

# MEMORANDUM

Agenda Item No. 8(K)(1)

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**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** June 2, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution approving, after a public hearing, the Fiscal Year 2026-2027 Annual Public Housing Agency Plan (Plan), and authorizing the County Mayor to: (1) submit the Plan to the United States Department of Housing and Urban Development (HUD) for final approval, (2) make any necessary revisions to the Plan, subject to the limitations of the “Significant Amendment and Substantial Deviation” definition contained therein, or as may be required by regulations, statutes, court orders or safety and security issues, and (3) submit any revisions to the plan to HUD for its approval

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The accompanying resolution was prepared by the Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.

  
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Geri Bonzon-Keenan  
County Attorney

GBK/ks

MDC001

# Memorandum



**Date:** June 2, 2026

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Approving the Miami-Dade County's Department of Housing and Community Development's Annual Public Housing Agency Plan for Fiscal Year 2026-2027

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## Executive Summary

This item recommends that the Board of County Commissioners (Board) approve Miami-Dade County's Department of Housing and Community Development's (HCD) Annual Public Housing Agency Plan for Fiscal Year 2026-2027. Miami-Dade County through and by HCD administers federally funded housing programs and is mandated to develop and submit a comprehensive Public Housing Agency Annual Plan (Plan) to the U.S. Department of Housing and Urban Development (HUD) for formal approval annually.

The Plan (Exhibit 1) for Fiscal Year 2026-2027 includes the establishment of a site-based waiting list for the Helen Sawyer Plaza Assisted Living Facility and the standardization of admission preferences across housing programs. These policy updates will allow HCD to more effectively manage housing demand while remaining responsive to humanitarian needs and regulatory mandates. By transitioning to a weighted preference model—prioritizing groups such as homeless direct referrals, veterans, and special populations—the County will ensure that housing resources are allocated to those with the highest level of documented need, utilizing the original date and time of application as a final determinant for selection among applicants with identical point totals. Updates to this Plan generally include more administrative and regulatory revisions needed for program administration. Additionally, the Plan updates the Project-Based Voucher (PBV) Resident Rights and Participation standards to ensure full alignment with HUD'S Office of Public and Indian Housing (PIH) Notice 2025-03. The Plan also includes revisions to the demolition and disposition activities on developments which may be converted from traditional public housing assistance to Project-Based Voucher assistance under the Rental Assistance (RAD) program.

To ensure reasonable outreach and broad public participation, the Plan was made available for public review and comments during a 45-day comment period from January 22, 2026, through March 7, 2026. These documents were distributed to, and posted at, the Department's administrative offices, site offices, and to members of the Department's Resident Advisory Board (RAB). Furthermore, as part of the update and vetting process of these documents, the Department held a meeting with the RAB on January 29, 2026, where HCD staff with subject matter expertise were present to facilitate a collaborative dialogue, solicit essential stakeholder feedback, and provide comprehensive responses to inquiries regarding the Plan. Additionally, the Department met with Legal Services of Greater Miami, Inc. on March 10, 2026 to discuss their comments and determined that the majority of the

feedback provided was consistent with comments received in previous cycles; as a result, these concerns have already been effectively addressed through existing operational policies.

### **Recommendation**

It is recommended that the Board of County Commissioners:

1. Approve, after a public hearing, the Plan;
2. Authorize the County Mayor or County Mayor's designee to submit the Plan to HUD for final approval no later than June 6, 2026; and
3. Authorize the County Mayor or County Mayor's designee to make any necessary revisions to the Plan subject to the limitations of the Plan's "Significant Amendment and Substantial Deviation" definition, or as may be required by regulatory, statutory, court order or safety and security issues without further approval of the Board, and to submit such revised plan to HUD for its approval.

### **Scope**

The Plan applies only to the Public Housing, HCV, and other federally subsidized programs administered by the County through HCD. The Plan does not relate to programs administered by other housing authorities in the County such as those in the cities of Hialeah, Miami Beach, and Homestead. Notwithstanding, the impact of the Plan is countywide.

### **Delegation of Authority**

Upon approval of the resolution the County Mayor or County Mayor's designee will be authorized to: (1) submit the Plan to HUD; (2) make any necessary revisions to the Plan subject to the limitations of the Annual Plan's "Significant Amendment and Substantial Deviation" definition, or as may be required by regulations, statutes, court orders or safety and security issues without further approval of the Board; and (3) submit the revised Plan to HUD for its approval.

### **Fiscal Impact/Funding Source**

The Plan includes a listing of the HCD's financial resources and planned uses for the support of federal Public Housing and Section 8 HCV programs for Fiscal Years 2026-2027. However, the approval of this item will not result in a fiscal impact to the County.

### **Track Record/Monitor**

Nathan Kogon, AICP, Department Director, is responsible for administering the federally subsidized housing programs that include Public Housing and the Section 8 HCV programs.

### **Background**

On an annual basis, HCD is mandated to develop and submit a comprehensive, Board approved Public Housing Agency Annual Plan to the U.S. Department of Housing and Urban Development for formal approval annually. This submission is conducted in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The public housing agency plan is a comprehensive guide to each public housing agency’s policies, programs, operations, and strategies for meeting local housing needs and goals. The purpose of the plan is to centralize key information for public housing residents, voucher participants and/or members of the public to easily access the public housing agency’s policies and procedures regarding the administration of affordable housing programs, funded by HUD. Each public housing agency is required to submit their annual plan to HUD at least 75 days prior to the beginning of the fiscal year or by July 15. or approximately mid-July.

This Plan serves as the County’s primary roadmap, outlining the essential policies, operational strategies, and programmatic goals designed to address local housing needs. The Plan governs the administration of the following federal housing programs: Public Housing, Section 8 Housing Choice Voucher (HVC), Section 8 Moderate Rehabilitation programs, project-based vouchers, and other Special Purpose Vouchers. Additionally, it ensures local accountability by acting as an easily identifiable source where residents and the public can locate basic policies, rules, and requirements for specific HUD funded program.

The Fiscal Year 2026-2027 Plan presented for the Board’s consideration includes the following proposed revisions:

A. Substantial Modifications to the Plan:

Description	Applicable Program(s)
<u>Sections B.1.A (II)(B)(2)(a)</u> — The Plan is amended to establish a site-based waiting list for the Helen Sawyer Plaza Assisted Living Facility (ALF). This site-based waiting list will remain perpetually open to new applicants who meet the Public Housing program requirements and specific ALF admission criteria.	Public Housing
<u>Sections B.1.A (II)(B)(2)(a)</u> and <u>Sections B.1.B (II)(B)(2)(a)</u> — The Department will utilize a weighted point system to rank applicants by their total number of qualifying preference points. Under this methodology, an applicant’s position on the waiting list is determined by the cumulative score of all applicable preferences. If multiple families possess identical point totals, selection for available units or funding will be determined by the original date and time of application.	Public Housing, Housing Choice Voucher, and Project-Based Voucher
<u>Admission Preferences Applicable to the Public Housing and Housing Choice Voucher Waiting Lists</u> <ul style="list-style-type: none"> <li>• Homeless (accept 50 direct referrals from the designated Continuum of Care (CoC) Lead Agency): 100 points.</li> <li>• Veterans Preference: 35 points.</li> <li>• Homeless General Preference: 30 points (As verified by the CoC Lead Agency).</li> <li>• Miami-Dade County Residency: 5 points.</li> </ul>	Public Housing and Housing Choice Voucher


Description	Applicable Program(s)
<u>Admission Preferences Applicable to the Public Housing Waiting List</u> <ul style="list-style-type: none"> <li>• Single persons who are elderly, displaced, or a person with disabilities: 30 points.</li> </ul>	Public Housing
<u>Admission Preferences Applicable to the Housing Choice Voucher Waiting List</u> <ul style="list-style-type: none"> <li>• Families terminated due to insufficient funding by the Department or families whose assistance ended due to the expiration of a time-limited special program: 50 points.</li> <li>• Non-Elderly Disabled and Mainstream Vouchers: 30 points.</li> <li>• Families participating in HCD’s Emergency Housing Voucher Program: 20 points.</li> </ul>	Housing Choice Voucher
<u>Admission Preferences Applicable to the Site-Based Project-Based Voucher Waiting List</u> <p>Note: Admission preferences will apply unless specifically prohibited by a property’s elderly/disabled designation or funding source(s).</p> <ul style="list-style-type: none"> <li>• A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC): 40 points.</li> <li>• Elderly households (aged 62 and older) Preference: 25 points.</li> <li>• Near Elderly (aged 55 and older) and with a Disability Preference: 25 points.</li> </ul>	Project-Based Voucher

Description	Applicable Program(s)
<u>Sections B.2.A (III)</u> — The Department is amending its plan for demolition and disposition activities to update timelines for the Work Order Proposal Plan and to include an activity description for the vacant land of former South Miami Gardens. The Plan is also amended for possibility of the Department applying for a de minimis exception to demolition requirements for any long-term vacant, beyond repair, unit, subject to HUD requirements and limitations.	Public Housing
<u>Sections B.2.A (VI)(H)</u> — This Plan amends the PBV Resident Rights and Participation according to Section 1.6.C.9 of PIH Notice 2023-19 as amended by PIH Notice 2025-03. The formal term Legacy Non Rental Assistance Demonstration Project-Based Voucher ("Legacy Non-RAD PBV") is incorporated to categorize Project-Based Voucher (PBV) assistance within a Covered Project that replaced public housing at the time of conversion prior to December 31, 2024. This designation ensures these units are clearly identified as being subject to a non-RAD PBV Housing Assistance Payment (HAP) Contract, as opposed to a RAD-specific contract, to maintain administrative consistency and protect resident rights according	Public Housing

Description	Applicable Program(s)
to PIH Notice 2023-19.	
<u>Sections B.2.A (VI)(L)(1)</u> — The Plan is amended as it relates to the planned developments that may undergo a Rental Assistance Demonstration/Section 18 Blend option to provide the flexibility for the Department to apply for a de minimis reduction, subject to HUD approval, for Naranja, Arthur Mays Village, and Annie Coleman #14 and #16.	Public Housing
<u>Appendix D to Plan</u> — The Plan is amended to indicate revisions to the project configuration of Rainbow Village/Gwen Cherry; Culmer Place/Culmer Gardens Phase 1; Newberg/ New Haven Gardens, Gwen Cherry 06 and Gwen Cherry 22; and Victory Homes; and the new configuration of Arthur Mays, Naranja, Pine Island I & II, Modello II (vacant land); and Kline Nunn, Little River Plaza, and Little River Terrace.	Public Housing

In accordance with 24 CFR § 903.17, the Plan was made available for public review and comments during a 45-day comment period from January 22, 2026, through March 7, 2026, (Attachment A). To ensure reasonable outreach and broad public participation, these documents were distributed to, and posted at, the Department’s administrative offices, site offices, and to members of the Department’s RAB. Furthermore, consistent with 24 CFR § 903.13, which establishes the role of the RAB to assist and make recommendations regarding the development of the Plan, as part of the update and vetting process of these documents, the Department held a meeting with the RAB on January 29, 2026 (Attachment B). At the RAB meeting, representatives with subject matter expertise from the Public Housing Division, Housing Choice Division, Development Division, and the Office of Strategic Initiatives and Planning were present to facilitate a collaborative dialogue, solicit essential stakeholder feedback, and provide comprehensive responses to inquiries regarding the Plan.

Fulfilling the regulatory requirement under 24 CFR § 903.19 requires HCD to consider all public comments received on the Plan before submission. The Department met with Legal Services of Greater Miami, Inc., on March 10, 2026, to discuss their comments (Attachment C). The Department determined that the majority of the feedback provided was consistent with comments received in previous cycles; as a result, these concerns have already been effectively addressed through existing operational policies. Furthermore, some of the remaining suggestions are being targeted through future strategic initiatives that, while vital to HCD’s long-term goals, are most appropriately incorporated into program specific plans with a more defined scope.



Jimmy Morales  
 Chief Operating Officer



## PUBLIC NOTICE

### **PUBLIC HOUSING AND COMMUNITY DEVELOPMENT** **Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027**

#### **COMMENT PERIOD**

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises a **45-day comment period** beginning **January 22, 2026, through March 7, 2026**, for the public to review and comment on the proposed documents Annual Public Housing Agency Plan (PHA) for Fiscal Year 2026-2027.

These documents are available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., except on holidays, at each PHCD's site management offices and administrative offices; and available on our website at <https://www.miamidade.gov/global/housing/notices.page>.

Please send written comments to: *PHCD, 701 N.W. 1<sup>st</sup> Ct., 16<sup>th</sup> Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; or email comments to: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov).

#### **PUBLIC HEARING**

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises that a **public hearing** has been scheduled to be held at the Housing Committee (HC), **on Tuesday, May 12, 2026, at 1:00 p.m.** The purpose of the hearing is to allow the public an opportunity to comment on these proposed documents.

This **public hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

*PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, source of income, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.*

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**AVISO PÚBLICO**  
**DEPARTAMENTO DE VIVIENDA PÚBLICA Y DESARROLLO COMUNITARIO**  
**Propuesta al Plan Anual de la Agencia de Vivienda Pública para el Año Fiscal 2026-2027**

**PERÍODO DE COMENTARIOS**

El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, por sus siglas en inglés) por este medio anuncia el **período de comentarios de 45 días** desde **el 22 de enero del 2026 hasta el 7 de marzo del 2026** para que el público revise y comente en la propuesta al Plan Anual de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) Para el Año Fiscal 2025-2026.

Los documentos arriba mencionados estarán disponibles para inspección en las oficinas administrativas del PHCD de lunes a viernes, de 8:00 a.m. a 5:00 p.m., excepto en días festivos, y disponible en nuestro sitio web <https://www.miamidade.gov/global/housing/notices.page>.

Por favor, envíe sus comentarios por escrito a: *PHCD, 701 N.W. 1<sup>st</sup> Ct., 16th Floor, Miami, Florida 33136, Atención: Comentarios sobre el PHA Plan* o envíe sus comentarios por correo electrónico a: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov).

**AUDIENCIA PÚBLICA**

El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, sus siglas en inglés) por este medio anuncia que se celebrará una **audiencia pública** durante la reunión del Comité de Vivienda (HC, por sus siglas en inglés), **el día martes, 12 de mayo del 2026, a las 1:00 p.m.** El propósito de la audiencia es brindarle al público la oportunidad de comentar sobre los documentos propuestos.

Esta **audiencia pública** se celebrará en el auditorio de la Junta de Comisionados del Condado de Miami-Dade, ubicado en el segundo piso del edificio Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

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## AVI PIBLIK

### LOJMAN PIBLIK AK DEVLOPMAN KOMINOTÈ Pwopoze Plan Anyèl Ajans Lojman Piblik pou Ane Fiskal 2026-2027

#### PERYÒD KÒMANTÈ

Avèk avi sa a, Depatman Lojman Piblik ak Devlopman Kominotè Konte Miami-Dade (PHCD) ap anonse yon **peryòd kòmantè 45 jou apati 22 janvye 2026 jiska 7 mas 2026**, pou piblik la egzamine dokiman pwopoze sa yo e fè kòmantè sou Plan Anyèl Ajans Lojman Piblik (PHA) pou Ane Fiskal 2026-2027.

Dokiman sa yo disponib pou enspeksyon lendi jiska vandredi ant 8:00 a.m. ak 5:00 p.m., eksepte jou ferye yo, nan chak biwo jesyon sit PHCD yo ak biwo administratif yo, epi yo disponib sou sitwèb nou an nan <https://www.miamidade.gov/global/housing/notices.page>.

Tanpri voye kòmantè alekri bay: *PHCD, 701 N.W. 1<sup>st</sup> Ct., 16<sup>th</sup> Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; oswa voye kòmantè yo pa imel nan: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov)

#### ODYANS PIBLIK

Avèk avi sa a, Lojman Piblik ak Devlopman Kominotè (PHCD) Miami-Dade ap anonse yon **odyans piblik** ki pwograme pou l fèt nan Komite Lojmanè (HC), **madi 12 me 2026 a 1:00 p.m.** Objektif odyans lan se bay piblik la yon opòtinite pou yo fè kòmantè sou dokiman pwopoze yo.

**Odyans piblik** sa a va fèt andedan Chanm Konsèy Komisyon Konte a, ki nan dezyèm etaj bilding Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

*PHCD pa fè diskriminasyon dapre ras, sèks, koulè, relijyon, kondisyon marital, orijin nasyonal, andikap, zansèt, oryantasyon seksyèl, idantite seksyèl oswa ekspresyon sèks, sityasyon kòm yon viktim vyolans domestik, vyolans nan frekantasyon, oswa asèlman, sous revni, laj, gwosès oswa sityasyon famiyal nan aksè a, admisyon nan, oswa travay nan pwogram oswa aktivite lojman. Si ou bezwen yon entèprèt lang siy oswa materyèl nan fòm aksèsib pou evènman sa a, rele 786-469-2155 omwen senk jou davans. Itilizatè TDD / TTY ka kontakte Sèvis Relè Florid (Florida Relay Service) nan 800-955-8771.*

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## Housing Public Notices

Share:

### Announcement of 2026-2027 Annual PHA Plan Comment Period/Public Hearing

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This **public hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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- [Public Notice \(https://www.miamidade.gov/resources/housing/documents/public-notice.pdf\)](https://www.miamidade.gov/resources/housing/documents/public-notice.pdf)
- [Annual Public Housing Agency Plan \(PHA\) for Fiscal Year 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan.pdf)
- [Summary of the proposed revisions to the Annual Public Housing Agency Plan for Fiscal Year 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries.pdf)
- [Resumen de las revisiones al Plan Anual de Vivienda Pública para el Año Fiscal 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-spa.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-spa.pdf)
- [Rezime revizyon yo pwopoze a bay Plan Ajans Lojman Piblik Anyèl pou Ane Fiskal 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-cre.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-cre.pdf)

**Notice of Public Hearing on Proposed Substantial Amendment to the Fiscal Year (FY) 2019 Action Plan and Corresponding FY 2013-2017 Consolidated Plan, as extended through FY 2019, to Recapture and Reallocate Coronavirus, Aid, Relief, and Economic Security Act (CARES Act) Community Development Block Grant (CDBG-CV) Funds**

**Notice of Public Hearing on Proposed Substantial Amendments to the Fiscal Year (FY) 2009, 2010, 2016, 2019, AND 2021-2025 Action Plans and the Corresponding FY 2008-2012, FY 2013-2017, as extended through FY 2019, FY 2020-2024, AND FY 2025-2029 Consolidated Plans**

**Notice of Workshop for Request for Applications for Special Economic Development (SPED) Program**

**State Housing Initiatives Partnership (SHIP) Program FY 2022-2023 Annual Report**

FROM PAGE 9A

## POLICE VISIT

was no immediate threat to the safety of the elected official or the community," Bess said. "The encounter was conducted in a professional manner and concluded without incident."

He added: "The Miami Beach Police Department remains committed to safeguarding public officials, residents, and visitors, while also respecting constitutional rights, including freedom of expression."

Meiner, who is Jewish, has not explicitly called for the death of Palestinians. Pacheco told the Herald she was referring

to statements the mayor has made in support of Israel and its war in Gaza.

Pacheco recorded her interaction with officers and shared the video on social media. In it, detectives told her that they were trying to prevent "someone else getting agitated or agreeing with the statement" and advised her to "refrain from posting things like that because that can get something incited."

Pacheco later told the Herald she saw the police visit as an "intimidation tactic" and an attack on her First Amendment rights. Pacheco has en-

gaged an attorney but has not yet taken legal action.

On Tuesday evening, the Herald shared with Pacheco and her attorney details of the police department's statement and its confirmation that Meiner's office flagged the Facebook comment to police.

"The mayor really needs to grow some thicker skin here," Pacheco said. "He's weaponizing the police department against private citizens. This is an abuse of power."

