DRAFT

fl005v01

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

PHA Plan

5 Year Plan Update for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2004

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

Expires: 03/31/2003

DRAFT

PHA Plan
Agency Identification

PHA Name: MIAMI-DADE HOUSING AGENCY (MDHA)

PHA Number: FL005

PHA Fiscal Year Beginning: 10/01/2004

Public Access to Information

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

☐ Main administrative office of the PHA:
☐ PHA development management offices
☒ PHA local offices: MDHA Quality Assurance and Compliance Office
1403 N.W. 7th Street, Miami, FL. 33125

Display Locations for PHA Plans and Supporting Documents

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

☐ Main administrative office of the PHA:
☐ PHA development management offices
☒ PHA local offices: MDHA Quality Assurance and Compliance Office
1403 N.W. 7th Street, Miami, FL. 33125
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☒ Other (list below)
Miami-Dade County Team Metro Offices
MDHA Regional Offices

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

☐ Main business office of the PHA:
☐ PHA development management offices
☒ Other: MDHA Quality Assurance and Compliance Office
1403 N.W. 7th Street, Miami, FL. 33125

5-YEAR PLAN UPDATE
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ We, the employees of Miami-Dade Housing Agency, through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County:

- Quality affordable housing opportunities.
- Neighborhood revitalization and stabilization activities.
- Partnerships with private and public entities to optimize resources through innovative programs.
- Efficient and effective management of resources.

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:

☒ Apply for additional rental vouchers

☒ Reduce public housing vacancies: Achieve and maintain 95% or greater occupancy levels

☒ Leverage private or other public funds to create additional housing opportunities: Access leveraged funding sources of Hope VI Scott/Carver re-development, Ward Tower Assisted Living Facility Development, and Smathers Plaza Assisted Living Facility Development.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☒ Acquire or build units or developments: Complete and occupy the Ward Towers Assisted Living Facility, (HOPE VI grant). Build the Smathers Plaza Assisted Living Facility.

☒ Other (list below)

- Continue to apply for funding opportunities that may become available to create additional housing opportunities.

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: Increase the Employee Demonstration of Growth and Efficiency Program (EDGE) by 388 units, due to voluntary cancellation of private management company.

☒ Improve voucher management: Private Rental Improvements in Management and Efficiency Program.

☒ Increase customer satisfaction: Provide improved case management and referral services to residents.

☒ Concentrate on efforts to improve specific management functions: Deliver timely and quality maintenance services to public housing residents; achieve and maintain 95% or greater of rent collections for the public housing program.

☒ Maintain anti-fraud program to ensure agency's integrity, and maintain audit function to ensure compliance with USHUD and MDHA regulations and procedures.

☒ Renovate or modernize public housing units: Implement Capital Fund Action Plan. Continue the installation of air conditioners in public housing family and elderly units.

☒ 161 units planned for disposition: FHA scattered Homes (2), Carver Scattered Sites (8), Opa-Locka Family (17), Elizabeth Virrick I & II (84), Wynwood Homes Homeownership (20), Heritage Village Homeownership (30) and Smathers Plaza (land only).

☒ Other: (list below)

- Demolish 850 dwelling units of obsolete public housing at Scott Homes and Carver Homes, dispose of 156 platted, buildable lots which will be dedicated to affordable homeownership. Dispose of eight existing dwelling units of Carver Scattered Sites which are also to be dedicated to affordable homeownership. Provide replacement housing, in and around the community, consisting of 255 new public housing units and 156 new affordable homeownership units on-site; and 110 new, and 40 rehabilitated, affordable homeownership units off-site. Additionally, requesting from USHUD up to 250 Section 8 vouchers for replacement housing. .
- Complete the construction and occupancy of a 100-unit assisted living facility for frail, elderly public housing residents at the Ward Towers development site. Financing to be comprised of Tax-Exempt Bonds, Low-Income Housing Tax Credits, HOPE VI grant funds, and local surtax funding. The land will be leased by Miami-

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2004

Dade County to the limited partnership, which has been created to issue and sell the Low-Income Housing Tax Credits.

- Accepted and approved applications attached to no more than 25% of the development's units for Section 8 project-based voucher program. Approval has been granted to place 177 units under the project based voucher program, contingent on availability of vouchers.

