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and Homestead).

<p>9.1</p>	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.</p> <p><u>Need: Shortage of affordable housing for all eligible populations</u> Strategy 1. Maximize the number of affordable units available to PHCD within its current resources by: Reduce turnover time for vacated public housing units and reduce time to renovate public housing units. Seek replacement of public housing units lost to the inventory through mixed finance, mixed income development and other financing or funding strategies. Seek replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers. Undertake measures to ensure access to affordable housing among assisted families, regardless of unit size required. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies. Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families. Participating in Miami-Dade County's General Obligation Bond (GOB) program to expand the amount of public housing available in Miami-Dade County. Strategy 2: Increase the number of affordable housing units by: Leverage affordable housing resources in the community through the creation of mixed - finance housing. Pursue housing resources other than public housing or Section 8 tenant-based assistance. Continued implementation of the Section 8 Homeownership Program and Project-based Section 8 Voucher Program, contingent on the availability of vouchers. <u>Need: Specific Family Types: Families at or below 30% of median and at or below 50% of median</u> Strategy: Target available assistance to families: Continue policies to support and encourage self-sufficiency. <u>Need: Specific Family Types: Families with Disabilities</u> Strategy: Target available assistance to Families with Disabilities: Continue implementation and modifications of the Section 504/ADA requirements and the Voluntary Compliance Agreement (VCA) between PHCD and USHUD. <u>Need: Specific Family Types: Races or ethnicities with housing needs.</u> Strategy: Increase awareness of PHCD resources: PHCD complies with all HUD fair housing requirements. <u>Need: Reduce impediment to Fair Housing choice through education efforts.</u> Strategy: Continue providing Fair Housing training to employees.</p>
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>On October 1, 2011, the former Miami-Dade Public Housing Agency (MDPHA) merged with Miami-Dade County's Housing and Community Development (HCD). Both entities are now acting as a single unit known as the Miami-Dade Public Housing and Community Development (PHCD).</p> <p>(continued on next page)</p>

(a) Progress in Meeting Mission and Goals (continued from previous page)

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

- In reaching occupancy goals, Public Housing has increased its turnover of vacant units.
- On July 7-31, 2008, PHCD received 71,376 applications.
- On July 18-29, 2011, the waiting list was reopened for elderly only (62 of age and over) for zero and one bedroom units in the Public Housing program. Once the elderly population on the waiting list is exhausted, PHCD may select "near elderly" for admission into "elderly" designated public housing units.
- In June 2012, PHCD re-initiated selection of applicants from the 2008 Tenant-based waiting list to increase unit utilization of the Section 8 HCV Program.

Improve community quality of life and economic vitality.

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

Ensure equal opportunity in housing for all Americans.

- Continued to implement the Voluntary Compliance Agreement (VCA) requirement to make its offices, public housing dwellings and non-housing programs accessible to people with disabilities. Creation and revisions to the Reasonable Accommodation Policies and Procedures, Effective Communication Policies and ACOP as required by the VCA have been completed. The agency has supplemented its ongoing employee's VCA training with special sessions focused on the ACOP and specific reasonable accommodation processes.
- Complied with the Fair Housing Act.
- Collected data from the current wait lists and via post-application questionnaires to gauge clients' disability-related needs and has submitted a needs assessment to USHUD. Applicants and residents receive documents at move-in and annual recertification that advise them about their disability-related rights.
- Provided Fair Housing training to staff in June 2012.

Improve the quality of assisted housing.

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

(continued on next page)

<p>10.0 (cont'd)</p>	<p>(a) Progress in Meeting Mission and Goals (continued from previous page)</p> <p><u>RFP #794, RFQ #794A and RFA's</u></p> <ul style="list-style-type: none"> • A Request for Proposal (RFP) #794 was issued July 14, 2011, soliciting proposals from Developers to maximize and expedite the development potential of over 100 existing public housing sites and vacant land property sites. A selection process resulted in award by the Board of 7 Developers and 32 development sites to apply for Low Income Housing Tax Credits (LIHTC). Six public housing sites received LIHTC funding (i.e. tax credit projects) as indicated below and re-development of these properties is underway: <ul style="list-style-type: none"> • Joe Moretti • South Miami Plaza • Stirrup Plaza • Dante Fascell • Jack Orr • Green Turnkey <p>In addition, developers may apply for funding for other development sites previously awarded by Board with ground lease approval from Board.</p> <ul style="list-style-type: none"> • Request for Qualifications (RFQ) #794A was issued October 5, 2012, soliciting proposals from Developers for a "Developer Pool". It is anticipated that future development opportunities will be offered to Developer Pool to develop existing public housing sites. A Request for Application (RFA) may be forwarded to the Developer Pool, as necessary. <p><u>HOPE VI</u></p> <ul style="list-style-type: none"> • Phase I and Phase 2 of the Scott/Carver HOPE VI development have been completed. Phase 3 was previously planned but application for Low Income Housing Tax Credits (LIHTC) by the developer (MBS) was not successful in obtaining 9% LIHTC from the Florida Housing Finance Corporation (FHFC). Further, the direction taken by the FHFC relative to recent rule changes makes it unlikely that future 9% LIHTC applications would be successful. Alternative funding sources have not yielded a viable project. Additionally, the only available current site (Sector II) would require substantial expenditures for environmental remediation. Therefore, some remaining HOPE VI funding could remain unspent if a viable alternative is not found. PHCD will review with USHUD other alternatives sites to rehab and/or provide new construction in order to use unspent funds to the benefit of our residents and community. This may also include rehabilitation of the former Carrie Meek Center to a new PHCD leasing center or other use. • An informational meeting was held with Scott/Carver residents concerning Crime Prevention Initiatives.
<p>10.0 (cont'd)</p>	<p>(a) Progress in Meeting Mission and Goals (continued from previous section)</p> <ul style="list-style-type: none"> • Continue providing Section 3 business applications on-line, promoting Section 3 training, employment and contracting opportunities and increasing the number of Section 3 employed persons. • Public Housing FSS Program has 17 program participants. • Section 8 FSS Program minimum number of slots is 161 and there are 166 active FSS participants. Focus has been placed on working with families to obtain employment in order to increase the number of families with escrow accounts.

Additional Information.

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

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

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

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

- A change in policy pertaining to PHCD's operations detailed in the Annual Plan
- New programs required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan.
- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal.

Flat Rent Significant Amendment

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

PHCD will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective **October 1, 2014**. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.

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

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

10.0
(cont'd)

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

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

SEE ATTACHMENT

(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

SEE ATTACHMENT

(g) Challenged Elements

NOT APPLICABLE

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

SEE ATTACHMENT

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

SEE ATTACHMENT