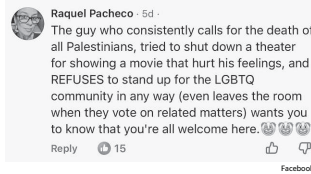
Pacheco's attorney, Miriam Haskell of the nonprofit Community Justice Project, said the police statement failed to reassure her that the visit wasn't a reaction to the "content" of Pacheco's

Facebook comment — a reference to First Amendment law that limits government's ability to restrict speech based on viewpoint.

Haskell also questioned the police department's characterization of the encounter as an assessment for an "immediate threat," given that officers indicated to Pacheco that they were concerned about how someone else might react after reading Pacheco's comment.

"That gives me pause as to what their real motivations are," Haskell said.

The incident is the latest in a series of examples demonstrating that Meiner "doesn't believe that free speech should be protected on Miami



Raquel Pacheco commented on Mayor Meiner's post.

Beach," Haskell said.

Meiner has previously attempted to cancel the lease of O Cinema for showing a documentary about the West Bank and pushed to enact limits on protests by pro-Palestinian activists that are the subject of an ongoing lawsuit against the city.

Pacheco's experience raises a troubling question, Haskell added, about whether other Miami Beach residents may have been subject to similar scrutiny.

"Who else's doors are they knocking on?" Haskell said.

FROM PAGE 9A

## SISTRUNK

"It's also for those who are not from this community," he said. "They can still relate to it because it is something that's not just an isolated incident. This is similar in Over-

town. This is similar in Brooklyn and Harlem. This exhibition speaks to everybody."

Sixth Street, also known as Sistrunk Boulevard, has seen a boom in development in recent years from mixed-used developments to Black-owned businesses lining the block, with one of the latest being Sunday's Eatery from Miami legend Trick Daddy.

In its prime, Sistrunk was a beacon of pride for Black people in Fort Lauderdale, particularly during the civil rights movement with such landmarks as the former Victory Theater and the Windsor Club, a legendary night club where Louis Armstrong and B.B. King performed.

While a more modern version of the Victory Theater exists, the Windsor Club is long gone, replaced by an apartment building.

"This nightclub was where you had the likes of Ella Fitzgerald and Cab Calloway and so many people — and now it's just

completely gone, without any kind of remnants of what used to be," said George. "That was a big 'wow' for me."

Thursday's exhibit opening will also show two short films created through George and Paulo's YouTube platform, The Hub: Fort Lauderdale and Untold Stories: Trekking Through Sistrunk. Attendees also will hear from trailblazers and elders who attended Dillard High School during segregation.

"It's adding more context to the photos that you're seeing," George said. "You're actually just getting some of those firsthand account stories from those elders as well."

The exhibit will run through Jan. 30 before moving to Gate 4 at the Fort Lauderdale-Hollywood International Airport.

Paulo, 28, a Lauderdale native, said he wanted to help shine a light on historic communities while showing that change is inevitable. While many of his peers know what some historic Black neighborhoods were like in the 1980s, many don't know that the history is even richer, he said.

"A lot of stuff is kind of hidden, in my opinion, so you get to really dig



The Old Dillard Museum's 'Sistrunk Then & Now' exhibit shows photos of the Fort Lauderdale neighborhood through the years, including landmarks, night clubs and residential areas. This photo shows the vacant building that eventually would replace the old Elks Lodge.

deep," he said. "I really just wanted to showcase for my peers and people who are unaware that Fort Lauderdale was once very, very thriving in the Sistrunk area."

He noted that in its heyday Sistrunk was self-sufficient, and many residents didn't have to leave

their neighborhood to get groceries or have fun. He doesn't see why that sense of community has to be lost.

"It's up to you to stand on your 10 toes and not sell that home," he said. "Don't sell your business. Don't leave this area just because you got a little bit

of money, or you want to quote-unquote, level up. Never forget your roots. Understand where you come from, understand what is here, and also never let the legacy die."

### IF YOU GO

**What:** "Sistrunk Then & Now" exhibit

**When:** Debut at 6 p.m. Thursday; on display weekdays through Jan 30

**Where:** Old Dillard Museum, 1009 NW Fourth St., Fort Lauderdale

**Cost:** Free

FROM PAGE 9A

## LAWSUIT

ical issues" while detained at Alligator Alcatraz and was pressured by officers to sign an English-only form he could not read.

"M.A. entered the facility to walk, but he is now in a wheelchair," the lawsuit said.

The civil rights lawyers had requested a preliminary injunction in December barring the state from holding detainees at the

site. A federal judge denied that request, saying lawyers did not provide enough evidence.

The DeSantis administration has maintained that the Department of Homeland Security authorized Florida, under its 287(g) agreements, to assist with immigration enforcement. The agreements allow state and local governments to act as federal

immigration agents.

Florida has the largest number of such agreements in the nation, with 5,935 officers involved across 119 law enforcement agencies, according to a December report to the Florida State Board of Immigration Enforcement.

When the Everglades detention center, the first of its kind, began holding detainees in July, lawyers were unable to get access their clients, and detainees did not appear on ICE's online locator. Since then, lawyers have been able to

meet with their clients via video conferencing, and detainees at the site appear online as being held at the "Florida Soft Side South" facility.

The lawsuit brought by M.A. was one of three legal challenges against the site. In another lawsuit brought by the civil rights lawyers, they argue that First Amendment rights of detainees at Alligator Alcatraz continue to be violated.

Environmental groups filed a lawsuit alleging the state and federal governments failed to conduct a necessary environmental assessment before rapidly constructing the site in just eight days.

Although a federal judge initially sided with the groups in August, ordering the site to close, an appeals panel later overturned that decision.

The DeSantis administration has touted Florida

as an example of how states should be assisting the federal government's mass deportation mandate. In August, the state opened another facility, the Deportation Depot, in North Florida.

At a press conference last week outside the groups in August, ordering the site to close, an appeals panel later overturned that decision. The DeSantis administration has touted Florida

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## MIAMI-DADE COUNTY PUBLIC NOTICE

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027

#### COMMENT PERIOD

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a 45-day comment period beginning January 22, 2026, through March 7, 2026, for the public to review and comment on the proposed Annual Public Housing Agency Plan (PHAP) for Fiscal Year 2026-2027.

These documents are available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., except on holidays, at each PHCD's site management offices and administrative offices; and available on our website at <https://www.miamidade.gov/global/housing/notices.page>.

Please send written comments to: PHCD, 701 N.W. 1st St., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment; or email comments to: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov).

#### PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a public hearing has been scheduled to be held at the Housing Committee (HC), on Tuesday, May 12, 2026, at 1:00 p.m. The purpose of the hearing is to allow the public an opportunity to comment on these proposed documents.

This public hearing will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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## LEGALS

### PUBLIC NOTICE

Notice is hereby given of the Acceptance and Declaration of Land Patent pertaining to the following described property: Land Patent No. 137, dated April 30, 1930. Legal Description: Lot 4, Block 1, Vesta Verde, Section One, according to the plat thereof as recorded in Plat Book 92, Page 45, of the Public Records of Miami-Dade County, Florida. Any person claiming a lawful interest in the above-described property may contact: Aaron Thomas-Bej Email: [20baze1985@gmail.com](mailto:20baze1985@gmail.com). This notice is published for informational purposes.

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# Trump pushes 10% cap on credit card interest rates

**KEN SWEET AND SEUNG KIM**  
The Associated Press

Reviving a campaign pledge, President Donald Trump wants a one-year, 10% cap on credit card interest rates, a move that could save Americans tens of billions of dollars but drew immediate opposition from an industry that has been in his corner.

Trump was not clear in his social media post Friday night whether a cap might take effect through executive action or legislation, though one Republican senator said he had spoken with the president and would work on a bill with his "full support." Trump said he hoped it would be in place Jan. 20, one year after he took office.

Strong opposition is certain from Wall Street in addition to the credit card companies, which donated heavily to his 2024 campaign and have supported Trump's second-term agenda. Banks are making the argument that such a plan would most hurt poor people, at a time of economic concern, by curtailing or eliminating credit lines, driving them to high-cost alternatives like payday loans or pawnshops.

"We will no longer let the American public be ripped off by Credit Card Companies that are charging Interest Rates of 20 to 30%," Trump wrote on his Truth Social platform.

Researchers who studied Trump's campaign pledge after it was first announced found that Americans would save roughly \$100 billion in interest a year if credit card rates were capped at 10%. The same researchers found that while the credit card industry would take a major hit, it would still be profitable, although credit card rewards and other perks might be scaled back.

About 195 million people in the United States had credit cards in 2024 and were assessed \$160 billion in interest charges, the Consumer Financial Protection Bureau says. Americans are now carrying more credit card debt than ever, to the tune of about \$1.23 trillion, according to figures from the New York Federal Reserve for the third quarter last year.

Further, Americans are paying, on average, between 19.6% and 21.5% in interest on credit cards according to the Federal Reserve and other industry tracking sources. That has come down in the past year as the central bank lowered benchmark rates, but is near the highs since federal regulators started tracking credit card rates in the mid-1990s. That's significantly higher than a decade ago, when the average



credit card interest rate was roughly 12%.

In a joint statement, the banking industry was opposed to Trump's proposal.

"If enacted, this cap would only drive consumers toward less regulated, more costly alternatives," the American Bankers Association and allied groups said.

Bank lobbyists have long argued that lowering interest rates on their credit card products would require the banks to lend less to high-risk borrowers. When Congress enacted a cap on the fee that stores pay

large banks when customers use a debit card, banks responded by removing all rewards and perks from those cards. Debit card rewards only recently have trickled back into consumers' hands. For example, United Airlines now has a debit card that gives miles with purchases.

The U.S. already places interest rate caps on some financial products and for some demographics. The Military Lending Act makes it illegal to charge active-duty service members more than 36% for any financial product. The national regulator for credit unions has capped interest rates on credit union credit cards at 18%.

Credit card companies earn three streams of revenue from their products: fees charged to merchants, fees charged to customers and the interest charged on balances. The argument from some researchers and left-leaning policymakers is that the banks earn enough revenue from merchants to keep them profitable if interest rates were capped.

last year.

There are some historic examples that interest rate caps do cut off the less creditworthy to financial products because banks are not able to price risk correctly. Arkansas has a strictly enforced interest rate cap of 17% and evidence points to the poor and less creditworthy being cut out of consumer credit markets in the state. Shearer's research showed that an interest rate cap of 10% would likely result in banks lending less to those with credit scores below 600.

The White House did not respond to questions about how the president seeks to cap the rate or whether he has spoken with credit card companies about the idea. Sen. Roger Marshall, R-Kan., who said he talked with Trump on Friday night, said the effort is meant to "lower costs for American families and to reign in greedy credit card

companies who have been ripping off hard-working Americans for too long."

Legislation in both the House and the Senate would do what Trump is seeking.

Sens. Bernie Sanders, I-Vt., and Josh Hawley, R-Mo., released a plan in February that would immediately cap interest rates at 10% for five years, hoping to use Trump's campaign promise to build momentum for their measure.

Hours before Trump's post, Sanders said that the president, rather than working to cap interest rates, had taken steps to deregulate big banks that allowed them to charge much higher credit card fees.

Reps. Alexandria Ocasio-Cortez, D-N.Y., and Anna Paulina Luna, R-Fla., have proposed similar legislation. Ocasio-Cortez is a frequent political target of Trump, while Luna is a close ally of the president.

**Public Notice**

**ENVIRONMENTALLY ENDANGERED LANDS LAND ACQUISITION SELECTION COMMITTEE**

NOTICE IS GIVEN that a meeting will be held before the Miami-Dade County Land Acquisition Selection Committee (LASC) on Tuesday, January 20, 2026, at 1:00 PM. The agenda includes program updates for the first quarterly regular meeting. This meeting will only be held in person.

**Date:** January 20, 2026  
**Time:** 1:00 p.m.  
**Place:** Pinecrest Library  
5835 SW 111 Street  
Pinecrest, FL 33156

All interested parties and/or members of the public may appear in person at the time and place specified above.

Access: The public may observe the meeting as follows:

1. Appear in person at the Pinecrest Library, 5835 SW 111 St. Pinecrest, FL 33156.
2. If you need a sign language interpreter, or any accommodation to participate in the meeting, or to request materials in accessible format, please contact Alain Dondertz at 305-372-6779 or 786-442-4778 or via email at [Alain.Dondertz@miamidade.gov](mailto:Alain.Dondertz@miamidade.gov), at least five (5) days in advance of the meeting to initiate your request.

If you have any questions or require additional information regarding the meeting, please contact the Miami-Dade County EEL Program at 305-372-6687 or send an email to: [ee@miamidade.gov](mailto:ee@miamidade.gov).

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**MIAMI-DADE COUNTY PUBLIC NOTICE**

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
**Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027**

**COMMENT PERIOD**  
Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a **45-day comment period** beginning **January 22, 2026, through March 7, 2026**, for the public to review and comment on the proposed Annual Public Housing Agency Plan (PHA) for Fiscal Year 2026-2027.

These documents are available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., except on holidays, at each PHCD's site management offices and administrative offices; and available on our website at <https://www.miamidade.gov/global/housing/notices.page>.

Please send written comments to: PHCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment; or email comments to: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov).

**PUBLIC HEARING**  
Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **public hearing** has been scheduled to be held at the Housing Committee (HC), on **Tuesday, May 12, 2026, at 2:00 p.m.** The purpose of the hearing is to allow the public an opportunity to comment on these proposed documents.

This **public hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, source of income, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-468-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

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# Ola de influenza desborda hospitales y desafía inmunidad

La mutación "subclado K" impulsa una temporada viral agresiva que satura salas de emergencia en Miami-Dade y Broward; expertos piden proteger a la población más vulnerable



Un hombre padece los síntomas de la gripe. (FREEMK)

◀ VIENE DE PÁG. 1A

de enero una transmisión viral acelerada que los epidemiólogos describen como una "ola vertical". Esta dinámica, caracterizada por un ascenso vertiginoso en las tasas de morbilidad, satura los departamentos de emergencia en los condados Miami-Dade y Broward, clasificados en el nivel de actividad 'Muy Alta' por los Centros para el Control y la Prevención de Enfermedades (CDC). La convergencia de un turismo invernal masivo, reuniones festivas sin restricciones y una cobertura de vacunación baja, según expertos, configura un escenario crítico que obliga a los principales sistemas hospitalarios a reactivar protocolos de crisis desactivados parcialmente desde la pandemia.

## Mutación viral

Para comprender la magnitud del fenómeno que golpea al sur de la Florida, resulta imperativo escuchar a quienes combaten el virus en la primera línea de atención.

El Dr. Alfredo Melgar, internista y director de centros para el cuidado de ancianos en Miami-Dade, ofreció un diagnóstico contundente sobre la naturaleza del enemigo biológico actual.

Según su experiencia clínica, la región enfrenta algo más que una temporada de gripe convencional. "Hay un aumento nacional de un tipo de influenza que mutó. Es una mutación del virus, y esa mutación lo que lleva es a que las personas, aunque tengan defensas, puede esquivarlas". El especialista confirmó que la variante actual posee una capacidad intrínseca para evadir la primera línea de defensa inmunológica, incluso en aquellos que cumplieron con su calendario de vacunación.

"Si tienen defensas creadas por una vacuna contra el flu, puede contraer la influenza", admitió Melgar. Sin embargo, el galeno hizo una distinción vital que marca la diferencia entre la vida y la muerte en sus pacientes geriátricos: la vacuna actúa como un escudo contra la fatality. "Se ve que muchas personas vacunadas contraen la influenza, pero los protege en el sentido de que, a lo mejor, no se complican o terminan en terapia intensiva o la muerte", dilucidó.

En su práctica diaria dentro de los silos de ancianos, el Dr. Melgar dijo observar un índice elevado de enfermos. Por ello, comentó, su estrategia se centra en la contención farmacológica temprana para evitar el colapso hospitalario.

Los tratamientos con antivirales y evito que la persona vaya al hospital. Los pongo en aislamiento, les suministro sus antivirales y, además, los líquidos necesarios", detalló el médico.

No obstante, puso de relieve que existe un subgrupo para el cual la intervención ambulatoria resulta insuficiente: aquellos que desarrollan neumonía y sufren una caída crítica en sus niveles de oxígeno.

"Covid Crónico" Más allá de la mutación del H3N2, el Dr. Melgar mencionó una variable inquietante que podría explicar la severidad de los síntomas observados en la población general. El internista sugirió que el sistema inmunológico colectivo padece las secuelas de la pandemia vivida años atrás, un fenómeno que denomina "Covid crónico".

**La vacuna, aunque imperfecta contra el contagio de la nueva variante, sigue siendo el único cinturón de seguridad disponible**

"Hay un Covid crónico que les quedó a las personas después de que tuvieron la infección durante la epidemia grande del Covid-19", argumentó Melgar.

Asimismo, el internista describió un cuadro clínico persistente en muchos pacientes que quedaron con asma, fatiga y debilidad generalizada. "Su sistema inmunológico bajó. Luego las vacunas del Covid que se le pusieron dos y tres a las personas, creo que todo eso sí influyó en el comportamiento social durante las fiestas de Navidad", creó la tormenta perfecta", según Melgar.

El especialista atribuyó el contagio masivo al "aluvión de viajeros" que recibió Florida y a la falsa sensación de seguridad durante las celebraciones de Navidad y Fin

de Año. "La gente no se protege y eso es lo que pasa, el contagio de esta influenza es muy rápido", sentenció.

## Inmunidad de rebaño

Mientras el Dr. Melgar gestiona la crisis paciente a paciente, la Dra. Dadija Garcés, epidemióloga y profesora del Miami Dade College, analizó la situación desde la perspectiva de la salud pública y las estadísticas, y corroboró el alarmante escenario actual.

"Esto ocurre porque hay diferentes factores que influyen", señaló la Dra. Garcés, quien coincidió con Melgar en el impacto de la movilización festiva, pero subrayó la aparición del nuevo agente patógeno: "Está circulando un nuevo virus que es el H3N2 Subclado K, que demostró ser mucho más contagioso".

El problema, según la experta, radica en un desajuste temporal y biológico. "La vacuna que tenemos actualmente no da toda la protección porque este virus surgió después de que la vacuna se creó", explicó.

La Dra. Garcés reveló cifras que explican la vulnerabilidad de la región: "La tasa de vacunación de este periodo de otoño-invierno está muy por debajo de lo que corresponde".

La especialista se mostró preocupada por la reticencia de la población a inmunizarse. "Existen mitos en los que se refiere a la vacunación, sobre todo la vacunación contra la gripe".

De acuerdo con sus datos, las tasas de inoculación se sitúan por debajo del 50% tanto en niños como en adultos. "Cuando tenemos una tasa de vacunación tan baja, no hay lo que se llama la 'inmunidad de rebaño', que permite proteger a aquellas personas que por alguna razón médica no pueden vacunarse". La Dra. Garcés insistió en un mensaje pragmático ante la imperfección de la vacuna actual frente a la variante K: "Esta vacuna no protege de que te enfermes, pero sí protege y evita que te compliques".

## Hospitales bajo presión

Las advertencias de los especialistas Melgar y Garcés encuentran su validación estadística en los reportes de los principales sistemas de salud de Florida. La clasificación de actividad "Muy Alta" otorgada por los CDC no es una exageración administrativa y refleja una saturación palpable en los servicios de las instituciones médicas.

influenza que oscila entre el 25% y el 26%.

Este indicador pone en contexto que uno de cada cuatro pacientes sintomáticos que cruza las puertas del hospital padece influenza, una cifra que evidencia una circulación viral masiva.

Entretanto, Baptist Health South Florida, con presencia en ambos condados, implementó medidas restrictivas desde principios de año para proteger su capacidad operativa. Los horarios de visita se limitaron de 7:00 a.m. a 9:00 p.m., y se exige el uso de mascarillas en unidades de alta sensibilidad como Oncología y Cuidados Intensivos Neonatales (NICU).

La situación en la costa oeste del estado sirve como un espejo alarmante de la agresividad del virus. El Tampa General Hospital documentó una escalada de casos de Influenza A que desafía la lógica estacional habitual: de apenas 179 casos positivos en noviembre, la cifra se disparó a más de 800 en diciembre, registrando 230 casos adicionales solo en la primera semana de enero.