☒ PHA Goal: Increase assisted housing choices
Objectives:
☒ Provide voucher mobility counseling: As required by the Adker Consent Decree approved by the U.S. District Court, Southern District of Florida on October 28, 1998.
☒ Conduct outreach efforts to potential voucher landlords: Attract new participation of owners in the Section 8 program in cooperation with the Fair Housing Center (HOPE, Inc.), as required by the Adker Consent Decree, and in cooperation with the National Housing Group, Inc., as part of the Scott/Carver Homes Revitalization Program.
☐ Increase voucher payment standards.
☒ Implemented voucher homeownership program:
Section 8 Homeownership Program.
☒ Implement public housing or other homeownership programs: Assist at least 50 public housing families move from renting to homeownership.
☐ Implement public housing site-based waiting lists.
☒ Conduct study to determine which public housing developments are required to be converted to vouchers.
☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment
Objectives:
☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
☒ Implement public housing security improvements: Continue with the drug and crime activities elimination programs contingent on alternative funding availability, and increase the number of residents participating in the elimination of drug and crime activity programs within Public Housing sites.
☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities): MDHA plans to apply to designate 4,150 elderly public housing units for occupancy only by elderly families during the five year plan through FY 2004. The developments

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2004

to be designated as elderly are: Ward Towers (200), Robert King High (315), Haley Sofge (475), Three Round Towers (391), Smathers Plaza (182), Stirrup Plaza (100), South Miami Plaza (97), Little Havana (28), Claude Pepper (166), Joe Moretti (288), Jack Orr (200), Harry Cain Towers (154), Parkside I & II (56), Dante Fascell (151), Abe Arronovitz (55), Falk Turnkey (48), Jose Marti Plaza (55), Riverside (75), Phyllis Wheatley (40), Wynwood Elderly (72), Biscayne Plaza (52). MDHA will conduct an analysis/study in accordance with the regulations prior to determination of elderly designation and will perform a survey during FY 2003-2004 of elderly developments to ascertain the resident's interest in obtaining elderly designation for these 4,150 units, and other elderly units as well. The designation is planned to take effect during FY 2004-2005. In accordance with the Florida Commission on Human Relations, senior community designation must have at least 80% of the population meeting the age requirements.

☒ Other: (list below)

- Seek increase in funding for Aging in Place initiatives and prevention of premature institutionalization of elderly, disabled residents. Promote full occupancy of the Helen Sawyer Assisted Living Facility (ALF)
- Promote full occupancy of the new Ward Towers ALF.
- Perform predevelopment activities for new assisted living facilities, such as Smathers Plaza.
- Start implementation of an ongoing Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- The execution of a Memorandum of Understanding (MOU), between Overall Tenants Advisory Council (OTAC), and Resident Councils for the disbursement of monies for resident participation activities mandated by 24 CFR 964.150.

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

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

☒ Increase the number and percentage of employed persons in assisted families: Monitor contractors and subcontractors for compliance with Section 3 training and employment goals, public housing residents with information about Section 3 business and training employment opportunities generated through MDHA awards and U.S.HUD assistance.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2004

☒ Provide or identify supportive services to improve assistance recipients' employability: Seek new partnerships with both public and private entities to enhance social and economic services to residents in both public and assisted housing.

☒ Provide or identify supportive services to increase independence for the elderly or families with disabilities: OTAC will conduct the Floor Guardian/Neighbor Companion Program.

☒ Other: (list below)

- Maintain the Family Self- Sufficiency program in assisted housing.
- Maintain the disallowance of increase in annual income, in accordance with the regulation.
- Seek expansion of resident-owned businesses by linking them with organizations that provide micro-business loans.
- Implement home-based business policy and procedures for public housing residents.
- Continue to plan and implement annual interactive workshops, disseminate brochures, and attend community business forums to educate current and prospective MDC contractors about Section 3 requirements and business opportunities.
- Miami-Dade County's Department of Human Services (DHS) will assist clients who need help to more expeditiously move into public housing after they receive and accept offers to move in, to include helping them work out payments for utilities and moving expenses. DHS'staff will work out of the Applicant and Leasing Center, whose staff will refer clients to DHS counselors.
- Continue effective case management system for the Scott/Carver HOPE VI Revitalization Program. Case management services are being provided by DHS through an Interdepartmental Agreement.
- Implement a MDHA training and employment preference procedure for eligible Section 3 residents.

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Continue to implement effective Affirmative Fair Housing Marketing Plan when the waiting lists are opened.

☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Complete study of public housing developments for designation.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2004

☒ Other: (list below)

- Maintain the Adker Consent Decree.
- Continue to monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in the HOPE VI Scott/Carver and Ward Towers Assisted Living Facility developments.
- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2004

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

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

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Executive Summary

The Quality Housing and Work Responsibility Act (QHWRA) passed on October 21, 1998, is the single most revolutionary piece of legislation since the U.S. Housing Act of 1937. The statute and its resulting regulations promulgated by the U.S. Department of Housing and Urban Development (USHUD) require each housing authority (HA) to submit an Annual Plan and a five (5) year management plan. The regulations, however, allowed the HA great latitude in the management styles they could choose to implement their plans.

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

This year's Annual Plan covers the period October 1, 2004 through September 30, 2005. The planning process incorporates the input of MDHA divisional staff, Resident Advisory Board, public and assisted housing program participants, and MDHA's business partners.

The highlights of our plan include the following:

- Consistent output of quality services through the competitive management styles of contract management companies and MDHA staff in the Employee Demonstration of

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Growth and Efficiency (EDGE) program and the Private Rental Improvements in Management and Efficiency (PRIME) Program.

- Expansion of housing choices to applicants and program participants through:
  - Promotion of full occupancy of the Helen Sawyer Assisted Living Facility (ALF);
  - The HOPE VI redevelopment of Scott Homes and Carver Homes sites;
  - The expansion of homeownership units that will be made available through the Scott/Carver HOPE VI redevelopment;
  - Planning and designing development of other ALF facilities such as Smathers Plaza; and
  - The various homeownership programs offered through the Development and Loan Administration and the New Markets divisions, such as the Surtax, SHIP, HOME, and Infill programs.

- Complete construction and occupancy of Ward Towers Assisted Living Facility, a new, 100-unit assisted-living facility for frail, elderly Public Housing residents, using a HOPE VI Grant, tax-exempt bonds, Low-Income Housing Tax Credits (LIHTC), and Capital Program funds.

- Addressing fair housing issues through the continued maintenance of the Adker Consent Decree and continue to monitor Section 504, ADA, Fair Housing Act, and other applicable accessibility requirements in the HOPE VI Scott/Carver and Ward Towers Assisted Living Facility developments.

- Improvement in the economic and social opportunities available to public and assisted program participants by means of new partnerships developed between MDHA and public/private entities, and implementation of the Welfare-to-Work Housing Voucher Program and Family Unification Program.

- Administering programs, including the Section 8 Moderate Rehabilitation Single Room Occupancy, Shelter Plus Care, Veterans Assisted Supporting Housing, Mainstream, and Rental Assistance in Support of Designated Housing Plans, Access 2000, these programs are targeted for populations with special needs, such as disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS, homeless veterans with severe psychiatric or substance abuse disorders, and disabled and non-elderly disabled persons.

- Accepted and approved applications for existing housing developments for participation attached to no more than 25% of the development's units for project-based voucher program, upon availability of vouchers. MDHA has granted approval to place 177 units under the project-based voucher program.

- Continue to develop and implement the Section 8 Homeownership program.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	6
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	25
5. Operations and Management Policies	28
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	33
9. Designation of Housing	40
10. Conversions of Public Housing	51
11. Homeownership	52
12. Community Service Programs	55
13. Crime and Safety	58
14. Pets (Inactive for January 1 PHAs)	60
15. Civil Rights Certifications (included with PHA Plan Certifications)	60
16. Audit	60
17. Asset Management	60
18. Other Information	61

Attachments

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

Required Attachments:

- ☒ Admissions Policy for Deconcentration (Statement of draft policy) (fl005a01).
- ☒ Capital Fund Program Annual Statements: FY 2004 = (fl005b01) and (fl005c01).
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY).
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan (Not Applicable).
- ☒ Membership of the Resident Advisory Board(s) (fl005e01), (fl005f01).
- ☒ Implementation of Public Housing Resident Community Service Requirements (Statement of Policy) (fl005g01).
- ☒ Pet Policy (Statement of Policy) (fl005h01).
- ☒ Statement of Progress in Meeting the 5-Year Plan Mission and Goals (fl005i01).
- ☒ Section 8 Homeownership Program Capacity Statement (fl005j01).
- ☒ Section 8 Project-based Voucher Program Capacity Statement (fl005k01).

☒ Deconcentration and Income Mixing Revised Template Question. Component 3A (6) (fl005l01).

