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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

Reduce public housing vacancies:

- Achieve and maintain 90% occupancy levels and strive for higher levels of occupancy in successive years.
- Once the elderly population on the waiting list is exhausted, PHCD may select "near elderly" for admission into "elderly" designated public housing units.

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

- Utilize leveraged funding sources with the HOPE VI grant funds in the Scott/Carver HOPE VI re-development.
- Continue to apply for funding or grant opportunities that may become available to create additional housing opportunities.
- 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 (i.e. billboards or other programs that may result in a revenue generating mechanism for the agency).

Acquire or build units or developments:

- PHCD reserves the right to open RFPs as needed.
- On July 14, 2011, PHCD issued a solicitation to developers (Request for Proposal #794) through Miami-Dade County's Procurement Division. RFP #794 solicited offers from the developer community to maximize and expedite the development potential of 104 existing public housing sites administered by PHCD. The solicitation sought to establish partnerships with qualified entities to rehabilitate/upgrade existing public housing units, remove and replace obsolete public housing units, increase the number of units on underutilized sites, and develop vacant land owned by the County. This also allows commercial and other special purpose uses where appropriate. Additionally, PHCD seeks to replace its older units with new designs that resemble market-rate units (regardless of whether these are public housing, affordable or market-rate units) and incorporate creative and sustainable design solutions. A total of 215 proposals from 26 developers were received in response to the RFP. This resulted in the approval by the Board of County Commissioners (BCC) of seven developers for thirty two existing public housing sites. Developers, who can subsequently obtain adequate financing and meet other applicable requirements, may be approved by the BCC to proceed with development activities. Development activities may include but are not limited to; resident outreach, design, financial closing, relocation (if applicable), construction and move-in. This also includes submitting all applications and obtaining approvals required from USHUD and other agencies having jurisdiction including environmental and demolition/disposition (as applicable). Relocation (if required) will be in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act). PHCD may apply for relocation vouchers from USHUD. Additionally, PHCD may develop additional RFP's or RFQ's for public housing and vacant sites not previously awarded by the BCC under RFQ #794.

(Five Year Plan Goals continued next page)

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

As a result of RFP #794 awards by BCC, numerous demolition and/or disposition applications by PHCD are anticipated, and may include the following sites:

Development Name / Dev. No. (Site No.)

1 - Carlisle Development Group, LLC;

1. Annie Coleman (FLA 5-15)
2. Helen Sawyer (FLA 5-57)
3. Medvin (9FLA 5-19 B)
4. Annie Coleman (FLA 5-16)
5. South Miami (FLA 5-60)
6. Gwen Cherry (FLA 5-27) Site 9
7. Gwen Cherry (FLA 5-27) Site 11
8. Parkside (FLA 5-54)
9. Green Turnkey (FLA 5-28)
10. Lincoln Gardens (FLA 5-19) *
11. Victory Homes (FLA 5-07) *

2 - RUDG, LLC;

1. Haley Sofge (FLA 5-26)
2. Martin Fine (FLA 5-48)
3. Robert King High (FLA 5-13)
4. Dante Fascell (FLA 5-34)
5. Smathers Plaza (FLA 5-18)
6. Joe Morretti (FLA5-12)
7. Stirrup Plaza (FLA 5-58)
8. South Miami Plaza (FLA 5-45)
9. Three Round Tower (FLA 5-52)
10. Jack Orr Plaza (FLA 5-41)
11. Claude Pepper (FLA 5-25)
12. Harry Cain (FLA 5-89) *

3 - The Michaels Development Company, LLP;

1. Culmer Gardens (FLA 5-75)
2. Folio # 01-3135 000-0162 (1165 NW 11th St.)
3. Culmer Place (FLA5-49)

4 - Gorman & Company, Inc.;

1. Modello Homes

5 - Biscayne Housing Group, LLC;

1. Folio # 01-3137-031-0200 (531 NW 11th St.)
2. New Haven (FLA 5-27) Site 5
3. Rainbow Village (FLA 5-32)

6 - Gatehouse Development Corp.;

1. Folio # 01-4121-000-0010 (3100 SW 37th Ave.):

7 - Renaissance Initiative Joint Venture;

1. Ward Towers (FLA 5-44) *

7 Developers were awarded 32 sites

*** These four sites were evaluated in first round but the ranked proposer had 4% financing and therefore not recommended to BCC in first round only 9% projects were recommended in first round. However, these four sites were subsequently approved by the Board on February 7, 2012, Amendment to BCC Agenda item 11(A)(4) – 120097 related to RFP #794.**

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

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 improve the current SEMAP Score of 83%.