## Supervivencia

Frente a un virus que muta y un sistema de salud al límite, los expertos coinciden en que la responsabilidad recae ahora en el comportamiento individual. Las recomendaciones trascienden la vacunación y apelan al sentido común y la higiene.

"Lo primero es, si usted se siente mal: fiebre, vómitos, malestar general, dolor de cabeza, quédate en casa", exhortó el Dr. Melgar. La recomendación sobre el uso de mascarillas es enfática para quienes presentan síntomas y deben salir: "En estos casos es que se recomienda el uso de la mascarilla".

El tratamiento temprano se perfila como la herramienta clave para evitar la hospitalización. La "regla de las 48 horas" para la administración de antivirales como el Oseltamivir cobra vital importancia para los grupos de riesgo, siempre que sea prescrito por un médico.

Mientras los hospitales luchan por gestionar el flujo de pacientes, el mensaje de los doctores Melgar y Garcés resuena con urgencia: la vacuna, aunque imperfecta contra el contagio de la nueva variante, sigue siendo el único cinturón de seguridad disponible para evitar que esta ola viral se transforme en una marea de mortalidad.

## EXPERTOS



**“Se ve que muchas personas vacunadas contraen la influenza, pero los protege en el sentido de que, a lo mejor, no se complican o terminan en terapia intensiva o la muerte”**

**DR. ALFREDO MELGAR**  
INTERNISTA Y DIRECTOR DE CENTROS DE CUIDADO DE ANCIANOS

En Miami-Dade, el gigante Jackson Health System opera bajo protocolos de alta demanda. Si bien el Dr. Hany Atallah, director Médico de la institución, indicó que los casos de gripe podrían haber alcanzado una meseta tras el pico de diciembre, la carga total de enfermedades respiratorias —impulsada por la "triple epidemia" de gripe, virus sincitial respiratorio (RSV) y Covid— mantiene a una tensión significativa.

El centro anunció que está priorizando el alta rápida de pacientes estables para liberar camas críticas y —aplica restricciones severas a las visitas: se prohíbe la entrada a menores de 18 años para cortar las cadenas de transmisión pediátrica.



**“Cuando tenemos una tasa de vacunación tan baja, no hay lo que se llama la 'inmunidad de rebaño', que permite proteger a aquellas personas que por alguna razón médica no pueden vacunarse”**

**DR. DADIJA GARCÉS**  
EPIDEMIÓLOGA Y PROFESORA DE MIAMI DADE COLLEGE

Al norte, en el condado de Broward, el sistema Memorial Healthcare System reportó datos que ilustran la magnitud de la transmisión comunitaria. El Dr. Ted Clark, director Clínico del establecimiento sanitario, reveló una tasa de positividad en las pruebas de

**Miami-Dade County** **Aviso Público**

**DEPARTAMENTO DE VIVIENDA PÚBLICA Y DESARROLLO COMUNITARIO**  
Propuesta al Plan Anual de la Agencia de Vivienda Pública Para el Año Fiscal 2026-2027

**PERIODO DE COMENTARIOS**  
El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, por sus siglas en inglés) por este medio anuncia el periodo de comentarios de 45 días desde el 22 de enero de 2026 hasta el 7 de marzo del 2026 para que el público revise y comente en la propuesta al Plan Anual de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) Para el Año Fiscal 2026-2027.

Los documentos arriba mencionados estarán disponibles para inspección en las oficinas administrativas del PHCD de lunes a viernes, de 8:00 a.m. a 5:00 p.m., excepto en días festivos, y disponible en nuestro sitio web <https://www.miamidade.gov/global/housing/notices.page>.

Por favor, envíe sus comentarios por escrito a: PHCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136. Atención: Comentarios sobre el PHA Plan o envíe sus comentarios por correo electrónico a: [PHAPublicComments@miamidade.gov](mailto:PHAPublicComments@miamidade.gov).

**AUDIENCIA PÚBLICA**  
El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, por sus siglas en inglés) por este medio anuncia que se celebrará una audiencia pública durante la reunión del Comité de Vivienda PHC, por sus siglas en inglés), el día martes, 12 de mayo del 2026, a las 1:00 p.m. El propósito de la audiencia es brindarle al público la oportunidad de comentar sobre los documentos propuestos.

Esta audiencia pública se celebrará en el auditorio de la Junta de Comisionados del Condado de Miami-Dade, ubicado en el segundo piso del edificio Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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Para anuncios legales en línea, visite [legatads.miamidade.gov](http://legatads.miamidade.gov)

# Trump's Middle-Finger Gesture at Ford Plant Ignites Free Speech Debate, Fuels \$800,000 Support for Suspended Worker

**POLITICS**

MICHIGAN (Le Floridien) -- What began as a brief disruption during President Donald Trump's visit to a Michigan auto plant has quickly evolved into a broader national debate over free speech, workers' rights, and political polarization in America's workplaces.

Last Tuesday, Trump toured a Ford manufacturing facility in Michigan where the automaker produces its best-selling F-150 pickup truck. The visit was designed to spotlight the White House's commitment to rebuilding the U.S. manufacturing workforce and reinforcing blue-collar job pipelines. But the carefully staged appearance was momentarily derailed when a worker shouted an insult at the president from the crowd.



Le président Donald Trump écoute Corey Williams, directeur de l'usine Ford River Rouge, à gauche, et Bill Ford, président exécutif de Ford, lors d'une visite du complexe Ford River Rouge, le mardi 13 janvier 2026, à Dearborn, dans le Michigan. Photo AP / Evan Vucci

Sabula himself has shown no signs of regret. In comments to The Washington Post, he said he felt compelled to seize what he viewed as a rare moment to confront power directly. "I don't feel as though fate looks upon you often," he said. "And when it does, you better be ready to seize the opportunity."

The episode now sits at the crossroads of several fault lines in American life: the limits of free speech at work, corporate discipline in politically charged environments, union protections, and the role of grassroots fundraising as a form of political expression. While the UAW reviews the suspension and Ford remains silent, the scale of public support suggests that Sabula's actions resonated far beyond the factory floor.



The man was later identified as **TJ Sabula**, a line worker at Ford Motor Company's Dearborn Truck Plant. Video footage later obtained by TMZ shows Trump reacting angrily to the remark, raising his middle finger and appearing to mouth an expletive. The White House characterized the interruption as the outburst of "a lunatic" and said the president's response was appropriate under the circumstances.

Within days, the incident took a sharp turn. Sabula was suspended without pay by Ford, a move confirmed by a

source within the United Auto Workers (UAW), the union representing workers at the plant. While Ford has not publicly commented on the suspension, the union said it is reviewing the decision.

Laura Dickerson, a vice president of the UAW, defended the principle behind Sabula's actions, even as she acknowledged workplace standards. "He believes in freedom of speech, a principle we wholeheartedly embrace," she said, adding that workers should not be subjected to vulgar behavior—"including by the President of the United States."

What followed surprised even seasoned political observers. Within 24 hours of news of the suspension spreading online, supporters launched crowdfunding campaigns on GoFundMe to support Sabula and his family. By Wednesday evening, two separate campaigns had raised more than \$800,000 combined from tens of thousands of donors before organizers voluntarily paused contributions.

The campaigns framed Sabula as a symbol of working-class resistance and free expression, describing him as a "patriot" and urging supporters to rally behind a laborer who, they argue, was punished for speaking his mind. One fundraiser explicitly tied the protest to frustration over delays in releasing documents related to the Jeffrey Epstein investigation, an issue that has continued to fuel political anger across the ideological spectrum.

Whether the donations ultimately translate into reinstatement—or simply stand as a statement of protest—remains unclear. What is certain is that a few shouted words during a presidential visit have sparked a national conversation about power, speech, and the voice of workers in an era of intense political division.

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**MIAMI-DADE COUNTY** **Avi Piblik**

**DEPATMAN LOJMAN PIBLIK AK DEVLOPMAN KOMINOTÈ Pwopoze Plan Anyèl Ajans Lojman Piblik pou Ane Fiskal 2026-2027**

**PERYÒD KÒMANTÈ**  
Avèk avi sa a, Depatman Lojman Piblik ak Devlopman Kominotè Konte Miami-Dade (PHCD) ap anonse yon **peryòd kòmantè 45 jou apati 22 janvye 2026 jiska 7 mas 2026**, pou piblik la egzamine dokiman pwopoze sa yo e fè kòmantè sou Plan Anyèl Ajans Lojman Piblik (PHA) pou Ane Fiskal 2026-2027.

Dokiman sa yo disponib pou enspeksyon lendi jiska vandredi ant 8:00 a.m. ak 5:00 p.m., eksepte jou ferye yo, nan chak biwo jesyon sit PHCD yo ak biwo administratif yo, epi yo disponib sou sitwèb nou an nan <https://www.miamidade.gov/global/housing/notices.page>.

Tanpri voye kòmantè alekri bay: PHCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment; oswa voye kòmantè yo pa imel nan: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov)

**ODYANS PIBLIK**  
Avèk avi sa a, Depatman Lojman Piblik ak Devlopman Kominotè (PHCD) Miami-Dade ap anonse yon **odyans piblik** ki pwograme pou l fèt nan Komite Lojmanè (HC), **madi 12 me 2026 a 1:00 p.m.** Objektif odyans lan se bay piblik la yon opòtinite pou yo fè kòmantè sou dokiman pwopoze yo.

**Odyans piblik** sa a va fèt anedan Chanm Konsèy Komisyon Konte a, ki nan dezèm etaj bilding Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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**EQUAL HOUSING OPPORTUNITY**

Pou piblisite legal sou entènèt, ale nan <http://legalads.miamidade.gov>



## PUBLIC NOTICE

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027

#### **PUBLIC HEARING**

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Tuesday, May 12, 2026, at 12:30 p.m.** (originally scheduled for 1:00 p.m. on the same date). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Annual Public Housing Agency Plan.

This **Public Hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence or stalking, source of income, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need a sign language interpreter or materials in accessible format for this event, call 786-469-2155 at least five days in advance. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.





## PUBLIC NOTICE

### DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027

#### PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Tuesday, May 12, 2026, at 12:30 p.m.** (originally scheduled for 2:00 p.m. on the same date). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Annual Public Housing Agency Plan.

This **Public Hearing** will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

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## AVISO PÚBLICO

### DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO Propuesta al Plan Anual de la Agencia de Vivienda Pública Para el Año Fiscal 2026-2027

#### AUDIENCIA PÚBLICA

El Departamento de Viviendas y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) anuncia la reprogramación de una **Audiencia Pública** ante el Comité de Vivienda (HC). La **Audiencia Pública** se llevará a cabo el **martes 12 de mayo de 2026 a las 12:30 p.m.** (originalmente programada para la 1:00 p.m. del mismo día). El propósito de la audiencia es permitir que el público tenga la oportunidad de comentar sobre el Plan Anual propuesto por la Agencia de Vivienda Pública.

Esta **Audiencia Pública** se celebrará en el auditorio de la Junta de Comisionados del Condado de Miami-Dade, ubicado en el segundo piso del edificio Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

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## AVI PIBLI

### DEPATMAN LO MAN PIBLI A DEVLOPMAN OMINOT P o p e P l a n y I A a n s L o m a n P i b l i p o u A n e F i s a l 2026-2027

#### ODYANS PIBLI

Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) anonse ke yo repwograme yon **Odyans Pibli** devan Komite Lojman an (HC). **Odyans Pibli** la pral fèt kounye a nan **Madi 12 Me 2026, a 12:30 p.m.** (okòmansman li te pwograme pou 1:00 p.m. nan menm dat la). Objektif odyans lan se pou bay piblik la opòtinite pou fè kòmantè sou Plan Anyèl Ajans Lojman Piblik ki pwopoze a.

**Odyans pibli** sa a va fèt andedan Chanm Konsèy Komisyon Konte a, ki nan dezyèm etaj bilding Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> St., Miami, FL 33128.

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## Housing Public Notices

Share:

**Notice of Public Hearing for Surtax SHIP HOME CHDO 2025 RFA**

**Announcement of 2026-2027 Annual PHA Plan Comment Period/Public Hearing**

Miami-Dade Housing and Community Development (HCD) hereby advertises a **45-day comment period** beginning **Jan. 22 through March 7**, for the public to review and comment on the proposed documents Annual Public Housing Agency Plan (PHA) for Fiscal Year 2026-2027.

These documents are available for inspection Monday through Friday between the hours of 8 a.m. and 5 p.m., except on holidays, at each HCD site management office and administrative office, and on our [website \(https://www.miamidade.gov/global/housing/notices.page\)](https://www.miamidade.gov/global/housing/notices.page).

Please send written comments to: *PHCD, 701 N.W. 1<sup>st</sup> Ct., 16<sup>th</sup> Floor, Miami, Florida 33136, Attn: PHA Plan Comment*, or email comments to: [PHAPublicComment@miamidade.gov](mailto:PHAPublicComment@miamidade.gov) (<mailto:PHAPublicComment@miamidade.gov>).

### **PUBLIC HEARING**

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises that a **public hearing** has been scheduled to be held at the Housing Committee (HC) on **Tuesday, May 12, at 12:30 p.m.** The purpose of the hearing is to allow the public an opportunity to comment on these proposed documents.

**Note: This public hearing was originally scheduled on Tuesday, May 12, at 1 p.m.**

This public hearing will be held inside the Board of County Commission Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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- [Public Notice \(https://www.miamidade.gov/resources/housing/documents/public-notice.pdf\)](https://www.miamidade.gov/resources/housing/documents/public-notice.pdf)
- [Annual Public Housing Agency Plan \(PHA\) for Fiscal Year 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan.pdf)
- [Summary of the proposed revisions to the Annual Public Housing Agency Plan for Fiscal Year 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries.pdf)
- [Resumen de las revisiones al Plan Anual de Vivienda Pública para el Año Fiscal 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-spa.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-spa.pdf)
- [Rezime revizyon yo pwopoze a bay Plan Ajans Lojman Piblik Anyèl pou Ane Fiskal 2026-2027 \(https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-cre.pdf\)](https://www.miamidade.gov/resources/housing/documents/2026-2027-annual-plan-summaries-cre.pdf)

**Notice of Public Hearing on Proposed Substantial Amendment to the Fiscal Year (FY) 2019 Action Plan and Corresponding FY 2013-2017 Consolidated Plan, as extended through FY 2019, to Recapture and Reallocate Coronavirus, Aid, Relief, and Economic Security Act (CARES Act) Community Development Block Grant (CDBG-CV) Funds**

**Notice of Public Hearing on Proposed Substantial Amendments to the Fiscal Year (FY) 2009, 2010, 2016, 2019, AND 2021-2025 Action Plans and the Corresponding FY 2008-2012, FY 2013-2017, as extended through FY 2019, FY 2020-2024, AND FY 2025-2029 Consolidated Plans**

**Notice of Workshop for Request for Applications for Special Economic Development (SPED) Program**

**State Housing Initiatives Partnership (SHIP) Program FY 2022-2023 Annual Report**



**HOUSING AND COMMUNITY DEVELOPMENT**

**NEW Notification of In-Person and ZOOM Meeting Regarding the Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027**

**TO: RESIDENT ADVISORY BOARD (RAB)**

You are invited to attend a meeting with Housing and Community Development (HCD) staff to discuss the Proposed Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

Date	NEW Time	Location
Thursday, January 29, 2026	10:00 AM	Overtown Transit Village 701 NW 1 <sup>st</sup> Court, 2 <sup>nd</sup> Floor, Training Room Miami, FL 33136

PHCD will also be hosting the meeting through ZOOM for the Resident Advisory Board (RAB) members unable to attend the meeting to participate in the review of the proposed documents:

**NEW ZOOM MEETING OPTION INFORMATION**

ZOOM Meeting:	Date	NEW Time
	Thursday, January 29, 2026	10:00 AM

**1. Join Zoom Meeting by computer beginning at 9:45 AM**

<https://miamidade.zoom.us/j/86394522644?pwd=P58SrVo2iuuZaoHt0K5QkwKTsnvdbf.1>

**NEW Meeting ID: 863 9452 2644**

**NEW Passcode: 413739**

**2. Join Zoom Meeting by Telephone beginning at 9:45 AM**

**a) Instructions:**

- You can join the call from your cell phone or home phone by dialing toll-free: **1 786 635 1003.**
- You will be asked to enter the **NEW meeting ID: 863 9452 2644** followed by the # sign.
- You will be connected to the call and your phone will be automatically muted.
- You will be able to listen to the live presentation and then be able to ask questions.
- You will be able to provide feedback by asking a question and hearing the answer as well as hearing other questions asked by your neighbors.

Public Access to Documents:

1. The documents and the summary of changes are available for review at HCD's management offices and on HCD's website under Public Hearing.
  - a) <https://www.miamidade.gov/global/housing/notices.page>
    - i. Summary of changes are also translated into Spanish and Creole.

Your participation is anticipated.



**VIVIENDA PÚBLICA Y DESARROLLO COMUNITARIO**

**NUEVA Notificación de la reunión presencial y por ZOOM sobre el plan anual propuesto de la Agencia de Vivienda Pública para el año fiscal 2026-2027**

**A: JUNTA ASESORA DE RESIDENTES (RAB)**

Se le invita a asistir a una reunión con el personal del PHCD para debatir el Plan Anual Propuesto de la Agencia de Vivienda Pública para el Año Fiscal 2026-2027.

Fecha	<b><u>NUEVA</u> Hora</b>	Ubicación
Jueves, 29 de enero de 2026	10:00 AM	Overtown Transit Village 701 NW 1ª Court, 2ª Floor, Training Room Miami, FL 33136

El PHCD también acogerá la reunión a través de ZOOM para los miembros de la Junta Asesora de Residentes (RAB) que no puedan asistir a la reunión para participar en la revisión de los documentos propuestos:

**NUEVA INFORMACIÓN SOBRE OPCIONES DE REUNIONES POR ZOOM**

Reunión por Zoom:	Fecha	<b><u>NUEVA</u> Hora</b>
	Jueves, 29 de enero de 2026	10:00 AM

**1. Únete a la reunión por Zoom por ordenador a partir de las 9:45 AM**

<https://miamidade.zoom.us/j/86394522644?pwd=P58SrVo2iuuZaoHt0K5QkwKTsnvdbf.1>

**NUEVA ID de la reunión: 863 9452 2644**

**NUEVO Código de acceso: 413739**

**2. Únete a la reunión de Zoom por teléfono a partir de la 9:45 AM**

**b) Instrucciones:**

- Puedes unirte a la llamada desde tu móvil o teléfono fijo marcando el número gratuito: **1 786 635 1003**.
- Se le pedirá que ingrese el **NUEVA** ID de la reunión: **863 9452 2644** seguido del **signo** #.
- Te conectarán a la llamada y tu teléfono se silenciará automáticamente.
- Podrás escuchar la presentación en directo y luego hacer preguntas.
- Podrá proporcionar comentarios haciendo una pregunta y escuchando la respuesta, así como escuchando otras preguntas hechas por sus vecinos.

Acceso público a los documentos:

2. Los documentos y el resumen de los cambios están disponibles para su revisión en las oficinas de gestión del HCD y en el sitio web del HCD bajo Audiencia Pública.

a) <https://www.miamidade.gov/global/housing/notices.page>

- ii. Los resúmenes de los cambios también se traducen al español y criollo.

Su participación está anticipada.  
(traducción no oficial)



**LOJMAN PIBLIK AK DEVLOPMAN KOMINOTÈ**  
**NOUVO Notifikasyon Reyinyon an Pèsòn ak ZOOM konsènan**  
**Pwojè Plan Anyèl Ajans Lojman Piblik pou Ane Fiskal 2026-2027**

**POU: REZIDAN KONSÈY KONSILTATIF (RAB)**

Yo envite ou ale nan yon reyinyon ak anplwaye Lojman ak Devlopman Kominotè (HCD) pou diskite sou Plan Anyèl Ajans Lojman Piblik Pwopoze pou Ane Fiskal 2026-2027 la.