☒ Resident Homeownership of the PHA Governing Board Statement of Exemption (fl005m01).

☒ Voluntary Conversion Initial Assessment Template Questions. Component 10.B (must be attached if not included in the PHA Plan text) (fl005n01).

☐ Comments of Resident Advisory Board or Boards (must be attached if not included in the PHA Plan text) (Pending)

Optional Attachments: (Pending)

☐ PHA Management Organizational Chart (fl005s01), (fl005t01).

☐ FY 2004 Capital Fund Program 5 Year Action Plan (fl005o01), (fl005p01), (fl005q01).

☐ Other (List below, providing each attachment name):
Miami-Dade Housing Agency 5-Year Plan Update Narratives, including the Criteria for Determining "Substantial Deviation", or "Significant Amendment or Modification" to the Five-Year Plan. (fl005r01).

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Adker Consent Decree Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction/s	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
		Policies
3	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents: See Narrative Section. ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development ☐ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
✓	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996	Annual Plan: Conversion of Public Housing

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	HUD Appropriations Act	
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Policies governing any Section 8 project based program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
(N/A)	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention (Not Applicable)
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
√	The Follow up Plan of the Resident Service and Satisfaction Survey Results For Fiscal Year 2002-2003.(RASS Follow-up Plans)	Annual Plan
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	37,843	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	24,050	4	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	31,848	3	3	N/A	N/A	5	N/A
Elderly	20,362	4	5	N/A	N/A	N/A	N/A
Families with Disabilities	15,774	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	43,715	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Black)	31,772	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

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

☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 2003-2007

☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
U.S. Census Bureau 2000

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☒ Public Housing ☐ Combined Section 8 and Public Housing ☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	44,091	100%	
Extremely low income <=30% AMI	41,564	94%	
Very low-income >30% but <50%	1,969	4%	
Low income (>50% but <80%)	510	1%	
Moderate Income (over 80% AMI)	48	0.1%	
Families with children	21,439	48%	
Elderly families	11,199	25%	
Families with Disabilities	4,150	9%	
White/Non-Hispanic	1,048	2%	
Black/Non-Hispanic	18,092	41%	
White/Hispanic	23,094	52%	
Black/Hispanic	1,136	2%	
Native American	34	0.08%	
Asian	45	0.10%	
Characteristics by Bedroom Size (Public Housing Only)	BR size for 537 households not defined in application will be determined at initial certification.		
0 BR	14,477	32%	
1 BR	2,438	5%	
2 BR	15,266	34%	
3 BR	9,990	22%	
4 BR	1,265	2%	
5 BR	66	0.15%	
5+ BR	52	0.12%	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Housing Needs of Families on the Waiting List
Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? 36 months Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes (Public Housing waiting list may be open for specific bedroom sizes based on availability) Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	51,752	100%	
Extremely low income <=30% AMI	49,569	96%	
Very low-income >30% but <50%	1,803	3%	
Low income (>50% but <80% AMI)	341	0.66%	
Moderate Income (over 80% AMI)	39	0.07%	
Families with children	36,626	71%	
Elderly families	15,116	29%	
Families with Disabilities	6,108	12%	
White/Non-Hispanic	1,230	2%	
Black/Non-Hispanic	20,701	40%	
White/Hispanic	27,545	53%	
Black/Hispanic	1,470	3%	
Native American	40	0.08%	
Asian	58	0.11%	
Characteristics by			

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 36 months.

Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Section 8 Project-Based assistance (Moderate Rehabilitation)

☐ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction

	# of families	% of total families	Annual Turnover
Waiting list total	55,877	100%	
Extremely low income <=30% AMI	52,054	93%	
Very low-income >30% but <50%	2,961	5%	
Low income (>50% but <80% AMI)	776	1%	
Moderate Income (over 80% AMI)	86	0.15%	
Families with children	27,812	50%	
Elderly families	15,616	28%	
Families with Disabilities	6,422	11%	

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Housing Needs of Families on the Waiting List			
White/Non-Hispanic	1,407	3%	
Black/Non-Hispanic	21,554	39%	
White/Hispanic	30,756	55%	
Black/Hispanic	1,319	2%	
Native American	44	0.08%	
Asian	55	0.10%	
Characteristics by Bedroom Size	BR size for 581 households not defined in application will be determined at initial certification		
0 BR	16,417	29%	
1 BR	5,007	9%	
2 BR	17,412	31%	
3 BR	13,248	24%	
4 BR	2,718	5%	
5 BR	420	0.75%	
5+ BR	74	0.13%	

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 24 months.