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 2011-16 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 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.
- Continue the Job Order Contracts (JOC) program as necessary which is a rapid method of contracting from a pool of pre-screened group of contractors to do vacant unit repairs. The units are inspected by PHCD staff, and a list of line items are selected from a pre-set unit price table containing a number of repairs with "fixed prices".
- 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.

Provide replacement public housing:

- Coordinate with various agencies to make best efforts to identify Annual Contribution Contract (ACC) equivalent units within the HOPE VI Target Area for low income families and elderly persons. The HOPE VI Target Area (TA) boundary is defined in BCC **Resolution 1416-08** as bounded by NW 119 Street, NW 7 Ave., NW 36 Street, and NW 32 Ave.

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.

B. Improve community quality of life and economic vitality

- Continue implementing public housing security improvements.
- The agency has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization and empowerment. PHCD is coordinating a year-round training program for resident councils in 2012.

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

C. Promote self-sufficiency and asset development of families and individuals

Increase the number 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.

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 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 have at least 50% of their clients as 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

D. Ensure Equal Opportunity in Housing for all Americans

Continue implementing Section 504, ADA, the Fair Housing Act and the Voluntary Compliance Agreement (VCA).

Continue implementation of domestic violence policy and procedures.

ANNUAL PLAN FOR FY 2012-2013

Annual PHA Plan Update

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

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.

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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 and/or drug activity.
- Sex offender.
- 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.
- PHCD requests criminal records from State and local law enforcement agencies for screening purposes.

(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 and Section 8 New Construction Programs 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.
- On July 18-29, 2011, the waiting list was reopened for elderly applicants only, for zero and one bedroom units in the Public Housing program.
- A waiting list for the Helen Sawyer Assisted Living Facilities (ALF) was opened in April 2010.

(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

(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)
- PHCD Return Policy for Scott/Carver Homes HOPE VI Initiative.

PHCD website.

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 and/or drug activity.
- Sex offender.
- 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.

PHCD requests criminal records from State and local law enforcement agencies for screening purposes.

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

(2) Waiting List Organization

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 and Section 8 New Construction Programs 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 and as a reasonable accommodation due to disability.

(4) Admissions Preferences

PHCD adheres to the federal income targeting requirements.

Applicants on the waiting list are selected by rank number.

(5) Local Preferences

Veterans

(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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C. Scott/Carver HOPE VI Waiting List

(1) Waiting List Organization

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.

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

2. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012-13)	Preliminary Estimate	
a) Public Housing Operating Fund	\$ 26,472,000	
b) Public Housing Capital Fund	\$ 12,446,000	
c) HOPE VI Grant	\$ 5,575,000	HOPE VI Revitalization - Operations
d) ARRA (CFRC) grant	\$ 0	
e) Replacement Housing Factor Funds (RHF)	\$ 3,512,000	HOPE VI Revitalization - Operations
f) Neighborhood Stabilization Program 1 (NSP1) funds	\$ 0	
g) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$ 158,262,000	
h) Other Federal Grants (list below)		
Shelter Plus Care Program	\$ 8,141,000	
2. Public Housing Dwelling Rental Income	\$ 17,807,000	Public Housing Operations
3. Non-federal sources (list below)		
County Bond Funds	\$ 0	
Miscellaneous Revenue	\$ 1,556,000	Public Housing Operations
Investment Interest	\$ 34,000	Public Housing Operations
Total Resources	\$ 233,805,000	