<b>Dat</b>	<b><u>NOUVO</u> Tan</b>	<b>Kote yo ye</b>
Jedi 29 janvye 2026	10:00 AM	Overtown Transit Village 701 NW 1st Court, 2nd Floor, Training Room Miami, FL 33136

HCD ap òganize reyinyon an tou atravè ZOOM pou manm Konsèy Konsiltatif Rezidan yo (RAB) ki pa kapab patisipe nan reyinyon an pou yo patisipe nan revizyon dokiman yo pwopoze a:

**NOUVO ZOOM REYINYON OPSYON ENFÒMASYON**

<b>Reyinyon ZOOM:</b>	<b>Dat</b>	<b><u>NOUVO</u> Tan</b>
	Jedi 29 janvye 2026	10:00 AM

**3. NOUVO Antre nan Zoom Reyinyon pa òdinatè kòmanse nan 9:45 AM**

<https://miamidade.zoom.us/j/86394522644?pwd=P58SrVo2iuuZaoHt0K5QkwKTsnvdbf.1>

**NOUVO Reyinyon ID: 863 9452 2644**

**NOUVO Passcode: 413739**

**2. Antre nan Reyinyon Zoom pa Telefòn kòmanse nan 9:45 AM**

**c) Enstriksyon yo:**

- Ou ka rantre nan apèl la soti nan telefòn selilè ou oswa telefòn lakay ou lè ou rele gratis: **1 786 635 1003**.
- Yo pral mande w antre nan **NOUVO** ID reyinyon an: **863 9452 2644** ki te swiv pa **siy** la #.
- Ou pral konekte ak apèl la ak telefòn ou yo pral otomatikman muèt.
- Ou pral kapab koute prezantasyon an ap viv ak Lè sa a, kapab poze kesyon.
- Ou pral kapab bay fidbak lè ou poze yon kesyon ak tandè repons lan kòm byen ke tandè lòt kesyon yo poze pa vwazen ou yo.

Aksè Piblik nan Dokiman:

3. Dokiman yo ak rezime chanjman yo disponib pou revizyon nan biwo jesyon HCD yo ak sou sit entènèt HCD la nan odyans piblik.

a) <https://www.miamidade.gov/global/housing/notices.page>

- iii. Rezime chanjman yo tradui an panyòl ak kreyòl tou.

Patisipasyon ou antisipe.  
(tradiksyon ofisyèl)



## **AGENDA**

### **Resident Advisory Board Meeting**

January 29, at 10:00 AM

#### **I. Welcome & Introduction**

#### **II. Meeting Topic**

1. Public Housing Agency (PHA) Annual Plan for Fiscal Year 2026-2027 – Review proposed changes.

#### **III. Documentation Provided for Review**

1. PHA Annual Plan and summary of changes were mailed to each RAB member.

#### **IV. Public Access to Documents**

1. The documents and the summary of changes are available for review at HCD's management offices and on HCD's website under Public Hearing.
  - a) <https://www.miamidade.gov/global/housing/notices.page>
    - i. Summary of changes are also translated into Spanish and Creole.

#### **V. 45-Day Public Comment Period**

1. January 22, 2026 - March 7, 2026
2. How to submit Comments:
  - Hand Delivery: Drop off at your management office.
  - Email: [phapubliccomment@miamidade.gov](mailto:phapubliccomment@miamidade.gov)
  - Mail: Housing Community Development, Attn: PHA Plan Comments, 701 NW 1st Court, 16th Floor Miami, FL 33136.

#### **VI. Public Hearing**

1. Date & Time: May 12, 2026, at 12:30 p.m.
  - a) Will take place during the Housing Committee (HC)
2. Location:
  - a) Stephen P. Clark Center, 111 N.W. 1 St., Miami, FL 33128
    - i. Inside the Board of County Commissioners (BCC) Chambers (on the 2<sup>nd</sup> floor)
3. Purpose: To provide an opportunity to comment on these proposed documents.

#### **VII. Presentation of Major Changes**

1. Public Housing Program
  - a) Annual Plan for Fiscal Year 2026-2027
    - (1) Admission and Weighted Preference
      - (a) Direct Referrals: 50 slots for direct referrals from CoC Lead Agency (placed at top of list).
      - (b) Implemented weighted point system:
        - Homeless CoC (100 points)
        - Homeless General (30 points)
        - Veterans (35 points)
        - Single/Elderly/Displaced (30 points)
        - Miami-Dade County Residency (5 points)



- (2) Choice Neighborhood Initiative Program
- (3) Demolition and Disposition: Timelines extended, and status updated to "Approved" or "Submitted" in activity tables.
- (4) Rental Assistance Demonstration (RAD) Program: Tables updated as needed for RAD).
- (5) Appendix D (Project Updates)
  - Revised and added Projects include Rainbow Village, Culmer Place/Culmer Gardens, Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22, Victory Homes, Arthur Mays, Naranja, Pine Island I & II, Modello II (Vacant Land), Kline Nunn, Little River Plaza, and Little River Terrace

## 2. Housing Choice Voucher

### a) Annual Plan for Fiscal Year 2021-2022

#### (1) Admission and Weighted Preference

- (a) Direct Referrals: 50 slots for direct referrals from CoC Lead Agency (placed at top of list).
- (b) Implemented weighted point system:
  - Homeless- direct referrals (100 points)
  - Displacement due to funding shortages or expiring program term limits (50 points)
  - Veterans (35 points)
  - Homeless General, NED Vouchers, and Mainstream Vouchers (30 points)
  - HCD's Emergency Housing Choice Voucher Participants (20 points)
  - Miami-Dade County Residency (5 points)
- (c) Implemented weighted point system for the PBV site-based waiting list as required by the particular project:
  - Special Needs Households (40 points)
  - Elderly Households (25 points)
  - Near-Elderly (55+) & Disabled (25 points)

#### (2) PBV inventory update

## VIII. Questions and Answers

## **AGENDA**

### **Reunión de la Junta Asesora de Residentes**

29 de enero, a las 10:00 AM

#### **I. Bienvenida e introducción**

#### **II. Tema de la reunión**

1. Plan Anual de la Agencia de Vivienda Pública (PHA) para el año fiscal 2026-2027 – Revisa los cambios propuestos.

#### **III. Documentación proporcionada para revisión**

1. El Plan Anual de la PHA y el resumen de cambios se enviaron por correo a cada miembro del RAB.

#### **IV. Acceso público a documentos**

1. Los documentos y el resumen de los cambios están disponibles para su revisión en las oficinas de gestión del HCD y en el sitio web del HCD bajo Audiencia Pública.
  - a) <https://www.miamidade.gov/global/housing/notices.page>
    - i. Los resúmenes de los cambios también se traducen al español y criollo.

#### **V. Periodo de Comentarios Públicos de 45 Días**

1. 22 de enero de 2026 - 7 de marzo de 2026
2. Cómo enviar comentarios:
  - Entrega en mano: Déjalo en tu oficina de gestión.
  - Correo electrónico: [phapubliccomment@miamidade.gov](mailto:phapubliccomment@miamidade.gov)
  - Correo: Desarrollo Comunitario de Viviendas, Atención: Comentarios sobre el Plan PHA, 701 NW 1st Court, 16ª planta Miami, FL 33136.

#### **VI. Audiencia pública**

1. Fecha y hora: 12 de mayo de 2026, a las 12:30 p.m.
  - a) Tendrá lugar durante el Comité de Vivienda (HC)
2. Ubicación:
  - a) Centro Stephen P. Clark, 111 N.W. 1 St., Miami, FL 33128
    - i. Dentro de las Cámaras de la Junta de Comisionados del Condado (BCC) (en la 2ª planta)
3. Propósito: Ofrecer la oportunidad de comentar estos documentos propuestos.

#### **VII. Presentación de los Grandes Cambios**

1. Programa de Vivienda Pública
  - a) Plan Anual para el Año Fiscal 2026-2027
    - (1) Admisión y preferencia ponderada
      - (a) Derivaciones directas: 50 plazas para derivaciones directas de la agencia líder CoC (colocadas en la parte superior de la lista).
      - (b) Sistema de puntos ponderados implementado:
        - CoC de los sin hogar (100 puntos)
        - General Sin Hogar (30 puntos)
        - Veteranos (35 puntos)
        - Solteros/Ancianos/Desplazados (30 puntos)
        - Residencia del Condado de Miami-Dade (5 puntos)

- (2) Programa de Iniciativa Choice Neighborhood
  - (3) Demolición y disposición: Plazos ampliados y estado actualizado a "Aprobado" o "Enviado" en las tablas de actividades.
  - (4) Programa de Demostración de Asistencia al Alquiler (RAD): Tablas actualizadas según sea necesario para el RAD).
  - (5) Apéndice D (Actualizaciones del proyecto)
    - Los proyectos revisados y añadidos incluyen Rainbow Village, Culmer Place/Culmer Gardens, Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22, Victory Homes, Arthur Mays, Naranja, Pine Island I y II, Modello II (Terreno Vacío), Kline Nunn, Little River Plaza y Little River Terrace
2. Vale de Elección de Vivienda
- a) Plan Anual para el Año Fiscal 2021-2022
    - (1) Admisión y preferencia ponderada
      - (a) Derivaciones directas: 50 plazas para derivaciones directas de la agencia líder CoC (colocadas en la parte superior de la lista).
      - (b) Sistema de puntos ponderados implementado:
        - Personas sin hogar: derivaciones directas (100 puntos)
        - Desplazamiento debido a escasez de fondos o límites de duración del programa (50 puntos)
        - Veteranos (35 puntos)
        - Vales para personas sin hogar, NED General y Mainstream (30 puntos)
        - Participantes del programa de vales de elección de vivienda de emergencia de HCD (20 puntos)
        - Residencia del Condado de Miami-Dade (5 puntos)
      - (c) Se implementó un sistema de puntos ponderados para la lista de espera basada en el sitio del PBV según lo requiera el proyecto en particular:
        - Hogares con necesidades especiales (40 puntos)
        - Hogares de ancianos (25 puntos)
        - Cercanos a la edad avanzada (55+) y Discapacidad (25 puntos)
    - (2) Actualización del inventario de PBV

## VIII. Preguntas y respuestas

*(traducción no oficial)*

## **AJANDA**

### **Reyinyon Konsèy Konsiltatif Rezidan yo**

29 janvye a 10:00 AM

#### **I. Byenveni & Entwodiksyon**

#### **II. Reyinyon Topic**

1. Plan Anyèl Ajans Lojman Piblik (PHA) pou Ane Fiskal 2026-2027 – Revize chanjman yo pwopoze a.

#### **III. Dokimantasyon yo bay pou revizyon**

1. PHA Anyèl Plan ak rezime chanjman yo te voye pa lapòs bay chak manm RAB.

#### **IV. Aksè Piblik nan Dokiman**

1. Dokiman yo ak rezime chanjman yo disponib pou revizyon nan biwo jesyon HCD yo ak sou sit entènèt HCD la nan odyans piblik.

a) <https://www.miamidade.gov/global/housing/notices.page>

- i. Rezime chanjman yo tradui an panyòl ak kreyòl tou.

#### **V. 45 Jou Peryòd Kòmantè Piblik**

1. 22 Janvye 2026 7 Mas 2026

2. Ki jan yo soumèt Kòmantè:

- Livrezon Men: Drop off nan biwo jesyon ou
- Imèl: [phapubliccomment@miamidade.gov](mailto:phapubliccomment@miamidade.gov)
- Mail: Housing Community Development, Attn: PHA Plan Comments, 701 NW 1st Court, 16th Floor Miami, FL 33136.

#### **VI. Odyans Piblik**

1. Dat & Tan: Me 12, 2026 nan 12:30 p.m.

a) Ap fèt pandan Komite Lojman (HC)

2. kote yo ye:

a) Stephen P. Clark Center, 111 N.W. 1 St., Miami, FL 33128

- i. Anndan Komisyonè Konte (BCC) Chambers (sou 2èm etaj la)

3. Objektif: Pou bay yon opòtinite pou fè kòmantè sou dokiman sa yo pwopoze yo.

#### **VII. Prezantasyon nan gwo chanjman**

1. Pwogram Lojman Piblik

a) Plan Anyèl pou Ane Fiskal 2026-2027

(1) Admisyon ak Preferans Weighted

(a) Referans dirèk: 50 fant pou referans dirèk soti nan CoC Lead Agency (mete nan tèt lis)

(b) Aplike sistèm pwen pwa:

- CoC san kay (100 pwen)
- Jeneral sanzabri (30 pwen)
- Veteran (35 pwen)
- Selibatè / Granmoun aje / Deplase (30 pwen)
- Rezidans Konte Miami-Dade (5 pwen)

(2) Pwogram Inisyativ Katye Chwa

(3) Demolisyon ak Disposition: Delè pwolonje, ak estati mete ajou nan "Apwouve" oswa "Soumèt" nan tablo aktivite yo.

(4) Pwogram Demonstrasyon Asistans pou Lwaye (Rental Assistance Demonstration Program, RAD): Tablo yo mete ajou jan sa nesèsè pou RAD)

(5) Apendis D (Mizajou Pwojè a)

- Revize ak ajoute Pwojè gen ladan Rainbow Village, Culmer Place / Culmer Gardens, Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22, Victory Homes, Arthur Mays, Naranja, Pine Island I & II, Modello II (Tè Vid), Kline Nunn, Little River Plaza, ak Little River Terrace

## 2. Bon Chwa Lojman

a) Plan Anyèl pou Ane Fiskal 2021-2022 la

(1) Admisyon ak Preferans Weighted

(a) Referans dirèk: 50 fant pou referans dirèk soti nan CoC Lead Agency (mete nan tèt lis)

(b) Aplike sistèm pwen pwa:

- Sanbri- referans dirèk (100 pwen)
- Deplasman akòz mank finansman oswa limit tèm pwogram ekspire (50 pwen)
- Veteran (35 pwen)
- Sanbri Jeneral, Koupon NED, ak Koupon Mainstream (30 pwen)
- Patisipan nan Koupon Chwa Lojman Ijans HCD a (20 pwen)
- Rezidans Konte Miami-Dade (5 pwen)

(c) Aplike sistèm pwen pondere pou PBV sit ki baze sou lis datant jan sa nesèsè pa pwojè an patikilye:

- Kay Bezwen Espesyal (40 pwen)
- Kay granmoun aje yo (25 pwen)
- Toupre-granmoun aje (55+) & Enfim (25 pwen)

(2) PBV envantè aktyalizasyon

## VIII. Kesyon ak repons

*(tradiksyon ofisyèl)*

## Housing and Community Development (HCD)

Residency Advisory Board (RAB) Meeting Workshop

Held In-Person/ZOOM on January 29, 2026, at 10:00 AM

### List of Attendees

Count	Attended	PHCD Participants	PHCD Staff	Name	Title/Division	Development/ Organization
1	In-Person		1	Arlette Telfort	Office of Housing Advocacy	Housing and Community Developments
2	In-Person		2	Darrell McMillan	Office of Housing Advocacy	Housing and Community Developments
3	In-Person		3	Saphelia Miller	Office of Housing Advocacy	Housing and Community Developments
4	In-Person		4	Julio Izique	Office of Housing Advocacy	Housing and Community Developments
5	In-Person		5	Alisa Caballero	Office of Strategic Initiatives and Planning	Housing and Community Developments
6	In-Person		6	Kyle Flood	Development Division	Housing and Community Developments
7	In-Person		7	Elissa Plancher	Office of Strategic Initiatives and Planning	Housing and Community Developments
8	In-Person		8	Penny Bivins	Resident Services Unit	Housing and Community Developments
9	In-Person		9	Taycha Santos	Public Housing Division	Housing and Community Developments
10	In-Person		10	Crystal Coleman	HCV Division	Housing and Community Developments
11	In-Person		11	Lizette Capote	Office of Strategic Planning and Initiatives	Housing and Community Developments
12	In-Person	1		Arlette R. Adams	President	Annie Coleman 14
13	In-Person	2		Esther Morin	President	Wynwood Elderly
14	In-Person	3		Miguel Gomez	Corresponding Secretary	Edison Plaza/ Park
15	In-Person	4		Maxine Mason	President	Victory Homes
16	In-Person	5		Joyce Cotton	Treasurer	Victory Homes
17	In-Person	6		Erica Varela Pavon	Corresponding Secretary	Victory Homes
18	In-Person	7		Caridad Montero	Vice President	Smathers Plaza
19	In-Person	8		Maritza Cordero	President	Smathers Plaza
20	ZOOM		12	Angela Marshall	Public Housing Division	Housing and Community Developments
21	ZOOM		13	Lazaro Pavon	Public Housing Division	Housing and Community Developments
22	ZOOM		14	Belinda Adams	Public Housing Division	Housing and Community Developments
23	ZOOM		15	Katrina Wilson	Public Housing Division	Housing and Community Developments
24	ZOOM	9		Crystal Stanley	Treasurer	Annie Coleman Site 140

**Total Participants**

HCD Members: 15

RAB Members: 9

Total Attendance: 24



**HOUSING AND COMMUNITY DEVELOPMENT (HCD)**  
**Meeting with Resident Advisory Board (RAB)**

January 29, 2026 – 10:00 am

**Overtown Transit Village – 701 NW 1<sup>st</sup> Court, 2<sup>nd</sup> Floor, Miami, FL 33136**

Name/Nombre/Non	Development Name/ Nombre de la Urbanization/ Non developman Organization/ Organización/ Organizasyon	Electronic Mail/ Correo Electrónico/ Elektwonik Mail	Telephone Number/ Número de Teléfono/ Nimewo Telefòn
Irene Orces	HCD Staff Division/Site Spanish Interpret		
Julio Izique	BHA	Julio.Izique@MIAMI.DADE.GOV	786-469-5864
Alisa Caballero	DSIP	alira@miamidade.gov	7-469-4188
Penelope Bivins	OHA/RS	Penelope.bivins@miamidade.gov	786-469-4133
Kyle Flood	HCD Dev.	Kyle.Flood@miamidade.gov	786 469-4130
Esther Morin	Wynwood Elderly	morinestne482@gmail.com	786-379-1220



HOUSING AND COMMUNITY DEVELOPMENT (HCD)  
Meeting with Resident Advisory Board (RAB)

January 29, 2026 – 10:00 am

Overtown Transit Village – 701 NW 1<sup>st</sup> Court, 2<sup>nd</sup> Floor, Miami, FL 33136

Name/Nombre/Non	Development Name/ Nombre de la Urbanization/ Non developman Organization/ Organización/ Organizasyon	Electronic Mail/ Correo Electrónico/ Elektwonik Mail	Telephone Number/ Número de Teléfono/ Nimewo Telefòn
Miguel Gomez	Edison Plaza HCD Staff Division/Site	-	76959143
Maxine Mason	Victory Homes		786-222-1400
Erica Varela	Victory Homes	ymilethvarela@hcdmiami.com	7542431245
Soyce Cotton	Victory Homes		786-608-1542
Darrell McMillon	OHA	Darrell.mcmillan@miamidade.gov	786-469-4819
CRIBIDAD MONTEIRO	Smother Plaza	OLGA1427-@Jc1000.COM	305-987-3222
MARTZA CORDERO	Smother Plaza	MARTZA CORDERO 21@HAJAHOD.COM	7/718-8584



**HOUSING AND COMMUNITY DEVELOPMENT (HCD)**  
**Meeting with Resident Advisory Board (RAB)**

January 29, 2026 – 10:00 am

Overtown Transit Village – 701 NW 1<sup>st</sup> Court, 2<sup>nd</sup> Floor, Miami, FL 33136

Name/Nombre/Non	Development Name/ Nombre de la Urbanization/ Non developman Organization/ Organización/ Organizasyon	Electronic Mail/ Correo Electrónico/ Elektronik Mail	Telephone Number/ Número de Teléfono/ Nimewo Telefòn
Abette Telford	OHA	abette.telford@miamidade.gov	305 298-5645
Saphelia Miller	OHA	Saphelia.miller@miamidade.gov	786-469-4761
Elissa Plumbor	HUD	Elissa.Plumbor@miamidade.gov	786-409-4225
Taycha Santos	HCD	Taycha.Santos@miamidade.gov	
A. ADAMS	AC142C	AC142C@gmail.com	786 373 8858

## **COMMENTS ON HCD DRAFT DOCUMENTS**

Legal Services of Greater Miami Inc., (Legal Services) is pleased to submit comments to Miami Dade Housing and Community Development (HCD) on the documents open for review.