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

(Project-based waiting list may be open for specific bedroom sizes based on availability).

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line

☒ Reduce turnover time for vacated public housing units

☒ Reduce time to renovate public housing units

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- ☒ Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☒ Other (list below)
  Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families.

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

- ☒ Apply for additional Section 8 units should they become available.
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing.
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☒ Other: (list below)
  - Allocation of 175 Section 8 Project-based vouchers and 250 Section 8 vouchers to the HOPE VI residents of Scott Homes and Carver Homes.
  - Implementation of the Section 8 Homeownership Program.
  - Implementation of the Project-based Section 8 Voucher Program.

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☒ Seek designation of public housing for the elderly:
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available.
☒ Other:
- Continue development of Ward Towers Assisted Living Facility. Develop Smathers Plaza Assisted Living Facility.
- Continue the design of a prototype "Wellness Center" as a component of MDHA's Aging in Place plan.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations: In cooperation with the Fair Housing Center.
☒ Other: (list below)
- Administer the Adker Consent Decree.
- Continue to counsel HOPE VI families about their housing choices and their rights under the Fair Housing Act and Title VI of the Civil Rights Act of 1964.
- MDHA will train staff on its revised Reasonable Accommodation Policy in FY 2004.
- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.

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

☒ Fraud control and audit programs:
- Maintain anti-fraud program to ensure agency's integrity by investigating fraud allegations from residents, staff or entities doing business with the County.
- Maintain audit and quality control functions to ensure compliance with USHUD and MDHA regulations and procedures, including fair labor standards and resident income verification and rent calculation.
- Additional functions include public housing utility allowance revision; monitor residents' reported Social Security Income; and review reimbursements to the Fair Housing Center for class members under the Ann Marie Adker Consent Decree.

(2) Reasons for Selecting Strategies

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☒ Results of consultation with residents and the Resident Advisory Board
☐ Results of consultation with advocacy groups
☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

MIAMI-DADE HOUSING AGENCY
Financial Resources:
Planned Sources and Uses
Fiscal year 2004

Sources	Planned $	Planned Uses
1. **Federal Grants (FY 2004 grants)**		
a) Public Housing Operating Fund	42,000,000	
b) Public Housing Capital Fund	14,000,000	
c) HOPE VI Revitalization	2,000,000	Scott/Carver Homes Revitalization
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance	129,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	230,000	
h) Community Development Block Grant - Public Housing	0	
i) Other Federal Grants (list below)	0	
Shelter Plus	3,000,000	Homeless Assistance
HOPWA	0	
CDBG – (OCD)	98,000	Meals
Shelter Plus Care	0	Homeless Assistance
FSS	0	Family Self-Sufficiency
Relocation	45,000	Moving expenses
Family Unification	0	Section 8 Tenant-Based

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

MIAMI-DADE HOUSING AGENCY Financial Resources: Planned Sources and Uses Fiscal year 2004		
Sources	**Planned $**	**Planned Uses**
2. Prior Year Federal Grants (unobligated funds only) (HOPE VI Grants)	4,246,303	Ward Tower ALF Scott/Carver Homes
3. Public Housing Dwelling Rental Income	14,500,000	Dwelling Rent
4. Other income (list below)	N/A	
5. Non-federal sources (list below)		
Adker Consent Decree	1,110,000	Adker Consent Decree
Surtax Matching Funds H.O.P.E. VI		H.O.P.E.VI
Total resources	210,290,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☒ When families are within a certain number of being offered a unit: (state number) 60 non-elderly and 30 elderly families

☐ When families are within a certain time of being offered a unit: (state time)

☐ Other: (describe)

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (To check for Sexual Offenders).

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source).

(2)Waiting List Organization

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

☒ Community-wide list
☐ Sub-jurisdictional lists
☐ Site-based waiting lists:
☒ Other (describe):
- Helen Sawyer and Ward Towers Assisted Living Facilities: Public housing residents requesting transfers and public housing qualified applicants, upon availability.

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

☐ PHA main administrative office
☐ PHA development site management office
☒ Other (list below)
By mail, whenever program waiting list opens.

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

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

(3) Assignment

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

- ☒ One
- ☐ Two
- ☐ Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☐ Substandard housing
☐ Homelessness
☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
- In accordance with the Adker Consent Decree, MDHA is required to make desegregative offers in specific Public Housing, Moderate Rehabilitation, or participating privately owned HUD-assisted developments at which the applicants' race does not predominate.