<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> <p>PHCD, in conjunction with the Section 8 rent reasonableness study of comparable housing of similar unassisted units in the neighborhood, established the market-based rents.</p> <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>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 • PHCD Scott/Carver HOPE VI Return Policy • 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><u>A. Public Housing</u></p> <p>Grievance procedures are addressed in the Community Policies, as part of the Public Housing lease, and in the ACOP.</p> <p>To initiate the grievance process:</p> <ul style="list-style-type: none"> • Applicants may request informal reviews from the Applicant Leasing Center. • Residents of Public Housing developments may request grievance hearings at the development's management office. <p><u>B. Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher, and Section 8 Moderate Rehabilitation</u></p> <p>Informal hearing procedures are referred to in the Administrative Plan.</p> <p>To initiate the informal hearing process:</p> <ul style="list-style-type: none"> • Applicants may request informal reviews from the Applicant Leasing Center. • Section 8 residents may request informal hearings from Section 8.

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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 <i>(Note: all units affected are total development)</i>
Biscayne Plaza FL-05-074A	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	52
Edison Plaza FL-05-056	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	80
Florida City Gardens FL-05-080	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	50
Goulds Plaza FL-05-079	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	50
Haley Sofge FL-05-026	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	475
Helen Sawyer Assisted Living Facility FL 05-057	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	101
Lemon City FL-05-051	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	100
Palm Courts FL-05-065	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	88
Palm Towers FL-05-43	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	103
Palmetto Gardens FL-05-088	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	40
Peters Plaza FL-05-039	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	102
Robert King High FL 05-013	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	315
Smathers Plaza FL-05-018	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	182
South Miami Plaza FL-05-045	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	97

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(Designated Housing for Elderly cont'd from previous page)

Three Round Towers FL 05-062	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	391
Ward Towers FL-05-044	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	200
Ward Towers 2 (ALF) FL-05-144	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	100
Wynwood Elderly FL-05-094	Elderly	Submitted 9/1/11 Renewed thru 11/21/13	11/21/2011	72

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

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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.

(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

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.

(b) Family Self Sufficiency programs

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2011 estimate)	Actual Number of Participants (As of September 2010)
Public Housing	N/A*	24
Section 8	197	197

*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> <p>(1) PHCD has a pet policy permitting pet ownership by residents of public housing.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(5) Only one four legged, warm-blooded pet per dwelling unit. This does not apply to assistive animals.</p> <p>(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> <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 FY2010-2011 audit is currently 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>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>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, 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 and provided 57 new homes. Phase 2 activities are underway pursuant to the approved Revitalization Plan. Phase 2 will provide 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 are also part of the revitalization plan but are currently not funded. If feasible, PHCD will develop the remaining Scott/Carver HOPE VI land parcels and apply for, or amend currently approved disposition applications to accommodate a new development approach.</p> <p>PHCD may apply for a new HOPE VI and/or any other mixed finance, mixed income or other grants 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 Scott/Carver HOPE VI's future unfunded phases and other PHCD sites. PHCD may submit appropriate applications and also execute all other documentation as required for the implementation of projects and funding noted herein.</p> <p>Engaging in mixed income or mixed-finance development activities for affordable housing in the Plan year:</p> <ul style="list-style-type: none"> • Scott/Carver HOPE VI Revitalization • Additional affordable housing units in the Scott/Carver HOPE VI Revitalization Program funded by the Replacement Housing Factor Grant. • PHCD will apply for Choice Neighborhood Initiative (CNI) funding for the following public housing developments: Culmer Gardens and Culmer Place in the Overtown community and Liberty Square in the Liberty City community. Additional sites and additional planning and /or implementation grants other than CNI may be added to the above list, subject to on-going physical needs assessment and strategic planning process. • Other funding opportunities as noted herein.