Legal Services notes that with respect to the referenced page numbers of the draft Attachment it is using the 99 page redline draft version provided by HCD.

### **COMMENTS ON ATTACHMENT B.2 OF FY 2026-2027 Annual Plan**

A major part of the Annual Plan and its attachments deal with the conversion of Public Housing to PBV Vouchers through the Rental Assistance Demonstration (RAD). Legal Services has commented on RAD related issues in its past comments. Legal Services continues to have concerns regarding the way RAD properties are managed and operated as outlined below.

- 1. HCD must take affirmative steps to ensure that private managers operating RAD or public housing properties are fully trained on and complying with the rules governing the applicable programs.**

Legal Services has encountered tenants who have become frustrated by private entities which now manage their tenancies. This frustration is shared by current public housing residents as well as former public housing residents who now live in a RAD property. The frustration stems from the fact that private managers governing these properties are unfamiliar with and untrained on the rules governing RAD or public housing.

In the RAD context, examples include managers who lack a basic understanding of how Project-Based Vouchers (PBV) work. Also, some managers have been unable to explain the RAD process. For instance, some public housing residents who have had to be relocated due to renovations have been told they will have to reapply to live in the newly converted RAD building. At other times managers are unfamiliar with the grievance process and do not advise tenants of the right to a grievance hearing when they send the tenant a notice to pay rent or vacate in clear violation of the law.

Additionally, we have seen systemic non-compliance with RAD rules. For example, eviction complaints filed by RAD landlords frequently include leases and notices that do not inform the tenant of grievance rights. This is a clear violation of RAD rules.

The Administrative Plan makes clear that RAD PBV tenancy terminations must give an opportunity for a grievance hearing. (*See* 32.6.J. Section of the Plan). This is so because tenants living in PBV units that converted through RAD must maintain, at a minimum, the rights that public housing tenants have under federal law related to grievance hearings and leases. *Consolidated and Further Continuing Appropriations Act*, PUB. L. NO. 112-55, 125 STAT. 552, 673-74 (2012).

This means that Section 6 of the RAD statute mandates that these PBV tenants must have the same rights of public housing tenants with respect to 42 USC 1437d (k)-(l), which affects grievance hearings and lease provisions.

Housing providers must therefore look to the federal regulations governing public housing. Specifically, 24 CFR 966.4(l)(3)(ii) states that:

The notice of lease termination to the tenant shall state specific grounds for termination, and shall inform the tenant of the tenant's right to make such reply as the tenant may wish... When the PHA is required to afford the tenant the opportunity for a grievance hearing, the notice shall also inform the tenant of the tenant's right to request a hearing in accordance with the PHA's grievance procedure.

Therefore, the tenancy cannot terminate until the tenant has been provided with the grievance hearing. (*See* 24 CFR 966.4(l)(3)(vi)).

Many privately managed RAD properties don't understand these rules. HCD must be doing more to ensure compliance by private management. To address this, HCD must require the developers to improve training for the private managers of these properties and must ensure compliance and accountability when the rules are not followed. Additionally, more oversight by HCD will ensure the management companies comply with the law.

Finally, tenants report high turnover of management staff at these properties. HCD should require developers to have a plan to maintain a stable and fully trained workforce at these properties. None of the issues identified above will be resolved if the management office is a revolving door of new staff members.

This concern has been raised with HCD many times, and HCD was receptive to these concerns. We have been advised that HCD, in its procurement process, is adding points to potential developers who confirm they train their staff in the rules government the applicable federal housing programs. This is a good first step. However, HCD should also require this training for all private developers and managers operating HCD RAD and public housing properties.

**2. HCD should commit to prohibiting RAD developers from increasing late fees at RAD properties that convert from public housing.**

Page 41 of Attachment B.2 states that:

**HCD will not increase the tenant monthly rents as a result of conversion to PBV under RAD. Likewise, the flat rent payment will not change as a result of conversion to PBV under RAD. Tenants will not see an increase on their monthly rent payment unless their income changes.**

HCD should add "or late fees" after the term "monthly rents" in the above section.

Presently, public housing late fees are set at \$20. Legal Services has seen late fees increase by 500% at RAD converted properties. Often, these late fees are significantly more than the tenant's

monthly rent. This can put a major strain on tenants who have fallen behind due to a family emergency or some other unforeseen financial set back and are trying to catch up with rent payments. This can lead to unnecessary evictions and displacement of families. This concern was addressed recently in the Community Benefits Agreement (CBA) for the Victory Homes resident council. The current CBA as adopted by the County Commission puts a cap on late fees and confirms rent will not be considered late if received by the 10<sup>th</sup> of the month.

As a result of these discussions, the HCD Director expressed a desire to amend the Administrative Plan to ensure that RAD converted properties would maintain the same late fees policy as public housing. Legal Services strongly encourages HCD to amend the Administrative Plan and the Annual Plan to incorporate this needed change.

### **3. HCD should ensure due process in grievance procedures.**

Legal Services has concerns about the due process rights of public housing tenants whose properties are converted to RAD. As noted above, Legal Services has received complaints from tenants at privately managed RAD and public housing developments. Tenants have advised that management staff are frequently unfamiliar with the grievance process. Additionally, many privately managed properties do not inform the tenant about their right to a grievance hearing in notices as legally required. This means the need to ensure the right to a grievance hearing is more important than ever.

HCD's ACOP states that "All residents of public housing are afforded ample opportunity for a fair and impartial hearing on matters involving the Public Housing Lease..." (See page 98 of the ACOP). Further, pursuant to 24 CFR 966.53, public housing residents are entitled to a grievance on "any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individual's rights, duties, welfare or status."

Under the Plan being proposed, the project owner (which will likely be a private entity) will be responsible for conducting most grievance hearings rather than a HCD employee. (See Page 42). Specifically, the Contract Administrator (HCD) will only conduct hearings for five specific types of grievances outlined in 24 CFR § 982.555(a)(1)(i)-(vi), and the federal regulations which restrict who can serve as a hearing officer will only apply to those five types of grievances. All other grievances will be conducted by the project owner.

This new practice raises due process concerns. In most circumstances, the project owner/landlord is not impartial since it is recommending the adverse action against the tenant. Legal Services urges HCD, as the contract administrator, to conduct all grievance hearings as it has done in the past. This is the best way to ensure a fair and impartial process to any grievance which may arise between a tenant and a project owner.

Alternatively, HCD must make sure that mechanisms are in place to ensure that grievance hearings conducted by a project owner comply with due process. These mechanisms include, but are not limited to:

1. The right to have a decision made by a trained hearing officer.

Most hearing officers are not trained in the Administrative Plan or the rules for hearings. Presently, the regulation only requires a hearing officer to be:

**any person or persons designated by the PHA, other than a person who made or approved the decision under review or a subordinate of this person.**  
(See 24 cfr 982.555(e)(4)(1))

This regulation was drafted with a housing authority staff person conducting the hearing in mind. Now that hearings will be conducted by private developers, these landlords should be required to ensure that hearing officers receive training on how to conduct a fair and impartial hearing.

2. A requirement that project owners have written procedures in place outlining the process for a grievance hearing.
3. The right to a written hearing decision which explains the reasons for the decision and the evidence relied on when reaching the decision, and
4. The right to an appeal where the written grievance decision can be reviewed by the PHA.

Each of these requirements should be added to Section 32.6.J. I of the Administrative Plan.

4. **HCD should require future RAD properties to enter into payment plans that conform with HCD's Standards of Repayment Agreements whenever possible to preserve a family's housing.**

HCD should add language to the Plan which keeps the rules governing RAD properties as close to the ACOP as possible. Public housing tenants are familiar with current practices and have been following those procedures for years.

On page 54 of the ACOP it states:

If it is in the best interest of HCD, HCD has the discretion to enter into repayment agreements with residents for amounts owed to HCD. If the resident intentionally incurred debt (i.e., rent back charge due to unreported income), the repayment agreement may be considered only under special circumstances upon approval of division director or designee. All repayment agreements must comply with the following requirements:

Then, on page 54 and 55 of the ACOP, the Standards for Repayment Agreements are listed with predetermined terms of repayment plans based on the amount of debt the tenant has incurred.

Language should be added to make clear that both publicly managed and privately managed public housing properties should endeavor to enter into repayment plans before filing an eviction action against the tenant based on nonpayment of rent. Additionally, HCD should make this section applicable to future RAD developments through its Operating Agreements.

The repayment plans should generally conform with HCD's Standards of Repayment Agreements. However, the landlord should have the discretion to allow payment plans with more time to pay if it will help a family stay in their home with HCD receiving the funds owing.

Legal Services has tracked public housing evictions filed for non-payment of rent. Our data on the repayment plans offered in nonpayment evictions from privately managed public housing and RAD properties indicates that evictions are often filed for very small amounts. At least 3 evictions were filed based on debts totaling less than \$100. For example, one eviction was filed for a debt of just \$27.

Filing and litigating a nonpayment eviction incurs expenses to the County and property management and delays resolution of the case. Additionally, it increases the risk that a family which is able and willing to pay the funds due, if given enough time, will be evicted because they do not know how to proceed in court. These costs and risks are avoidable and especially unnecessary where unpaid debts can be resolved before filing an eviction lawsuit by entering into a repayment agreement.

The ACOP should reinforce the objective of keeping families in their home by stating that, "It is in the best interest of HCD to enter into repayment agreements with residents for the amounts owed to HCD. Property management at both publicly managed and privately managed public housing properties must always endeavor to enter into a repayment agreement rather than evict and displace the family."

Further, public housing residents should not lose this process through RAD conversion. HCD should make adherence to this property a requirement for RAD properties because those tenants are used to the rules governing public housing.

**5. HCD must change its policies to make it consistent with Federal Law which states that notices must now be 30 days.**

Page 42 of the Attachment addresses notices to terminate tenancies and states:

- ii. Not less than 30 days in the case of nonpayment of rent and in conformance with the terms of the Tenancy Addendum (HUD Form 52530c or replacement form); and**
- iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.**

HCD should change its policies to require 30 day notices in all tenancy terminations. The federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), took effect on March 27, 2020, and imposed a partial residential eviction moratorium that restricted lessors of "covered properties" from filing new eviction lawsuits for non-payment of rent or other charges. The CARES Act also prohibited "fees, penalties, or other charges to the tenant related to such nonpayment of rent," and states that the lessor of a covered property could not require a tenant to vacate except on 30 days' notice—which notice could not be given until the original moratorium period expired.

The initial 120-day moratorium period was never extended and expired on July 24, 2020. (*See* 15 U.S.C. § 9058(b)). However, the 30-day CARES Act notice requirement did not expire and remains in effect. (*See* 15 U.S.C. § 9058(c)). Courts that have ruled on this issue have found that the notice requirement of the CARES Act is still in effect. *Arvada Village Grdens LP, v. Garate* 529 P.3d 105 (Colo. 2023). While some argue this rule only applies to non-payment cases, the plain language of the statute demonstrates that this requirement applies to all tenancy terminations.

Under the CARES Act, a “covered property” includes any property that is covered by the Violence Against Women Act. *See* 15 U.S.C. § 9058(a)(2). As such, there is no question that public housing as well as properties which convert through the RAD process are covered under the CARES Act.

Accordingly, HCD is still required to serve 30-day notices to pay rent or vacate under the CARES Act.

Not only is a 30-day notice required by law, but it also serves the interests of both the landlord and the tenant and may lead to fewer eviction filings. Based on the foregoing, HCD should make clear in all of its policies that a 30-day notice is required to terminate a tenancy for public housing tenants.

**6. HCD should ensure no deep subsidy units are lost and that there is one for one replacement with all subsidized housing redevelopment.**

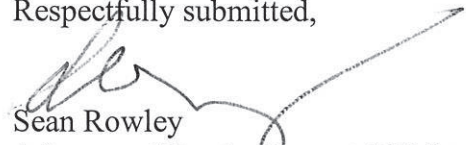
Legal Services notes the degree to which housing prices in Miami Dade County have skyrocketed in recent years. It has become harder and harder for low income tenants, either with vouchers or with no subsidy at all, to find decent and affordable housing. With that in mind, Legal Services strongly encourages HCD to ensure that redevelopment through RAD does not cause the loss of deeply subsidized units. Accordingly, it is distressing to see a projected net loss of units at such properties as Homestead Gardens (page 55) and Heritage Village I (page 77). Legal Services hopes this can be addressed so there is not a net loss of deep subsidy units.

**7. Legal Services encourages efforts to increase homeownership but wants to ensure this does not lead to a loss in subsidized housing.**

As stated above, affordable rental housing is becoming more and more difficult to obtain. Legal Services notes that the disposition to Elizabeth Virrick I site, which is currently listed as vacant, will be amended to change the future use to homeownership. (page 37). Legal Services encourages the development of homeownership opportunities. However, Legal Services hopes that any development of homeownership sites will not lead to a net loss of subsidized housing.

Legal Services is pleased to submit the foregoing comments and encourages HCD to work with Legal Services on implementing these comments.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SR', with a long, sweeping horizontal line extending to the right.

Sean Rowley  
Advocacy Director Tenants' Rights Division  
Legal Services of Greater Miami, Inc.  
4343 West Flagler Suite 100  
Miami, FL 33134  
305.438.2415  
[srowley@legalservicesmiami.org](mailto:srowley@legalservicesmiami.org)

# Memorandum



**Date:** April 27, 2026  
**To:** Honorable Chairman Anthony Rodriguez  
Board of County Commissioners  
**From:** Nathan Kogon, AICP, Director *NK*  
Housing and Community Development  
**Subject:** Request to Process Late Departmental Agenda Item

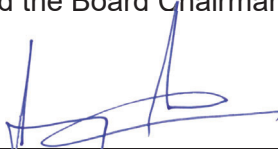
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I am requesting that the following item be placed on the May 12, 2026 Housing Committee meeting.

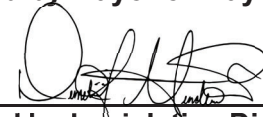
RESOLUTION APPROVING, AFTER A PUBLIC HEARING, FISCAL YEAR 2026-2027 ANNUAL PUBLIC HOUSING AGENCY PLAN (PLAN), AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO: (1) SUBMIT THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FINAL APPROVAL, (2) MAKE ANY NECESSARY REVISIONS TO THE PLAN, SUBJECT TO THE LIMITATIONS OF THE "SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION" DEFINITION CONTAINED THEREIN, AS MAY BE REQUIRED BY REGULATIONS, STATUTES, COURT ORDERS OR SAFETY AND SECURITY ISSUES, AND (3) SUBMIT ANY REVISIONS TO THE PLAN TO HUD FOR ITS APPROVAL.

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is important the item moves forward with the requested timeline because Miami-Dade County is mandated to develop and submit a comprehensive, Board of County Commissioners (Board) approved Public Housing Agency Annual Plan to the U.S. Department of Housing and Urban Development (HUD) for formal approval by July 15, 2026 in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. The Plan governs the administration of the following federal housing programs: Public Housing, Section 8 Housing Choice Voucher, Section 8 Moderate Rehabilitation programs, project-based policies and requirements for specific HUD funded programs. A public notice, as required, has been published to advertise the Public Hearing on May 12, 2026.

Please process the item notwithstanding that the 3-day rule may be applicable to it. I am aware that this item is subject to approval for placement on the agenda by the Chair of the Committee and the Board Chairman and reviewed by the Office of the County Attorney.

  
\_\_\_\_\_  
**Approved by Mayor or Mayor's Designee**

Jimmy Morales  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
**Approved by Legislative Director or Designee**

Demetria Henderson  
\_\_\_\_\_  
Print Name

c: Geri Bonzon-Keenan, County Attorney  
[CAOagenda@miamidade.gov](mailto:CAOagenda@miamidade.gov)  
Eugene Love, Agenda Coordinator


MDC042



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** June 2, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

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

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(K)(1)  
6-2-26

RESOLUTION NO. \_\_\_\_\_

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE FISCAL YEAR 2026-2027 ANNUAL PUBLIC HOUSING AGENCY PLAN (PLAN), AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO: (1) SUBMIT THE PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) FOR FINAL APPROVAL, (2) MAKE ANY NECESSARY REVISIONS TO THE PLAN, SUBJECT TO THE LIMITATIONS OF THE “SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION” DEFINITION CONTAINED THEREIN, OR AS MAY BE REQUIRED BY REGULATIONS, STATUTES, COURT ORDERS OR SAFETY AND SECURITY ISSUES, AND (3) SUBMIT ANY REVISIONS TO THE PLAN TO HUD FOR ITS APPROVAL

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying County Mayor’s memorandum, a copy of which is incorporated by reference,

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

**Section 1.** The matters contained in the foregoing recital and accompanying County Mayor’s memorandum are incorporated in this resolution by reference.

**Section 2.** This Board approves, after a public hearing, the Fiscal Year 2026-2027 Annual Public Housing Agency Plan (“Plan”), in substantially the form attached hereto as Exhibit 1 and incorporated by reference. This Board further authorizes the County Mayor or County Mayor’s designee to submit the Plan, on behalf of Miami-Dade County, to the United States Department of Housing and Urban Development (“HUD”) for final approval.

**Section 3.** This Board further authorizes the County Mayor or County Mayor’s designee to make any necessary revisions to the Plan subject to the limitations of the Plan’s

“Significant Amendment and Substantial Deviation” definition or as may be required by regulations, statutes, court orders, or safety and security issues, without further approval of this Board, and to submit such revised plan, on behalf of Miami-Dade County, to HUD for approval.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                                 |                        |
|---------------------------------|------------------------|
| Anthony Rodriguez, Chairman     |                        |
| Kionne L. McGhee, Vice Chairman |                        |
| Marleine Bastien                | Juan Carlos Bermudez   |
| Sen. René García                | Oliver G. Gilbert, III |
| Roberto J. Gonzalez             | Keon Hardemon          |
| Danielle Cohen Higgins          | Vicki L. Lopez         |
| Natalie Milian Orbis            | Raquel A. Regalado     |
| Micky Steinberg                 |                        |

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Terrence A. Smith

# EXHIBIT 1

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>	
<b>A.1</b>	PHA Name: <u>Miami-Dade County by and through Housing and Community Development</u> PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>5,899</u> Number of Housing Choice Vouchers (HCVs) <u>21,659</u> Total Combined Units/Vouchers <u>27,558</u>	PHA Code: <u>FL005</u>
	PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission	
	<p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The public notice for the comment period for this document was published in The Miami Herald (the largest newspaper of daily general circulation), The Miami Times (largest African-American newspaper), El Diario las Americas (Spanish language newspaper), and Haitian American Business News (Haitian newspaper), and on HCD's website: <a href="https://www.miamidadegov/global/housing/notices.page">https://www.miamidadegov/global/housing/notices.page</a>. However, the public hearing will be scheduled at a date to be determined by the County Commission.</p> <p>Note that the 45-day public comment period for this Annual PHA Plan took place from January 22, 2026, through March 7, 2026. This proposed Annual PHA Plan was provided to each member of the Resident Council and available for inspection at each Asset Management Project, administrative offices, and website.</p>	

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements**

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):  
**Refer to Attachment B.1**

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Refer to Attachment B.2**

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 5-Year Action Plan was last approved in EPIC on October 31, 2024.</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>On January 29, 2026, HCD held their RAB meeting. RAB members did not provide any comment, but general and process questions were answered.</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

C.2	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

**C.5 Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

## **Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs**

### **A. PHA Information.** All PHAs must complete this section (24 CFR 903.4).

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and Number of HCVs**, **PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

### **B. Plan Elements.** All PHAs must complete this section.

#### **B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)).

**Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))  
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

**Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Attachment B.1  
 FY 2026-2027 Annual PHA Plan  
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## SECTION B.1 - PUBLIC HOUSING

### B.1.A – Revision of Annual PHA Plan Elements for Public Housing

Have the following PHA Plan elements been revised by the PHA?