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

Date and Time

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

Other preferences (select all that apply)
☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
Desegregative placements by race in accordance with the Adker Consent Decree.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

4. Relationship of preferences to income targeting requirements:

☐ The PHA applies preferences within income tiers

☒ Not applicable: The pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

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

☒ The PHA-resident lease

☒ The PHA's Admissions and (Continued) Occupancy policy

☐ PHA briefing seminars or written materials

☐ Other source (list)

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

☐ At an annual reexamination and lease renewal

☒ Any time family composition changes

☐ At family request for revision

☐ Other (list)

(6) Deconcentration and Income Mixing Revised Questions, (Not Applicable in this Section of the Template. See Revised Questions on Required Attachment fl005l01)

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

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

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

☐ Adoption of site-based waiting lists
If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

d. ☐ Yes ☐ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☐ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (To check for Sexual Offenders).

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords (select all that apply)

☐ Criminal or drug-related activity

☒ Other (describe below)

- Clients' current and prior addresses, current and prior landlord's addresses, and eligibility based on criminal background check.
- Upon request, landlords are provided access to clients' file.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

☒ None

☐ Federal public housing

☐ Federal moderate rehabilitation

☐ Federal project-based certificate program

☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

☐ PHA main administrative office

☒ Other (list below)

By mail, whenever program waiting list opens.

(3) Search Time

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

Pursuant to the Quality Housing and Work Responsibility Act of 1998, MDHA may extend the term of the issued Housing Choice Voucher beyond 120 days as a reasonable accommodation or for other good cause as determined by the Agency, in circumstances such as hospitalization of a family member or a family emergency over an extended period of time that has affected the family's ability to find a unit within the initial 60-day term; if the family has made consistent efforts to locate a unit; if the family requires a 3 bedroom or greater unit, or needs reasonable accommodation due to illness or disability, or if the family has turned in a Request for Tenancy Approval prior to the expiration of the 60-day term but the unit has not passed Housing Quality Standard inspection.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special Purpose Section 8 Assistant Programs.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- ☒ Through published notices

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0
☒ $1-$25
☐ $26-$50

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

3. If yes to question 2, list these policies below:
Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

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

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

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

e. Ceiling Rents:

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

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

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

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

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

f. Rent re-determinations:

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

☐ Never
☐ At family option
☐ Any time the family experiences an income increase
☒ Any time a family experiences an income increase or decrease above a threshold amount or percentage: (if selected, specify threshold) $40.00 per month
☐ Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☒ $1-$25
☐ $26-$50

b. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below).

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

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

☐ An organization chart showing the PHA's management structure and organization is attached: fl005s01 and fl005t01.

☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 10/01/04	Expected Turnover
Public Housing	10,340	1,200
County-owned Section 8 New Construction	536	10
Turnkey III Homeownership	47	2
Section 8 Vouchers	11,451	600
Section 8 Moderate Rehabilitation	3,451	400
Special Purpose Section 8 Vouchers Mainstream Program	75	0
Special Purpose Section 8 Vouchers Welfare to Work Program	625	0
Special Purpose Section 8 Vouchers Designated Housing	200	0
Family Unification Vouchers	442	0
Section 8 Portable Vouchers	208	0
Section 8 Single Room Occupancy	196	20
Section 8 Shelter Plus Care	516	25
Public Housing Drug Elimination Program (PHDEP)	Merged with Public Housing Operating Funds	
Section 8 New Construction (Privately owned)	487	50
Section 8 Substantial Rehabilitation	809	80
Access 2000 Vouchers	10	0

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)
Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? : Grievance procedures referred in the Community Policies as part of the lease and in the ACOP.

If yes, list additions to federal requirements below:

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

☐ PHA main administrative office
☒ PHA development management offices: Residents only.
☒ Other (list below)
Applicant and Leasing Center: Applicants only.