7.0
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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 22, 2010 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: June 22, 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 2012

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 Oct 2012

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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 Oct 2012	
	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: Planned Application	
	4. Date application approved, submitted, or planned for submission: 06-01-2012	
	5. Number of units affected: 0	
	6. Coverage of action: Partial development	
	7. Timeline for activity:	
	a. Actual or projected start date of activity: June 2012	
b. Projected end date of activity: May 2013		
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 checked="" type="checkbox"/>		
3. Application status: Planned Application		
4. Date application approved, submitted, or planned for submission: January 2012		
5. Number of units affected: 0		
6. Coverage of action: Partial development		
7. Timeline for activity:		
a. Actual or projected start date of activity: June 2012		
b. Projected end date of activity: December 2013		
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(Demolition and/or Disposition continued from previous page)

**7.0
(cont'd)**

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) <i>(Part of Scott/Carver Disposition)</i>
3. Application status:	Planned Application
4. Date application approved, submitted, or planned for submission:	December 2012
5. Number of units affected:	0
6. Coverage of action:	Partial development
7. Timeline for activity:	
a. Actual or projected start date of activity:	March 2013
b. Projected end date of activity:	March 2014

PHCD may submit demolition/disposition applications to USHUD for approvals and obtain other required approvals as necessary, particularly for emergency projects such as demolition of unsafe structures or minor scope projects.

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

Summary of Disposition and/or Demolition Planned Applications for Entire Developments
that may be required under RFP # 794. Planned Application--2012

1 - Carlisle Development Group, LLC:

Development Name and Number	Number of Units	Planned Starting Date	Planned Ending Date
1. Annie Coleman (FLA 5-15)	144	10/1/2012	12/31/13
2. Helen Sawyer (FLA 5-57)	104	10/1/2012	12/31/13
3. Medvin (9FLA 5-19 B)	18	10/1/2012	12/31/13
4. Annie Coleman (FLA 5-16)	210	10/1/2012	12/31/13
5. South Miami (FLA 5-60)	58	10/1/2012	12/31/13
6. Gwen Cherry (FLA 5-27) Site 9	16	10/1/2012	12/31/13
7. Gwen Cherry (FLA 5-27) Site 11	40	10/1/2012	12/31/13
8. Parkside (FLA 5-54)	56	10/1/2012	12/31/13
9. Green Turnkey (FLA 5-28)	21	10/1/2012	12/31/13
10. Lincoln Gardens (FLA 5-19) *	47	10/1/2012	12/31/14
11. Victory Homes (FLA 5-07)*	144	10/1/2012	12/31/14

2 - RUDG, LLC:

1. Haley Sofge (FLA 5-26)	475	10/1/2012	12/31/13
2. Martin Fine (FLA 5-48)	50	10/1/2012	12/31/13
3. Robert King High (FLA 5-13)	315	10/1/2012	12/31/13
4. Dante Fascell (FLA 5-34)	151	10/1/2012	12/31/13
5. Smathers Plaza (FLA 5-18)	182	10/1/2012	12/31/13
6. Joe Morretti (FLA5-12)	288	10/1/2012	12/31/13
7. Stirrup Plaza (FLA 5-58)	124	10/1/2012	12/31/13
8. South Miami Plaza (FLA 5-45)	97	10/1/2012	12/31/13
9. Three Round Tower (FLA 5-52)	531	10/1/2012	12/31/13
10. Jack Orr Plaza (FLA 5-41)	200	10/1/2012	12/31/13
11. Claude Pepper (FLA 5-25)	166	10/1/2012	12/31/13
12. Harry Cain (FLA 5-89)*	154	10/1/2012	12/31/14

3 - The Michaels Development Company, LLP:

1. Culmer Gardens (FLA 5-75)	75	10/1/2012	12/31/13
2. Folio # 01-3135 000-0162 (1165 NW 11 th St.)	Vacant Site	10/1/2012	12/31/13
3. Culmer Place (FLA5-49)	151	10/1/2012	12/31/13

4 - Gorman & Company, Inc.:

1. Modello Homes	120	10/1/2012	12/31/13
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5 - Biscayne Housing Group, LLC:

1. Folio # 01-3137-031-0200 (531 NW 11 th St.)	Vacant Site	10/1/2012	12/31/13
2. New Haven (FLA 5-27) Site 5	82	10/1/2012	12/31/13
3. Rainbow Village (FLA 5-32)	100	10/1/2012	12/31/13

6 - Gatehouse Development Corp.:

1. Folio # 01-4121-000-0010 (3100 SW 37 th Ave.):	Vacant Site	10/1/2012	12/31/13
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7 - Renaissance Initiative Joint Venture:

1. Ward Towers (FLA 5-44) *	200	10/1/2012	12/31/14
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*Approved by BCC 2/7/2012-amendment to BCC Agenda Item 11(A)(4)-120097 to RFP 794

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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.