If the PHA answered yes for any element, describe the revisions for each revised element(s):

Public Housing Program		
Y	N	Elements
X		I. Statement of Housing Needs and Strategy for Addressing Housing Needs.
X		II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
X		III. Financial Resources.
	X	IV. Rent Determination.
X		V. Operation and Management.
	X	VI. Grievance Procedures.
	X	VII. Homeownership Programs.
	X	VIII. Community Service and Self-Sufficiency Programs.
	X	IX. Safety and Crime Prevention.
	X	X. Pet Policy.
	X	XI. Asset Management.
	X	XII. Substantial Deviation.
	X	XIII. Significant Amendment/Modification

#### I. Statement of Housing Needs and Strategy for Addressing Housing Needs.

##### A. Housing Needs of Families in the Jurisdiction/s Served:

Family Type	Overall*	Affordability* (Households using 50% income for rent)	Supply*, **	Quality* - (Households living in Sub-standard conditions)	Accessibility	Size *(Over-crowded)	Location
Income <= 30% of AMI	52,665	31,410	19,198	795	N/A	4,170	N/A
Income >30% but <=50% of AMI	41,461	23,655	16,151	355	N/A	4,335	N/A
Income >50% but <80% of AMI	46,901	7,025	90,980	515	N/A	4,515	N/A
Elderly	36,278	15,125	18,442	35,625	N/A	N/A	N/A
Households with Disabilities	70,266	N/A	723	47,340	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	153,481	49,265	N/A	6,610	N/A	N/A	N/A
Race/Ethnicity (Black)	37,400	12,220	N/A	1,810	N/A	N/A	N/A
Race/Ethnicity (White)	22,906	5,940	N/A	435	N/A	N/A	N/A
Race/Ethnicity (Asian and Other)	4,098	1,735	N/A	191	N/A	N/A	N/A

Data Source: HUD Consolidated Planning/CHAS Data 2017-2021, Place (155) and County (050).

\* Data for Overall, Affordability, Quality, Size, and Supply by Income Range is Countywide data net of the entitlement cities of Hialeah, Homestead, Miami Beach, Miami, Miami Gardens and North Miami.

\*\*Data for Supply for the Elderly and Disabled Populations is from The Florida Housing Data Clearinghouse, Comprehensive Plan Data, Assisted Housing Inventory, Updated Oct. 2025.

B. Strategy for Addressing Housing Needs

1. Need: Shortage of affordable housing for all eligible populations

a) Strategy 1. Maximize the number of affordable units available to Miami-Dade County by and through its housing department Housing and Community Development Department (HCD) within its current resources by:

- (1) Reducing turnover time for vacated public housing units through implementation of a vacancy reduction initiative to achieve an overall occupancy rate of 94 percent.
- (2) Seeking replacement of public housing units lost to the inventory through mixed finance development, RAD conversions and other financing or funding strategies. This includes leveraging the Restore-Rebuild initiative (formerly known as Faircloth-to-RAD) to reclaim available unit authority
- (3) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.
- (4) Participating in a Homeless Pilot Program to address homelessness by collaborating with the Homeless Trust for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, or permanent supportive housing.
- (5) HCD has applied for available streamlined waivers to expedite admissions for persons experiencing homelessness for the Public Housing program (i.e., PIH Notice 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that HCD must follow during the period the waiver is in effect.
- (6) Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
- (7) Participating in Miami-Dade County's General Obligation Bond (GOB) program to expand the amount of public housing available in Miami-Dade County.
- (8) Utilizing County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.

b) Strategy 2: Increase the number of affordable housing units that reflect HUD and local requirements by:

- (1) Leveraging private or other public funds or generate revenue to create affordable housing resources opportunities such as the utilization of the RAD program including Section 18/RAD blending option, Section 18 direct replacement with Tenant Protection Vouchers, and Low- Income Housing Tax Credits (LIHTC) and any other available funding sources in the community through the creation of mixed-finance housing.
- (2) Pursuing housing resources other than public housing assistance.
- (3) Continuing to apply for funding or grant opportunities that may become available to create additional housing opportunities.

2. Need: Specific Family Types: Families at or below extremely low income (ELI) or very low income. Strategy: Target available assistance to ELI families.

3. Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to applicants and residents with disabilities.

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

Strategy: Increase awareness by complying with all HUD fair housing requirements.

5. Need: Reduce impediment to Fair Housing choice through education efforts

Strategy: Continue providing fair housing training to employees. Training is provided to staff on equal opportunities to applicants and participants regardless of their status as a victim of domestic violence, dating violence or stalking, race, national origin, ethnic origin, color, sex, religion, or other protected characteristics.

II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

A. Deconcentration may include, but is not limited to the following:

1. Targeting modernization and capital improvements to developments with an average income below the Established Income Range (EIR), to encourage applicant families whose income is above the EIR to accept units in those developments.

2. Providing incentives which encourage families with incomes below the EIR to accept units in developments with incomes above the EIR, or vice versa. Such incentives may include affirmative marketing plans or added amenities.
  3. Providing any other strategies allowed by statutes and determined in consultation with residents and the community via HCD's planning process. Current strategies include modernization of Public Housing developments through the Low-Income Housing Tax Credit (LIHTC) program and/or other available funding sources.
  4. Developing strategies for mixed-income and mixed-use of public housing developments.
- B. Other Policies that Govern Eligibility, Selection, and Admissions
1. Eligibility  
HCD is responsible for ensuring that every individual and family admitted to the Public Housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. Eligibility is established as delineated in the Admission and Continued Occupancy Policy (ACOP).
  2. Selection and Admission
    - a) Waiting List Organization
      - (1) HCD selects applicants for the Public Housing Program from a community-wide waiting list.
      - (2) Additionally, a separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.
      - (3) HCD may choose from various options regarding when and how to open, administer, and populate the waiting list, subject to approval by the Miami-Dade County Board of County Commissioners (the Board).
      - (4) Some of these options may include an exclusive electronic open waiting list, where ranking is based on the date and time of application or any applicable factors that the agency may adopt, subject to approval by the Board.
      - (5) Based on the signed Memorandum of Understanding (MOU) between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals.
      - (6) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
        - When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application.
    - b) Admission Preferences
      - (1) Applicant families on the public housing waiting list may qualify for the admission preferences listed below.
        - Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
        - Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
        - Single persons who are elderly, displaced or a person with disability (30 points).
        - Veterans Preference (35 points).
        - Miami-Dade County Residency Preference (5 points)
    - c) Factors Affecting Waiting List
      - (1) Displacement due to governmental action.
      - (2) Involuntary displacement due to natural disasters.
      - (3) If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time).

(4) HCD, at its sole discretion, may accept referrals for humanitarian reasons as mandated from HUD and/or from appropriate federal, state, and/or admission agencies.

d) Special Housing Initiatives

HCD, subject to resource availability and at its discretion, may develop special housing initiatives that may receive an admission preference. These special housing initiatives may target specifically named families and may be based on HCD and community priorities or HUD's request.

**III. Financial Resources.**

<b>Financial Resources: Planned Sources and Uses for Public Housing Only</b>		
<b>Sources</b>	<b>Preliminary Estimates \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2026-2027)</b>		
a) Public Housing Operating Fund	\$37,648,000	Operations
b) Public Housing Capital Fund (*)	\$20,500,000	Capital Improvements
d) Replacement Housing Factor Funds (RHF)	\$	
<b>2. Public Housing Dwelling Rental Income</b>	\$13,679,000	Public Housing Operations
<b>3. Non-federal sources (list below)</b>		
a) General Obligation Bonds (GOB)	\$ 4,560,000	
b) Miscellaneous Revenue (**)	\$ 5,115,000	Public Housing Operations
c) Investment Interest	\$ 42,000	Public Housing Operations
<b>Total Resources</b>	<b>\$81,544,000</b>	

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

\* RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HCD with access to private sources of capital to redevelop its affordable housing assets. Upon conversion, HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.

\*\* Miscellaneous Revenue includes Assisted Living Facility fees, late fees, maintenance charges, etc. The County may potentially receive additional funding if HCD applies for Capital Fund Financing Program (CFFP).

**IV. Rent Determination.**

Rent determination policies for the Public Housing Program are found in the Admissions and Continued Occupancy Policy (ACOP) to include the following:

- A. HCD has set its minimum rent at \$50.00. As required by the federal regulations, financial hardship provisions are made available to residents and participants of the program who qualify.
- B. HCD annually revises the Flat Rent Schedule for the Public Housing Program in accordance with PIH Notice 2017-23.
- C. Pursuant to HUD's Final Rule on the "30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent" published December 13, 2024, HCD implemented requirements related to the extension of time and required disclosures for notification of nonpayment of rent.
- D. HUD has implemented the HOTMA provisions per PIH Notice 2024-38. HCD is awaiting guidance from HUD regarding the implementation of the remaining provisions and compliance date for various provisions of HOTMA pertaining to Sections 102 and 104.
- E. The HOTMA revision related to the Earned Income Disallowance (EID) is in effect. EID was no longer applied after December 31, 2023. However, the remaining families will complete their 24-month exclusion period. This means that no family will still receive EID after December 31, 2025.

**V. Operation and Management.**

A. Public Housing Program management policies are located in:

1. Admissions and Continued Occupancy Policy (ACOP) - Refer to Appendix A

On May 6, 2025, the Miami Dade County Board of County Commissioners adopted Resolution No. R-408-25 approving the ACOP.

a) Proposed Revisions

- (1) A separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.
- (2) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.
- (3) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
  - When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application.
- (4) Applicant families on the public housing waiting list may qualify for the admission preferences listed below.
  - Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
  - Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
  - Single persons who are elderly, displaced, or a person with disability (30 points).
  - Veterans Preference (35 points).
  - Miami-Dade County Residency Preference (5 points)
- (5) The following factors will affect the waiting list:
  - Displacement due to governmental action.
  - Involuntary displacement due to natural disasters.
  - If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time).
  - HCD, at its sole discretion, may accept referrals for humanitarian reasons as mandated from HUD and/or from appropriate federal, state, and/or admission agencies

2. Public Housing Tenant Lease Agreement and Community Policies - Refer to Appendix B

3. Mixed-Finance developments: The Regulatory and Operating Agreements, and other Referenced Documents, contain the operating policies for projects under mixed-finance funding.

B. Improve PHAS Score:

1. Continue improving PHAS score with emphasis on the Management Assessment Subsystem (MASS) and Physical Assessment Subsystem (PASS) sub-indicators.
2. Continue the applicability of EIV's Income Information and Verification Reports (i.e. Debts Owed to PHAs & Terminations, Deceased Tenants, Existing Tenant Search, Failed EIV Prescreening Report, Failed Verification Report (Failed SSA Identity Test), Identity Verification Report, Income Information for PIH Programs, Income Validation Tool Report for PIH Programs, Multiple Subsidy Report, and New Hires Report).

**VI. Grievance Procedures**

- A. Grievance Policies are found in the ACOP, Public Housing Tenant Lease Agreement and Community Policies.

**VII. Homeownership Programs.**

- A. Public Housing Homeownership Activity Description:

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

<b>Public Housing Homeownership Activity Description</b>
1a. Development name: <b>Vista Verde</b>
1b. HCD Property Number/Name: FL005-68A (160-839)
2. Federal Program authority: Section 5(h)
3. Application status: <i>Approved</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected: 24
6. Coverage of action: Part of the development

<b>Public Housing Homeownership Activity Description</b>
1a. Development name: <b>Homeownership</b>
1b. HCD Property Number/Name: FL005-052A (320-834)
2. Federal Program authority: Turnkey III
3. Application status: <i>Approved</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected: 2
6. Coverage of action: Part of the development

<b>Public Housing Homeownership Activity Description</b>
1a. Development name: <b>Heritage Village I</b>
1b. HCD Property Number/Name: FL005-64 (320-064)
2. Federal Program authority: Turnkey III
3. Application status: <i>Approved</i>
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
5. Number of units affected: 26
6. Coverage of action: Part of the development

**Note:** HCD may request HUD to discontinue or terminate the Turnkey III and Section 5(h) Homeownership Programs and to permit HCD to rent the remaining units under the Public Housing Program.

**VIII. Community Service and Self-Sufficiency Programs.**

- A. Services and programs offered to residents and participants:
  - 1. Elderly meals and youth programs are available at selected Public Housing sites.
  - 2. Business and entrepreneurship training programs through Section 3, in accordance 24 CFR, Part 75, which was implemented by HUD, and the policies and procedures implemented by HCD on July 1, 2021.
- B. Policies or programs for economic and social self-sufficiency:
  - 1. Coordination of efforts include:
    - a) Facilitated the provision of social and self-sufficiency services and programs to eligible families.
  - 2. Self-Sufficiency Policies:
    - a) Section 3: HUD funded contracts for development, operation, and modernization must comply with the Section 3 requirements, in accordance with 24 CFR, Part 75.

- HCD facilitated interactive workshops to educate current and prospective contractors and entities about new Section 3 rule, including goals and business opportunities.
  - HCD educated residents of public housing through webinar presentations, workshops, and distribution of informative materials.
3. Family Self-Sufficiency programs:
- a) Establishing a protocol for exchange of information with all appropriate social service agencies.

C. Welfare Benefit Reductions:

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

D. Compliance with Community Service requirements:

1. Provide names and contacts that may provide opportunities for residents to fulfill their Community Service obligations.
2. Provide the family with the necessary documentation, such as the certification form, third party verification form, and a copy of the policy at lease execution.
3. Make the final determination as to whether or not a family member is exempt from the Community Service and/or Self-sufficiency requirement and verify the resident's participation and compliance with the welfare program through a Third-Party Verification form.
4. Thirty (30) days prior to the annual reexamination, HCD will begin reviewing family compliance. If a family member is non-compliant, the head of household will sign an agreement to make up the deficient hours over the next 12 months. At the next annual reexamination, if the family member is still out of compliance, the lease is not renewed unless the non-compliant family member vacates the unit.

**IX. Safety and Crime Prevention.**

A. A description of the need for measures to ensure the safety of public housing residents:

1. Upgrade security camera systems, lighting, security gates and other preventive measures to ensure safety of residents.
2. Police patrolling Public Housing sites to detect possible and current crime occurrences.
3. Communicate with residents regarding security and safety issues at Public Housing sites.
4. Promote the establishment of resident crime watch groups through partnerships with law enforcement.
5. Incorporate Crime Prevention Through Environmental Design (CPTED) practices for new development projects.
6. HCD reserves the right to transfer residents that reside in a development or area with heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the resident. HCD will comply with all requirements set forth in Board's Resolution Nos. R-1329-19 and R-1181-19, which require (i) that prior to the closure of a public housing site due to health and safety reasons, the RAD Program or for any other reason, the Board must approve such closure, and (ii) the County to execute Tenant Relocation Agreements with each of the tenants impacted by the closure of a public housing site or relocated because of the RAD Program, respectively.

B. A description of any crime prevention activities conducted or to be conducted by the PHA:

1. Established a crime reduction initiative with local police departments to reduce crime at public housing properties and provide long term solutions.
  - a) Police patrolling Public Housing sites to detect possible and current crime occurrences.
2. Communicated with residents regarding security and safety issues at Public Housing sites.
3. Promoted the establishment of resident crime watch groups through partnerships with law enforcement.
4. Incorporated Crime Prevention Through Environmental Design (CPTED) practices for new development projects.
5. Partnered with US Attorneys' Office and Miami-Dade County State Attorneys' Office.
6. Requested from HUD to use several public housing units for police stations at high crime areas.
7. HCD may expedite plans for mixed-finance development or rehabilitation under RAD or any applicable program.

C. A description of the coordination between PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

1. May provide Public Housing units' addresses to local police, which in turn would provide crime data to housing agency staff for further analysis and action.

2. Police actively participate in Public Housing eviction cases due to criminal activities.
3. As an anti-drug/crime prevention initiative, Public Housing may partner with local law enforcement and seek HUD approval for non-dwelling public housing units for this special use (PIH 2011-7 and 24 CFR 990.145(a)(2)).
4. Review Crime Prevention Through Environmental Design (CPTED) measures with police departments during the design phases of new development projects, to obtain input/recommendations.

**X. Pet Policy.**

- A. Public Housing's Pet Policy is contained in the Community Policies:
  1. HCD has a pet policy that permits pet ownership by residents of public housing.
  2. Assistance animals are not considered pets. They are to be used to give assistance to persons with disabilities (a physical or mental impairment that substantially limits one or more major life activities, a record of such impairment, or being regarded as having such impairment) and are necessary as a reasonable accommodation.
  3. The only animals allowed as pets are common household pets. The definition of a common household pet is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish or certain types of turtles, which is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles (other than certain turtles) or other protected animals or reptiles that are prohibited by the Florida Fish and Wildlife Conservation Commission or similar state, federal or local agency from private ownership. This does not pertain to assistance animals.
  4. All owners of a dog or cat must pay an additional \$100 pet deposit to cover possible damages that the pet might cause in the development. Owners of assistance animals are not required to pay a pet deposit. This does not exclude the assistance animal owner from liability for any damages caused by such assistance animal.
  5. Only one four-legged, warm-blooded or cold-blooded pet per dwelling unit. This does not apply to assistance animals.
  6. The weight of any pet is not to exceed twenty (20) pounds at the age of maturity. This does not apply to assistance animals.

**XI. Asset Management.**

- A. Conduct monthly reviews of each property as it relates to occupancy, rent collection, re-examinations, emergency and routine work orders, and unit turnaround time.
- B. Monitor the financial, physical and management performance of each public housing Asset Management Project (AMP), by providing measurable performance information that will assist in planning future viability of Public Housing portfolio.
- C. Targeting modernization and capital improvements based on Public Housing Assessment System (PHAS) score with emphasis on the Physical Assessment Subsystem (PASS) sub-indicator.

**XII. Substantial Deviation.**

- A. The following will be considered a Substantial Deviation from the Five-Year Plan:
  - A substantial change in the direction pertaining to its goals and objectives.
  - The undertaking of new programs that do not further the stated mission or goals as set forth in the current Five-Year Plan.
- B. An exception to this definition will be made for program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency. In such cases, the administrative/programmatic changes will not be considered a Substantial Deviation from the Five-Year Plan.
- C. As part of the Rental Assistance Demonstration (RAD), HCD is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
  - The decision to convert to either Project Based Rental Assistance (PBRA) or Site Based Voucher Assistance (PBV) under RAD;
  - Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
  - Changes to the construction and rehabilitation plan for each approved RAD conversion; and
  - Changes to the financing structure for each approved RAD conversion.
  - Changes to the unit distribution, total unit counts, or both in an approved RAD or RAD Blended

conversion, or other RAD linked programs. Note that HCD remains fully committed to complying with the RAD requirement to provide one-for-one replacement of all public housing units in all RAD conversion projects. The changes referenced in this statement pertain to unit distribution between buildings and sites and total unit counts as those may change based on the amount of residential units included in addition to the RAD units.

- Changes to development programs as indicated between RAD, RAD Blended projects, HUD Mixed Finance, and LIHTC only projects and all within the definition of affordable housing.

**XIII. Significant Amendment/Modification.**

- A. The following actions will be considered a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:
- A change which would significantly affect rent or admission policies or organization of HCD's waiting list.
  - Significant addition of non-emergency work items not included in the Capital Fund Program Annual Statement(s).
  - An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modification by HCD).
  - Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.

## SECTION B.1 - HOUSING CHOICE VOUCHER

### B.1.B– Revision of Annual PHA Plan Elements for the Housing Choice Voucher

Have the following PHA Plan elements been revised by the PHA?