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☐ PHA main administrative office
☒ Other (list below)
Applicant and Leasing Center and Section 8 Office – Hearings Unit

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]
Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: FY 2004 = fl005b01 and fl005c01

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☐ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: FY 2004 = fl005o01, fl005p01 and fl005q01 (Pending)

-or-

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

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

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

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

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

1. Development name: Ward Tower Assisted Living Facility
2. Development (project) number: FL29P005044
3. Status of grant: (select the statement that best describes the current status)
   - ☐ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☒ Activities pursuant to an approved Revitalization Plan underway

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

1. Development name: Scott/Carver Homes
2. Development (project) number: FL29P005004/FL29P005020
3. Status of grant: (select the statement that best describes the current status)
   - ☒ Revitalization Plan under development
   - ☐ Revitalization Plan submitted, pending approval
   - ☐ Revitalization Plan approved
   - ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: d) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☒ Yes ☐ No: e) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Ward Tower Assisted Living Facility
Scott/Carver Hope VI Revitalization

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☒ Yes ☐ No: f) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:
40 additional public housing units in the Scott/Carver Hope VI Revitalization Program funded by the Replacement Housing Factor Grant

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]
Applicability of component 8: Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

☐ Yes ☒ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Opa-Locka Family 1b. Development (project) number: FL 05-074B
2 Activity type: Demolition ☒ Disposition ☐ Disposition debt waiver to be requested.
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: September 2004
5. Number of units affected: 17 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2005 b. Projected end date of activity: September 2006

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Demolition/Disposition Activity Description
1a. Development name: FHA Scattered Homes 1b. Development (project) number: FL 05-068C
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 2004
5. Number of units affected: 2 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 02/01/04 b. Projected end date of activity: 02/01/05

Demolition/Disposition Activity Description
1a. Development name: Townhouse Villas 1b. Development (project) number: FL 05-059
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Disposition and debt waiver approved by USHUD. Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 08/05/03
5. Number of units affected: 128 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2004 b. Projected end date of activity: January 2005

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Demolition/Disposition Activity Description
1a. Development name: Scott Homes 1b. Development (project) number: FL 05-004
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (03/20/01)
5. Number of units affected: 754 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: Demolition a. Actual or projected start date of activity: 12/22/03 b. Projected end date of activity: 12/31/04

Demolition/Disposition Activity Description
1a. Development name: Carver Homes 1b. Development (project) number: FL 05-020
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (03/20/01)
5. Number of units affected: 96 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 03/01/04 b. Projected end date of activity: 07/15/04

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Demolition/Disposition Activity Description
1a. Development name: Carver Scattered Sites 1b. Development (project) number: FL 05-017B
2. Activity type: Demolition ☐ Disposition ☒ Homeownership
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 01/12/04
5. Number of units affected: 8 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/05 b. Projected end date of activity: 06/30/06

Demolition/Disposition Activity Description
1a. Development name: Ward Towers 1b. Development (project) number: FL 05-044
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (7/01/02)
5. Number of units affected: None- Land Only 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 05/01/02 b. Projected end date of activity: 08/13/03- Financial Closing

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Demolition/Disposition Activity Description
1a. Development name: Smathers Plaza 1b. Development (project) number: FL 05-018
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ (Land lease to build an Assisted Living Facility) Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 10/05/03
5. Number of units affected: None- Land Only 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2004 b. Projected end date of activity: April 2006

Demolition/Disposition Activity Description
1a. Development name: Elizabeth Virrick I & II 1b. Development (project) number: FL 05-024 and FL 05-029
2. Activity type: Demolition ☒ Disposition ☐ Disposition debt waiver to be requested.
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: September 2004
5. Number of units affected: 84 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: August 2005 b. Projected end date of activity: June 2006

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description
1a. Development name: Scott Homes 1b. Development (project) number: FL 05-004
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 01/12/04
5. Number of units affected: None- Land Only 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/04 b. Projected end date of activity: 07/30/07

Demolition/Disposition Activity Description
1a. Development name: Vista Verde 1b. Development (project) number: FL 05-068
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ For Homeownership Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (08/28/02)
5. Number of units affected: 21 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: Disposition a. Actual or projected start date of activity: January 2003 b. Projected end date of activity: September 2004

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description
1a. Development name: Carver Homes 1b. Development (project) number: FL 05-020
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: 01/12/04
5. Number of units affected: None- Land Only 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/31/05 b. Projected end date of activity: 07/30/07

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description
1a. Development name: Wynwood Homes 1b. Development (project) number: FL 05-00C
2 Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or planned for submission: 06/30/03
5. Number of units affected: 20 6. Coverage of action (select one) ☒ Part of the development Parcel of Land for new construction ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/04 b. Projected end date of activity: 07/30/06

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]
Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description: (Not Applicable)
☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?