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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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(1.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 (*convert Turnkey III to Section 32*)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: December 2012
5. Number of units affected: 5 – (*Number of units and planned application for conversion is dependent upon whether these Turnkey III units are sold or not*)
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 (*included in PHCD's Homeownership Plan/Program*)
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 (*included in the PHA's Homeownership Plan/Program*)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 1977
5. Number of units affected: 3
6. Coverage of action: Part of the development

Public Housing Homeownership Activity Description

- 1a. Development name: Heritage Village I
- 1b. Development (project) number: FL005-64 (320-064)
2. Federal Program authority: Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: Approved (*included in the PHA's Homeownership Plan/Program for low-income families*)
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 8/20/09
5. Number of units affected: 27
6. Coverage of action: Part of the development

<p>7.0 (cont' d)</p>	<p><u>2. Section 8 Tenant Based Homeownership</u> 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 14,677 allocated Housing Choice Vouchers (including 50 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 176. Currently there are 176 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 • Income requirements as required by HUD • 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>
<p>7.0 (cont' d)</p>	<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>PHCD received and approved 8 applications in 2010 for new and existing developments to participate in the Section 8 Project-Based Voucher Program (PBV) within the HOPE VI Expanded Target Area. For family projects, no more than 25% of the development's units will be Project-Based, this requirement will not be placed on developments serving only elderly and disabled. These units must meet federal housing quality standards (HQS). 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 <p>Pending project-based vouchers include:</p> <ul style="list-style-type: none"> • Brownsville Village 1 -96 units • Brownsville Village II – 100 units • Brownsville Village III – 103 units • Brownsville Village IV – 103 units • Brownsville Village V – 65 units • Carfour Supportive Housing – 10 units • Christian Hudson – 6 units
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>
8.2	<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>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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:

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Over all	Affor d- ability	Suppl y	Qualit y	Acc ess- ibilit y	Size	Loc a- 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

Sources of information PHCD used to conduct this analysis:

- Consolidated Plan of the Jurisdiction/s: Miami-Dade County
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.

<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></p> <p>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.</p> <p>Strategy 2: Increase the number of affordable housing units by: Leverage affordable housing resources in the community through the creation of mixed - finance housing. Pursue housing resources other than public housing or Section 8 tenant-based assistance. Continued implementation of the Section 8 Homeownership Program and Project-based Section 8 Voucher Program, contingent on the availability of vouchers.</p> <p><u>Need: Specific Family Types: Families at or below 30% of median and at or below 50% of median</u></p> <p>Strategy: Target available assistance to families: Continue policies to support and encourage self-sufficiency.</p> <p><u>Need: Specific Family Types: Families with Disabilities</u></p> <p>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.</p> <p><u>Need: Specific Family Types: Races or ethnicities with housing needs.</u></p> <p>Strategy: Increase awareness of PHCD resources : PHCD complies with all HUD fair housing requirements.</p>
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Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

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.
- A waiting list for the Helen Sawyer Assisted Living Facilities (ALF) was opened in April 2010.

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 completing an RFP for 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, County-wide.

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.

Improve the quality of assisted housing.

- Two new methods of rent collection were implemented:
 1. Lockbox service, where tenants mail rent payments in the form of personal checks, money orders or cashier's checks
 2. Online payment system where tenants pay online via www.miamidade.gov/housing.
- Utility reimbursements are now issued to residents through a reusable debit/credit card instead of direct check payments.
- 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.