Housing Choice Voucher Program		
Y	N	Elements
X		I. Statement of Housing Needs and Strategy for Addressing Housing Needs.
X		II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions
X		III. Financial Resources.
	X	IV. Rent Determination.
X		V. Operation and Management.
	X	VI. Grievance Procedures.
X		VII. Homeownership Programs.
	X	VIII. Community Service and Self-Sufficiency Programs.
	X	IX. Safety and Crime Prevention.
	X	X. Pet Policy.
	X	XI. Asset Management.
	X	XII. Substantial Deviation.
	X	XIII. Significant Amendment/Modification

If the PHA answered yes for any element, describe the revisions for each revised element(s):

#### I. Statement of Housing Needs and Strategy for Addressing Housing Needs.

##### A. Housing Needs of Families in the Jurisdiction/s Served:

Family Type	Overall*	Affordability* (Households using 50% income for rent)	Supply*, **	Quality-* (Households living in Sub-standard conditions)	Access-ibility	Size* (Over-crowded)	Location
Income <= 30% of AMI	52,665	31,410	19,198	795	N/A	4,170	N/A
Income >30% but <=50% of AMI	41,461	23,655	16,151	355	N/A	4,335	N/A
Income >50% but <80% of AMI	46,901	7,025	90,980	515	N/A	4,515	N/A
Elderly	36,278	15,125	18,442	35,625	N/A	N/A	N/A
Households with Disabilities	70,266	N/A	723	47,340	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	153,481	49,265	N/A	6,610	N/A	N/A	N/A
Race/Ethnicity (Black)	37,400	12,220	N/A	1,810	N/A	N/A	N/A
Race/Ethnicity (White)	22,906	5,940	N/A	435	N/A	N/A	N/A
Race/Ethnicity (Asian and Other)	4,098	1,735	N/A	191	N/A	N/A	N/A

Data Source: HUD Consolidated Planning/CHAS Data 2017-2021, Place (155) and County (050).

\* Data for Overall, Affordability, Quality, Size, and Supply by Income Range is Countywide data net of the entitlement cities of Hialeah, Homestead, Miami Beach, Miami, Miami Gardens and North Miami.

\*\*Data for Supply for the Elderly and Disabled Populations is from The Florida Housing Data Clearinghouse, Comprehensive Plan Data, Assisted Housing Inventory, Updated Oct. 2025.

B. Strategy for Addressing Housing Needs

1. Need: Shortage of affordable housing for all eligible populations
  - a) Strategy 1. Maximize the number of affordable units available to Miami-Dade County by and through HCD within its current resources by:
    - (1) Applying for additional vouchers if made available by HUD.
    - (2) Seeking replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers.
    - (3) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.
    - (4) Housing homeless persons through the Project-Based Voucher program, per PIH Notice 2013-15, subject to need and funding availability. HCD has applied for available streamlined waivers to expedite admissions for persons experiencing homelessness for HCV and PBV programs (i.e., Notice PIH 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that HCD must follow during the period the waiver is in effect.
    - (5) Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
  - b) Strategy 2: Increase the number of affordable housing units that reflect HUD and local requirements by:
    - (1) Pursuing housing resources other than Section 8 tenant-based assistance.
    - (2) Continuing the implementation of the Section 8 Homeownership and Project-based Voucher Programs, contingent on the availability of vouchers
2. Need: Specific Family Types: Families at or below extremely low income (ELI) or very low income. Strategy: Target available assistance to ELI families.
3. Need: Specific Family Types: Families with Disabilities  
Strategy: Target available assistance to applicants and residents with disabilities.
4. Need: Specific Family Types: Races or ethnicities with housing needs  
Strategy: Increase awareness by complying with all HUD fair housing requirements.
5. Need: Reduce impediment to Fair Housing choice through education efforts  
Strategy: Continue providing Fair Housing training to employees. Training is provided to staff on equal opportunities to applicants and participants regardless of their status as a victim of domestic violence, dating violence or stalking, race, national origin, ethnic origin, color, sex, religion, or other protected characteristics.

**II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**

- A. Deconcentration may include, but is not limited to, the following: Not Applicable to HCV
- B. Other Policies that Govern Eligibility, Selection, and Admissions
  1. Eligibility
    - a) Eligibility is established as delineated in the Section 8 Administrative Plan.
  2. Selection and Admission
    - a) Waiting List Organization
      - (1) HCD selects applicants for the Housing Choice Voucher and Moderate Rehabilitation Programs from separate community-wide waiting lists. For the Section 8 Project-Based Voucher (PBV) Program, HCD has established site-based waiting list.
      - (2) HCD, subject to the Board of County Commissioners' approval, may elect to dissolve the waiting list as needed. Once the waiting list is dissolved, applicants who are on the waiting list at the time the waiting list dissolved shall keep their ranking and shall not be required to submit new applications during the open registration period. Notwithstanding the dissolution of the waiting list, applicants who are being processed prior to dissolution of the waiting list will continue to be processed by HCD.
      - (3) HCD, subject to the Board of County Commissioners' approval, may elect to open the waiting list if there are insufficient applicants for a particular bedroom size, type (e.g.,

general occupancy, elderly designated buildings, accessible or non-accessible) or for one or more of the admission preferences.

- (4) The opening and closing of registration periods will be advertised on social media platforms, newspaper publications and the radio for the purpose of reaching all segments of the community and providing advanced notice.
- (5) HCD may choose from various options regarding when and how to open, administer, and populate the waiting, subject to approval by the Board.
- (6) Some of these options may include an exclusive electronic open waiting list, where ranking is based on the date and time of application or any applicable factors that the agency may adopt, subject to approval by the Board.

b) Placement on the Waiting List

Based on available budget authority and historical turnover rates, HCD shall determine the quantity of applications selected for the Housing Choice Voucher and Moderate Rehabilitation Programs waiting lists. The total number of applications selected must be sufficient to process applications within a reasonable timeframe, ensuring an adequate pool of applicants to maximize lease-up utilization. Separately, the site-based waiting list for the Project-Based Voucher program may utilize this same process.

- (1) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals.
- (2) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
  - When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.
- (3) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.
- (4) Those families not selected from the pool for placement on the waiting list will be sent a notice that they were not selected, informing them that they may apply the next time HCD's waiting list is open.

b) Search Time

- The initial term of the Section 8 voucher and subsequent extensions will not exceed 180 days from the date of voucher issuance.
- The voucher term may be extended beyond 180-day as a reasonable accommodation.

c) Admission Preference

- (1) Applicant families may qualify for the admission preferences listed below:
  - Homeless (CoC Direct Referral) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
  - Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
  - Families terminated due to insufficient funding by HCD or families whose assistance ended due to the expiration of a time-limited special program (50 points).
  - Veterans Preference (35 points).
  - Families participating in HCD's Emergency Housing Voucher Program (20 points)
  - NED Vouchers (30 points): Non-elderly disabled families defined as families with a head of household, co-head, or spouse who is under age 62, who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
  - Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of

institutions and other segregated settings or at serious risk of institutionalization homeless.

- Miami-Dade County Residency Preference (5 points).

(2) Admission Preferences for Site-Based Project-Based Waiting List

- (a) Unless specifically prohibited by a property's elderly/disabled designation or funding source(s), all preferences for the tenant-based waiting list also apply to all PBV site-based waiting list.
- (b) HCD may announce preferences for PBV site-based waiting lists on a development-by development basis via the self-service portal and/or the developer's advertisement, or via other appropriate method.
- (c) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:
  - A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points).
  - Elderly households (aged 62 and older) Preference (25 points).
  - Near Elderly (aged 55 and older) and with a Disability Preference (25 points).
- (d) HCD reserves the right to add an admission preference for humanitarian and extraordinary reasons.
- (e) Income Targeting  
At least 75 percent of the families admitted to the PHA's program during a PHA fiscal year must be extremely low-income families, while 25 percent may include low-income families over 30 and not to exceed 80 percent of the median income for an area.

3. Special Housing Initiatives

HCD, subject to resource availability and at its discretion, may develop special housing initiatives that may receive an admission preference. These special housing initiatives may target specifically named families and may be based on HCD and community priorities or HUD's request.

4. Special Admissions (Assistance Targeted by HUD)

HCD may admit a family that is not on the waiting list or without considering the family's waiting list position if HUD awards targeted assistance for:

- a) Involuntary Displacement due to Natural Disasters.
- b) Displacement Due to Government Action.
- c) Mandate settlements, or directives by a court of the United States or HUD in relation to the issuing of vouchers to persons not on the waiting list.
- d) Family Unification Program (FUP).
- e) Veterans Affairs and Supportive Housing (VASH).
- f) Mainstream Vouchers (MS5).
- g) Non-Elderly Disabled (NED).
- h) Foster Youth Independence (FYI)
- i) Tenant Protection Vouchers (TPV).
- j) Settlement of Lawsuits – HCD shall comply with any mandates, settlements, or directives by a court of the United States or HUD in relation to the issuing of vouchers to persons not on the waiting list.
- k) Emergency Housing Vouchers (EHV).

**III. Financial Resources.**

<b>Financial Resources: Planned Sources and Uses for Housing Choice Voucher Only</b>		
<b>Sources</b>	<b>Preliminary Estimates</b>	<b>Planned Uses</b>
<b>1. Federal (FY 2026-2027)</b>		
Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$ 443,954,320	
<b>2. Non-federal sources</b>	\$ 8,347,000	Not applicable
<b>Total Resources</b>	<b>\$ 452,301,320</b>	

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

**IV. Rent Determination.**

- A. Rent determination policies for the Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher and Section 8 Moderate Rehabilitation Programs are found in the Section 8 Administrative Plan to include the following:
1. Payment Standards: HCD annually reevaluates the Payment Standards according to the FMR. The payment standard for a particular unit is established between 90% and 110% of the FMR.
  2. HCD has set a minimum rent payment at \$50.00. As required by the regulations, financial hardship provisions are made available to residents and participants of the program who qualify.
  3. HUD has delayed the implementation of HOTMA policies and PIH Notice 2023-27. HCD is awaiting further guidance from HUD regarding the implementation and compliance date for various provisions of HOTMA pertaining to Sections 102 and 104. HCD will not apply the asset limitation for participants/residents of the applicable Section 8 programs.

**V. Operation and Management.**

- A. Section 8 Program management policies are located in:
1. Section 8 Administrative Plan (Refer to Appendix C)  
On May 6, 2025, the Miami Dade County Board of County Commissioners adopted Resolution No. R-408-25 approving the Section 8 Administrative Plan.
    - a) Proposed Revisions
      - (1) HCD has established site-based waiting list for the Section 8 Project-Based Voucher (PBV) Program.
      - (2) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.
      - (3) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
        - When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.
      - (4) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.
      - (6) Applicant families may qualify for the admission preferences listed below:
        - Homeless (CoC Direct Referral) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
        - Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
        - Families terminated due to insufficient funding or families whose assistance ended due to the expiration of time-limited a special program that has their term limit exhausted by HCD (50 points).
        - Veterans Preference (35 points).
        - NED Vouchers (30 points): Non-elderly disabled families defined as families with a head of household, co-head, or spouse who is under age 62 who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

- Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of institutions and other segregated settings or at serious risk of institutionalization homeless.
  - Miami-Dade County Residency Preference (5 points). This preference is not applicable to the Foster Youth to Independence (FYI) program (PIH Notice 2025-08).
- (7) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:
- A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points).
  - Elderly households (aged 62 and older) Preference (25 points).
  - Near Elderly (aged 55 and older) and with a Disability Preference (25 points).

B. Improve SEMAP Score:

1. Maintain High Performer status under the Section 8 Management Assessment Program (SEMAP).
2. Continue the applicability of EIV's Income Information and Verification Reports (i.e., Debts Owed to PHAs & Terminations, Deceased Tenants, Existing Tenant Search, Failed EIV Prescreening Report, Failed Verification Report (Failed SSA Identity Test), Identity Verification Report, Income Information for PIH Programs, Income Validation Tool Report for PIH Programs, Multiple Subsidy Report, and New Hires Report).

**VI. Grievance Procedures.**

- A. To initiate the grievance process, applicants and residents may request informal reviews and hearings, respectively, from the corresponding division or management office.
- B. The Section 8 Administrative Plan contains the grievance policies for the Section 8 programs in Chapter 29 except the RAD PBV program; Grievance Procedures for the RAD PBV program are found in Chapter 32.6.J.

**VII. Homeownership Programs.**

- A. Section 8 Tenant-Based Homeownership:  
HCD provides homeownership assistance to participants. Currently, there are 146 families in the program.

**VIII. Community Service and Self-Sufficiency Programs.**

- A. Policies or programs for economic and social self-sufficiency:
  1. Coordination of efforts include:
    - a) Facilitate the provision of social and self-sufficiency services and programs to eligible families.
  2. Self-Sufficiency Policies:
    - a) Pursuant to 24 CFR § 984.201, HCD updated FSS Action Plan to incorporate new requirements. The FSS Action Plan was submitted to and approved by HUD. Section 8 tenants have preference to participate in the Section 8 homeownership program.
  3. Family Self -Sufficiency programs:
    - a) HUD funding for this program is limited to cover expenses for staff. No divert assistance (e.g., tuition, job training, classes, test fees) to program participants is permitted. Note: There is no HUD funding for any FSS program for Public Housing.

- B. Welfare Benefit Reductions:  
Establishing a protocol for exchange of information with all appropriate social service agencies.

- C. Compliance with Community Service requirements: Not Applicable to HCV

**IX. Safety and Crime Prevention.**

- A. A description of any crime prevention activities conducted or to be conducted by the PHA:
  1. Partnership with US Attorneys' Office and Miami-Dade State Attorneys' Office.
  2. Maintain Compliance's Fraud Hot line and Section 8 Crime and Fraud Hot Line.
  3. Continue criminal background checks on adult applicants.
  4. Continue investigating allegations received for illegal occupants/boarders in Section 8 housing programs.

**X. Pet Policy.**

Not Applicable to HCV

**XI. Asset Management.**

Not Applicable to HCV

**XII. Substantial Deviation.**

- A. The following will be considered a Substantial Deviation from the Five-Year Plan:
- A substantial change in the direction pertaining to its goals and objectives.
  - The undertaking of new programs that do not further the stated mission or goals as set forth in the current Five-Year Plan.
- B. An exception to this definition will be made for program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency. In such cases, the administrative/programmatic changes will not be considered a Substantial Deviation from the Five-Year Plan.
- C. As part of the RAD, HCD is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
- The decision to convert to either Project Based Rental Assistance (PBRA) or Site Based Voucher Assistance (PBV) under RAD;
  - Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
  - Changes to the construction and rehabilitation plan for each approved RAD conversion; and
  - Changes to the financing structure for each approved RAD conversion.
  - Changes to the unit distribution, total unit counts, or both in an approved RAD or RAD Blended conversion or other RAD linked programs. Note that HCD remains fully committed to complying with the RAD requirement to provide one-for-one replacement of all public housing units in all RAD conversion projects. The changes referenced in this statement pertain to unit distribution between buildings and sites and total unit counts as those may change based on the amount of residential units included in addition to the RAD units.
  - Changes to development programs as indicated between RAD, RAD Blended projects, HUD Mixed Finance, and LIHTC only projects and all within the definition of affordable housing.

**XIII. Significant Amendment/Modification.**

- A. The following actions will be considered a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:
- A change which would significantly affect rent or admissions policies or organization of HCD's waiting lists.
  - Significant addition of non-emergency work items not included in the Capital Fund Program Annual Statement(s).
  - An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modifications by HCD).
  - Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.

# Attachment B.2

## FY 2026-2027 Annual PHA Plan

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## SECTION B.2 - PUBLIC HOUSING

### B.2.A –New Activities for Public Housing

Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Public Housing Program		
Y	N	Elements
X		I. Choice Neighborhoods Grants.
X		II. Modernization or Development.
X		III. Demolition and/or Disposition.-
X		IV. Designated Housing for Elderly and/or Disabled Families.
	X	V. Conversion of Public Housing to Tenant-Based Assistance.
X		VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD. -
X		Homeownership Program under Section 32, 9 or 8(Y)
	X	VII. Occupancy by Over-Income Families.
	X	VIII. Occupancy by Police Officers.
	X	IX. Non-Smoking Policies.
	X	X. Project-Based Vouchers.
X		XI. Units with Approved Vacancies for Modernization.
	X	XII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

#### I. Choice Neighborhoods Grants.

A. Miami-Dade County is currently administering three grants funded by the Choice Neighborhoods Initiative (CNI) program. CNI is a highly competitive grant program whose main goal is to redevelop severely distressed public- and assisted-housing sites into mixed income communities.

##### 1. GOULDS (IMPLEMENTATION GRANT)

Miami-Dade County was awarded a \$40 million in FY2022 CNI implementation grant funding in July 2023 for the redevelopment of the Cutler Manor assisted housing site in the Goulds community, which is located in southern Miami-Dade County. The redeveloped site will include over 400 new units of replacement, affordable, workforce and unrestricted market rate units and amenities. Grant funds will be used to provide case management services to residents and to preserve the history of the Goulds community while enhancing its economic vitality.

##### 2. OVERTOWN (IMPLEMENTATION GRANT)

Miami-Dade County and the City of Miami were awarded approximately \$40 million in FY 2023/24 CNI implementation grant funding in July 2024 for the redevelopment of the Culmer Place and Culmer Gardens public housing developments in the Overtown neighborhood in the City of Miami. The redeveloped site will include over 1,000 new units of replacement, affordable, workforce and unrestricted market rate units and amenities. Grant funds will be used to provide case management services to residents and to preserve the history of the Overtown community while enhancing its economic vitality.

##### 3. MLK STATION (PLANNING GRANT)

Miami-Dade County was awarded a \$500,000 FY2024 CNI planning grant for the Annie Coleman 16 public housing site and surrounding Dr. Martin Luther King Jr. Station area in September 2024. This two-year, community-driven grant focuses on revitalizing the neighborhood surrounding the Dr. Martin Luther King Jr. Metrorail Station in County Commission Districts 2 and 3. The goal is to

create a comprehensive plan that modernizes and expands affordable and workforce housing, while improving resources for local residents.

HCD is collaborating with multiple county departments, public housing and neighborhood residents, as well as community and non-profit organizations, to develop an actionable plan that truly reflects the needs and aspirations of the community.

## **II. Modernization or Development.**

- A. HCD will continue an ambitious development and preservation initiative to revitalize and/or preserve affordability of the existing portfolio and to expand the availability of affordable housing units throughout Miami-Dade County. In these efforts, HCD will utilize all available and appropriate funding/financing tools and strategies including Low Income Housing Tax Credits (LIHTC), Mixed Finance Developments, Rental Assistance Demonstration (RAD) conversions, Choice Neighborhood Grants, HUD Section 18 Disposition/Demolition and/or other grants and funding sources, subject to approval by the Miami-Dade Board of County Commissioners (Board) and HUD in the coming fiscal year as it may deem appropriate for providing additional housing and/or upgrading of existing housing and ancillary facilities which may include all Public Housing sites.
- B. HCD may request extension of grant obligation and expenditure deadlines, upon approval from the Board, including but not limited to Replacement Housing Factor (RHF) funding. HCD may submit appropriate demolition and/or disposition applications and also execute all other documentation as required by HUD and others having jurisdiction for rehabilitation, development, acquisition and implementation of projects and corresponding funding, as indicated herein and/or any Public Housing sites.
- C. HCD intends to use all present and future RAD tools for rehabilitation and development, including blending RAD conversion with HUD Section 18 disposition approval at qualified development projects in accordance with Notices PIH 2024-40 and PIH 2025-03 (HA), Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH 2019-23 and its prior amendments (collectively, the 'RAD Notice'). Further, HCD may use RAD/Section 18 Blends for public housing properties previously developed pursuant to a mixed finance method.
- D. If HCD has received Section 18 approval under normal processing, the Section 18 approvals may be subject to the provisions governing RAD/Section 18 Blends provided at least 10% of the total units in the Converting Project will be Converting Public Housing Assistance.
- E. Section 18/RAD Blends allow for Section 18 disposition of a percentage of converting units and subsequent assignment of Tenant Protection Vouchers, which may be project-based under HCD's PBV program with rent limits at the lower of 110% of the applicable FMR (or approved exception payment standard) minus any Utility Allowance or the Reasonable Rent. The percentage of eligible units is based on three factors:
  - 1. Whether the project will be demolished and redeveloped.
  - 2. Whether the assistance will be transferred to a new site under RAD.
  - 3. The hard construction costs proposed for a rehabilitation of the Covered Project as compared to the Housing Construction Costs (HCC) as published by HUD for the given market area.
- F. HCD reserves the right to review on an on-going basis its mixed-finance modernization, rehabilitation and development planned under the RAD program or any other programs and make changes as HCD may determine to be beneficial due to changes in RAD and HUD Regulations, financial and operational considerations, facility conditions and life/safety concerns, municipal and neighborhood considerations, funding availability, zoning and building code requirements, etc. Changes may also be made if transfer of assistance is an option.
- G. HCD may convert Mixed Finance or other affordable developments to RAD if beneficial to the development or HCD. This may include the development of new public housing units under the Mixed Finance program and their subsequent conversion to RAD under HUD's Restore-Rebuild-to-RAD program (formerly known as Faircloth to RAD units).