If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: Ward Towers 1b. Development (project) number: FL 05-044
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Robert King High 1b. Development (project) number: FL 05-013
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 315 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Haley Sofge 1b. Development (project) number: FL-05-026
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☒ Revision of a previously approved Designation Plan?
6. Number of units affected: 475 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Three Round Towers 1b. Development (project) number: FL-05-062
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 391 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Smathers Plaza 1b. Development (project) number: FL-05-018
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 182 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Stirrup Plaza 1b. Development (project) number: FL-05-058
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 100 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: South Miami Plaza 1b. Development (project) number: FL-05-045
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 97 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Little Havana 1b. Development (project) number: FL-05-811
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 28 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Claude Pepper Towers 1b. Development (project) number: FL-05-025
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 166 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Joe Moretti 1b. Development (project) number: FL-05-012
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 288 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Jack Orr 1b. Development (project) number: FL-05-041
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 200 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Harry Cain Towers 1b. Development (project) number: FL-05-089
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 154 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Parkside I & II 1b. Development (project) number: FL-05-054
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 56 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Dante Fascell 1b. Development (project) number: FL-05-034
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 151 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Abe Arronovitz 1b. Development (project) number: FL-05-011
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 55 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Falk Turnkey 1b. Development (project) number: FL-05-030
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 48 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Jose Marti Plaza 1b. Development (project) number: FL-05-090
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 55 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Riverside 1b. Development (project) number: FL-05-806
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 75 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Phyllis Wheatley 1b. Development (project) number: FL-05-091
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 40 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Designation of Public Housing Activity Description
1a. Development name: Wynwood Elderly 1b. Development (project) number: FL-05-094
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 72 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Biscayne Plaza 1b. Development (project) number: FL-05-841
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: FY 2004-05
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously approved Designation Plan?
6. Number of units affected: 52 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937 (See Required Attachment: fl005n01)

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Homes Dade County 1b. Development (project) number: 5-052C – (160-836)
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☒ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 13 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Homeownership 1b. Development (project) number: 5-052A – (320-834)
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☒ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 2 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Homeownership 1b. Development (project) number: 5-052B – (320-835)
2. Federal Program authority: ☐ HOPE I ☐ 5(h) ☒ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 1 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

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

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Program was approved by Miami-Dade Board of County Commissioners in December 2001 and is currently being administered jointly by Private Rental Housing and Development and Loan Administration.

a. Size of Program

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

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

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

b. PHA-established eligibility criteria

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

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]
Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

Note: MDHA administers the award of 625 Welfare-to-Work Section 8 vouchers for Miami-Dade County in collaboration with the Miami-Dade/Monroe WAGES Coalition, Inc. (WAGES). Further, Miami-Dade County and WAGES have entered into a Memorandum of Understanding, dated May 7, 1999, outlining the type, scope and extent of their respective commitments and responsibilities.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☒ Preference/eligibility for section 8 homeownership option participation
- ☒ Other policies (list below)

  Implement Home-based business policy and procedures.

  Facilitate interactive workshops to educate current and prospective MDC contractors and entities about Section 3 requirements and business opportunities.

  Develop and seek approval to implement a MDHA training and employment preference procedure for eligible Section 3 residents.

b. Economic and Social self-sufficiency programs

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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly Outreach Center	1 location	Referral	MDHA Facilities	PH
Elderly Meals	2 locations	PH Residents	MDHA Developments	PH
"Aging in Place" Referrals	Various	Referrals	MDHA Facilities	PH
Case Management - ALF	Various	Referrals	MDHA Facilities	PH
Parenting Classes	Various	Residents/ Referrals/ Walk-ins	Rainbow Village	PH

(2) Family Self Sufficiency program/s

f. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2003 Estimate)	Actual Number of Participants (As of 10/01/03)
Public Housing	200	249
Section 8	251	286

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

NOTE: MDHA anticipates maintaining the required number of participants.

C. Welfare Benefit Reductions

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

☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan (Not Applicable, See Section B)
PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☒ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☐ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? (Pending)

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
   ☐ Attached as Attachments:
   ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

1. ☒ Yes ☐ No: Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003

☐ Any head of household receiving PHA assistance
☐ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: Miami-Dade County.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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

Miami-Dade Housing Agency 5-Year Plan Narratives, including the statement for the Criteria for Determining "Substantial Deviation" or "Significant Amendment or Modification" to the Five-Year Plan: Optional Attachment fl005r01. (Pending)

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2003