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10.0
(cont'd)

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

Scott/Carver HOPE VI summary and updates:

- Executed a Master Development Agreement for Phase 2 of the Scott/Carver HOPE VI site under the HOPE VI grant on 12-30-08.
- Demolition: Demolition of Sector I was completed in August 2004, demolition of Sector IV and Carver Homes was completed in April 2005, and demolition of Sectors II and III was completed on December 2006. Four of the original 850 units still remain and are not currently planned for demolition.
- Relocation Program: The relocation of families from the Scott/Carver HOPE VI site was completed on July 3, 2005. Tracking of the families is continuing with the selected Master Development team and PHCD's staff. Communication is maintained via mailings, newsletters, requests for residents to report changes of address, monthly meetings, etc.
- New HOPE VI office and new computer center at the Merlin Mathews Center opened in March 2010 for service to former Scott/Carver HOPE VI residents.
- HOPE VI meetings with development team began in 2009 and have included Community meetings, Steering Committee meetings, and Sub-committee meetings for Outreach, Design, CSS and Re-Occupancy. Meetings are held as scheduled at the Merline Matthews Community Center unless noted otherwise.
- Groundbreaking ceremony was held February 5th, 2010. Financial closing was completed by September 20, 2010. Construction is underway with scheduled completion in 2012.
- Grand Opening completed December 12, 2011.
- PHCD has substantially updated its web-site (see HOPE VI tab) to include substantial information which the residents may access. This includes; project information, a virtual tour, contact sheet, Return Policy, Request for Transfer Form, Questions and Answers, Scott/Carver HOPE VI Waiting List, Education/Training, Section 3/Employment Opportunities, Expanded HOPE VI Target Area and future phases.
- In May of 2010, PHCD forwarded via certified mail to former Scott/Carver HOPE VI residents a cover letter and a Transfer Request Form for residents to complete by indicating their interest in returning to the new community. Those who indicated an interest in returning were placed on the S/C Waiting List and ranked in accordance with the Return Policy.
- "Road to Return" Workshops were held on December 7, 8, and 9 of 2010 to inform residents about the process and provide important information about returning.
- In December 2010, PHCD forwarded via certified mail to former Scott/Carver HOPE VI residents a cover letter and a Request for Optional Housing form for residents to fill in indicating their interest in housing opportunities, other than Scott/Carver HOPE VI Phase 2, which may become available in the Expanded HOPE VI Target Area. These include the Project Based Voucher (PBV) Program and Habitat for Humanity Homeownership.
- A Quarterly Newsletter, in addition to meetings noted above, is provided to interested residents advising them on progress of the development.
- PHCD retained Community Action Agency & Human Services (CAHSD) to provide case management services to assist former Scott/Carver HOPE VI residents returning to the new community.

(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>Expand the supply of assisted housing.</u></p> <ul style="list-style-type: none"> • Applied for and received HUD ARRA CFRC grant award for \$16,643,865.00 being utilized in the creation of an energy efficient green community for Phase 2 of HOPE VI. • Received \$8,600,000 in Neighborhood Stabilization (NSP1) funds to be utilized in Public Infrastructure design and construction for Phase 2 of HOPE VI. <p><u>Promote self-sufficiency and asset development for assisted households</u></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 24 program participants. • Section 8 FSS Program maximum size is 176 and there are 176 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.
<p>10.0 (cont'd)</p>	<p>Additional Information.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>PHCD will consider the following as a Substantial Deviation from the Five-Year Plan:</p> <ul style="list-style-type: none"> • An overall change in the direction of PHCD pertaining to its goals and objectives. • The undertaking of new program activities that do not otherwise further the PHCD's stated mission or further the goals as set forth in the current Five-Year Plan. • Insufficient budget authority from HUD necessitating the need to 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. <p>PHCD will consider the following actions as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:</p> <ul style="list-style-type: none"> • A change in policy pertaining to PHCD's operations detailed in the Annual Plan • Addition of new work items (excludes emergency work) not included in the Capital Fund Program Annual Statement(s), exceeding a cumulative average of 10% of the current fiscal year's grant. • New 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 Significant Amendment or Modification to the Five-Year Plan and Annual Plan.

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)

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

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

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

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

(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