- H. HCD also reserves the right to demolish and/or dispose, or convert through RAD (after approval by the Board of County Commissioners and HUD), transfer of assistance, or any other tool or program available for developments under the following reasons:
1. Building is identified with defects or conditions that are hazardous to the life, health, and safety of residents.
  2. Heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the resident.

**III. Demolition and/or Disposition.**

- A. HCD plans to conduct the following demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. §1437p)) in the plan Fiscal Year.
1. HCD may apply a de minimis exception to demolition requirements for any long-term vacant, beyond repair, unit, subject to HUD requirements and limitations. (24 CR §970.27).
  2. HCD may identify developments eligible for RAD/Section 18 Blends, pursuant to Notices PIH-2024-40 and PIH-2025-03, Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH-2019-23 and its prior amendments (collectively, the 'RAD Notice') to implement the comprehensive framework for RAD/Section 18 Blends. See Section II-E above.
  3. HCD reserves the right to review on an on-going basis its planned RAD portfolio and make changes as it may determine to be beneficial due to changes in RAD and HUD Regulations, financial and operational considerations, facility conditions and life/safety concerns, municipal and neighborhood considerations, funding availability, zoning and building code requirements, etc. Changes may also be made if transfer of assistance is an option.
  4. The activity description for the following developments may be proposed for demolition and/or disposition and RAD/Section 18 blending option:

**a) Developments Proposed for Demolition/Disposition and Section 18/RAD Blend:**

<b>Demolition/Disposition Activity Description</b>	
<b>1a. PIC Development Name: Ward Tower II</b>	<b>PIC Development No.: FL005000817</b>
<b>1b. HCD Property Number/Name: FL005-144 /Ward Towers II</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 100	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

<b>Demolition/Disposition Activity Description</b>	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-825/Gwen Cherry 06</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: 8	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-824 /Gwen Cherry 07</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: September 8, 2025	
5. Number of units affected: 32	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-826/ Gwen Cherry 20</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 23	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-823/Gwen Cherry 22</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: 20	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-051 /Lemon City</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: September 8, 2025	
5. Number of units affected: 100	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-827 /New Haven Gardens/Site 05</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: 82	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 110</b>	<b>PIC Development No.: FL005000821</b>
<b>1b. HCD Property Number/Name: FL005-031 /Newberg</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: 60	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 120</b>	<b>PIC Development No.: FL005000822</b>
<b>1b. HCD Property Number/Name: FL005-815 /Scattered Sites - A</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 24	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 120</b>	<b>PIC Development No.: FL005000822</b>
<b>1b. HCD Property Number/Name: FL005-044 /Ward Towers I</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 200	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 120</b>	<b>PIC Development No.: FL005000822</b>
<b>1b. HCD Property Number/Name: FL005-847 / FL005-847 /Manor Park</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
7. Number of units affected: 32	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 120</b>	<b>PIC Development No.: FL005000822</b>
<b>1b. HCD Property Number/Name: FL005-849/ Orchard Villa Homes</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 12	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 130</b>	<b>PIC Development No.: FL005000823</b>
<b>1b. HCD Property Number/Name: FL005-037 /Emmer Turnkey</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 42	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 130</b>	<b>PIC Development No.: FL005000823</b>
<b>1b. HCD Property Number/Name: FL005-046 /Kline Nunn</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: June 13, 2025	
5. Number of units affected: 38	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 130	<b>PIC Development No.:</b> FL005000823
<b>1b. HCD Property Number/Name:</b> FL005-067 /Little River Plaza	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: June 13, 2025	
5. Number of units affected: 86	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site130	<b>PIC Development No.:</b> FL005000823
<b>1b. HCD Property Number/Name:</b> FL005-006 /Little River Terrace	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: June 13, 2025	
5. Number of units affected: 108	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 130	<b>PIC Development No.:</b> FL005000823
<b>1b. HCD Property Number/Name:</b> FL005-039 /Peters Plaza	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 102	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 140	<b>PIC Development No.:</b> FL005000824
<b>1b. HCD Property Number/Name:</b> FL005-014 /Annie Coleman #14	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 40	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 140</b>	<b>PIC Development No.: FL005000824</b>
<b>1b. HCD Property Number/Name: FL005-015 /Annie Coleman #15</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion.	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: July 19, 2022	
5. Number of units affected: 144	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 140</b>	<b>PIC Development No.: FL005000824</b>
<b>1b. HCD Property Number/Name: FL005-016 /Annie Coleman #16</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2028	
5. Number of units affected: 210	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 150</b>	<b>PIC Development No.: FL005000825</b>
<b>1b. HCD Property Number/Name: FL005-036 /Twin Lakes</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 76	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 150</b>	<b>PIC Development No.: FL005000825</b>
<b>1b. HCD Property Number/Name: FL005-043/Palm Towers</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: March 12, 2025	
5. Number of units affected: 103	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected August 21, 2025	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 150</b>	<b>PIC Development No.: FL005000825</b>
<b>1b. HCD Property Number/Name: FL005-065/Palm Courts</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: March 12, 2025	
5. Number of units affected: 88	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected August 21, 2025	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 160</b>	<b>PIC Development No.: FL005000826</b>
<b>1b. HCD Property Number/Name: FL005-836 /FHA Homes Dade Co – C</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 5	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 160</b>	<b>PIC Development No.: FL005000826</b>
<b>1b. HCD Property Number/Name: FL005-850 /Opa-locka Elderly</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 50	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 160</b>	<b>PIC Development No.: FL005000826</b>
<b>1b. HCD Property Number/Name: FL005-088/Palmetto Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 40	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 160</b>	<b>PIC Development No.: FL005000826</b>
<b>1b. HCD Property Number/Name: FL005-042/Venetian Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 52	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 160</b>	<b>PIC Development No.: FL005000826</b>
<b>1b. HCD Property Number/Name: FL005-839 / Vista Verde - A</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 26	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 170</b>	<b>PIC Development No.: FL005000827</b>
<b>1b. HCD Property Number/Name: FL005-002 / FL005-003 / FL005-005 Liberty Square (Vacant Portion of Land)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): HCD may request that SAC to amend approval of disposition to facilitate future development phases.	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 0 (Vacant Land)	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2027	
b. Projected end date of activity: 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 170</b>	<b>PIC Development No.: FL005000827</b>
<b>1b. HCD Property Number/Name: FL005-848 / Model City S Sites-A (848/Liberty Homes)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 44	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 180	<b>PIC Development No.:</b> FL005000828
<b>1b. HCD Property Number/Name:</b> FL005-001 /Edison Courts	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion.	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 345	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 180	<b>PIC Development No.:</b> FL005000828
<b>1b. HCD Property Number/Name:</b> FL005-056 /Edison Park (Family)	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 32	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 180	<b>PIC Development No.:</b> FL005000828
<b>1b. HCD Property Number/Name:</b> FL005-056 /Edison Plaza	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 80	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 190	<b>PIC Development No.:</b> FL005000829
<b>1b. HCD Property Number/Name:</b> FL005-007 /Victory Homes	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion, Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: 144	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 190</b>	<b>PIC Development No.: FL005000829</b>
<b>1b. HCD Property Number/Name: FL005-009 /Jollivette</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 66	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 190</b>	<b>PIC Development No.: FL005000829</b>
<b>1b. HCD Property Number/Name: FL005-817 /Model Cities C</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 38	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-844 /Buena Vista Homes - A</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 24	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-063 /In Cities Wynwood</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 45	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-099 / Town Park</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 38	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-854 /Wynwood Homes - C</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 39	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-094 /Wynwood Elderly</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 72	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property No./Name: FL005-032/Rainbow Village</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: July 24, 2024	
5. Number of units affected: 100	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: January 17, 2025	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 210</b>	<b>PIC Development No.: FL005000830</b>
<b>1b. HCD Property Number/Name: FL005-828 Gwen Cherry 23 C</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: July 24, 2024	
5. Number of units affected: 36	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected January 17, 2025	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. Development Name: Site 220</b>	<b>PIC Development No.: FL005000831</b>
<b>1b. HCD Property Number/Name: FL005-049/Culmer Place</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: March 22, 2019	
5. Number of units affected: 78	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Actual: October 13, 2021	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 220</b>	<b>PIC Development No.: FL005000831</b>
<b>1b. HCD Property Number/Name: FL005-075/Culmer Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: March 22, 2019	
5. Number of units affected: 61	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Actual: October 13, 2021	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 221</b>	<b>PIC Development No.: FL005000832</b>
<b>1b. HCD Property Number/Name: FL005-054 /Parkside I and II</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 56	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 230 and 232</b>	<b>PIC Development No.: FL005000833</b>
<b>1b. HCD Property Number/Name: FL005-025/Claude Pepper</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: August 21, 2025	
5. Number of units affected: 166	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 230 and 232</b>	<b>PIC Development No.: FL005000833</b>
<b>1b. HCD Property Number/Name: FL005-025/Phyllis Wheatley</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 40	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Helen Sawyer Plaza</b>	<b>PIC Development No.: FL005000834</b>
<b>1b. HCD Property Number/Name: FL005-057/ Helen Sawyer Plaza</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See 2 above	
7. Number of units affected: 104	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: Planned See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b>	<b>Site 240 PIC Development No.: FL005000835</b>
<b>1b. HCD Property Number/Name:</b>	<b>FL005-026/Haley Sofge</b>
2. Activity type:	<input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	August 27, 2024
5. Number of units affected:	475
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected April 5, 2025
b. Projected end date of activity:	To be determined

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b>	<b>Site 250 PIC Development No.: FL005000837</b>
<b>1b. HCD Property Number/Name:</b>	<b>FL005-011 /Abe Arronovitz</b>
2. Activity type:	<input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2026-2027
5. Number of units affected:	55
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Planned 2026-2027
b. Projected end date of activity:	To be determined

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b>	<b>Site 250 PIC Development No.: FL005000837</b>
<b>1b. HCD Property Number/Name:</b>	<b>FL005-008 / Donn Gardens</b>
2. Activity type:	<input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2026-2027
5. Number of units affected:	64
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Planned 2026-2027
b. Projected end date of activity:	To be determined

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b>	<b>Site 250 PIC Development No.: FL005000837</b>
<b>1b. HCD Property Number/Name:</b>	<b>FL005-829 / Scattered Site 9-D</b>
2. Activity type:	<input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned):	See "2" above
4. Date application approved, submitted, or planned for submission:	See "2" above
5. Number of units affected:	64
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	See "2" above
b. Projected end date of activity:	See "2" above

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 250	<b>PIC Development No.:</b> FL005000837
<b>1b. HCD Property Number/Name:</b> FL005-830/Scattered Site 11-D	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 40	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site	<b>PIC Development No.:</b> FL005000839
<b>1b. HCD Property Number/Name:</b> FL005-030 /Falk Turnkey	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: August 19, 2021	
5. Number of units affected: 48	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2024	
b. Projected end date of activity: 2025	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 270	<b>PIC Development No.:</b> FL005000839
<b>1b. HCD Property Number/Name:</b> FL005-090/Jose Marti Plaza	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: — August 19, 2021	
5. Number of units affected: 55	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2024	
b. Projected end date of activity: 2026d	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 270	<b>PIC Development No.:</b> FL005000839
<b>1b. HCD Property Number/Name:</b> FL005-852 /Little Havana Homes	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Submitted.	
4. Date application approved, submitted, or planned for submission: April 25, 2025	
5. Number of units affected: 28	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 280	<b>PIC Development No.:</b> FL005000840
<b>1b. HCD Property Number/Name:</b> FL005-089/ Harry Cain	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: November 19, 2024	
5. Number of units affected: 154	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: To be determined	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 291	<b>PIC Development No.:</b> FL005000841
<b>1b. HCD Property Number/Name:</b> FL005-845 /Allapattah Homes	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: 2/8/2023	
5. Number of units affected: 50	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2027	
b. Projected end date of activity: 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 291	<b>PIC Development No.:</b> FL005000841
<b>1b. HCD Property Number/Name:</b> FL005-822 /Gwen Cherry 08	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 21	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 291	<b>PIC Development No.:</b> FL005000841
<b>1b. HCD Property Number/Name:</b> FL005-821 /Gwen Cherry 12	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 6	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 291</b>	<b>PIC Development No.: FL005000841</b>
<b>1b. HCD Property Number/Name: FL005-820 /Gwen Cherry 13</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 31	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 291</b>	<b>PIC Development No.: FL005000841</b>
<b>1b. HCD Property Number/Name: FL005-833 /Gwen Cherry 14</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 78	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 291</b>	<b>PIC Development No.: FL005000841</b>
<b>1b. HCD Property Number/Name: FL005-831 /Gwen Cherry 15</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 28	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 291</b>	<b>PIC Development No.: FL005000841</b>
<b>1b. HCD Property Number/Name: FL005-832 /Gwen Cherry 16</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 70	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Planned 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 291</b>	<b>PIC Development No.: FL005000841</b>
<b>1b. HCD Property Number/Name: FL005-853 /Santa Clara Homes</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 13	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 310 and 311</b>	<b>PIC Development No.: FL005000842</b>
<b>1b. HCD Property Number/Name: FL005-846 /Grove Homes</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
7. Number of units affected: 24	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 310 and 311</b>	<b>PIC Development No.: FL005000842</b>
<b>1b. HCD Property Number/Name: FL005-060/ Vacant Land of Former South Miami</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 24	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 310 and 311</b>	<b>PIC Development No.: FL005000842</b>
<b>1b. HCD Property Number/Name: FL005-058/Stirrup Plaza Family</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion <b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: August 8, 2025	
7. Number of units affected: 24	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 320</b>	<b>PIC Development No.: FL005000843</b>
<b>1b. HCD Property Number/Name: FL005-841/Biscayne Plaza</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 52	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 320</b>	<b>PIC Development No.: FL005000843</b>
<b>1b. HCD Property Number/Name: FL005-064/Heritage Village I</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 26, 2022	
5. Number of units affected: 26	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 320</b>	<b>PIC Development No.: FL005000843</b>
<b>1b. HCD Property Number/Name: FL005-086 /Heritage Village II</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: September 26, 2022	
5. Number of units affected: 26	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 320</b>	<b>PIC Development No.: FL005000843</b>
<b>1b. HCD Property Number/Name: FL005-834 /Homeownership</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 2	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 320</b>	<b>PIC Development No.: FL005000843</b>
<b>1b. HCD Property Number/Name: FL005-070 /Wayside</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 30	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-078 /Florida City Family</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 26	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-080/Florida City Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 50	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-851/ Homestead East</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
7. Number of units affected: 30	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-085/Homestead Village</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: September 8, 2025	
5. Number of units affected: 11	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-083 /W. Homestead Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Approved	
4. Date application approved, submitted, or planned for submission: September 8, 2025	
5. Number of units affected: 12	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2024	
b. Projected end date of activity: 2026	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 330</b>	<b>PIC Development No.: FL005000844</b>
<b>1b. HCD Property Number/Name: FL005-050 /Homestead Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: November 4, 2024	
5. Number of units affected: 69	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 340</b>	<b>PIC Development No.: FL005000845</b>
<b>1b. HCD Property Number/Name: FL005-022 /Perrine Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: April 22, 2025	
5. Number of units affected: 130	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 340	<b>PIC Development No.:</b> FL005000845
<b>1b. HCD Property Number/Name:</b> FL005-082 /Perrine Villas	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
Date application approved, submitted, or planned for submission: Projected 2026-2027	
5. Number of units affected: 20	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 340	<b>PIC Development No.:</b> FL005000845
<b>1b. HCD Property Number/Name:</b> FL005-840/FHA Scattered Homes	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 2	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 340	<b>PIC Development No.:</b> FL005000845
<b>1b. HCD Property Number/Name:</b> FL005-077/Richmond Homes	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 32	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name:</b> Site 351	<b>PIC Development No.:</b> FL005000846
<b>1b. HCD Property Number/Name:</b> FL005-081/Moody Gardens	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 34	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 351</b>	<b>PIC Development No.: FL005000846</b>
<b>1b. HCD Property Number/Name: FL005-069 /Moody Village</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 64	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 351</b>	<b>PIC Development No.: FL005000846</b>
<b>1b. HCD Property Number/Name: FL005-072/Pine Island I</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership. <b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 80	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 351</b>	<b>PIC Development No.: FL005000846</b>
<b>1b. HCD Property Number/Name: FL005-073/Pine Island II</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership. <b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
7. Number of units affected: 50	
8. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 351</b>	<b>PIC Development No.: FL005000846</b>
<b>1b. HCD Property Number/Name: FL005-035/Naranja</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion Redevelopment may include homeownership	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: August 8, 2025	
5. Number of units affected: 116	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 361</b>	<b>PIC Development No.: FL005000847</b>
<b>1b. HCD Property Number/Name: FL005-040/Arthur Mays Village</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion. Redevelopment may include homeownership.	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: 184	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 361</b>	<b>PIC Development No.: FL005000847</b>
<b>1b. HCD Property Number/Name: FL005-079 /Goulds Plaza</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 50	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 361</b>	<b>PIC Development No.: FL005000847</b>
<b>1b. HCD Property Number/Name: FL005-071 /Southridge I</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 76	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 361</b>	<b>PIC Development No.: FL005000847</b>
<b>1b. HCD Property Number/Name: FL005-087 /South Ridge II</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 30	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Green Turnkey - Rehab</b>	<b>PIC Development No.: FL005000853</b>
<b>1b. HCD Property Number/Name: AMP 853/Green Turnkey - Rehab</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Demolition and/or <input checked="" type="checkbox"/> RAD/Section 18 Blend option and/or <input checked="" type="checkbox"/> Restore-Rebuild-to-RAD Conversion	
<b>No final decision will be made until planning stage is concluded</b>	
3. Application status (Approved, Submitted or Planned): See "2" above	
4. Date application approved, submitted, or planned for submission: See "2" above	
5. Number of units affected: 22	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: See "2" above	
b. Projected end date of activity: See "2" above	

**b) Developments Proposed for Demolition and/or Disposition:**

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 190</b>	<b>PIC Development No.: FL005000829</b>
<b>1b. HCD Property Number/Name: FL005-007/Victory Homes (vacant portion)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition-Vacant Portion of Victory Homes Site <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Submitted	
4. Date application approved, submitted, or planned for submission: September 25, 2025	
5. Number of units affected: None	
6. Coverage of action: <input checked="" type="checkbox"/> Partial Development (vacant portion of Victory Homes) <input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2027	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Number: Site 270</b>	<b>PIC Development No.: FL005000839</b>
<b>1b. HCD Property Number/Name: FL005-018/ Smathers Plaza (Vacant portion of Site)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition Vacant portion of Smathers Plaza Site <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Disposition approved on April 7, 2015; amendment to the approved disposition planned.	
4. Date application approved, submitted, or planned for submission: To be determined	
5. Number of units affected: None – Community Center and Vacant portion of the Smathers Plaza	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: To be determined	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Site 310 and 311 (Vacant portion of Site)</b>	<b>PIC Development No.: FL005000842</b>
<b>1c. HCD Property Number/Name: FL005-842/Stirrup Plaza Preservation (new AMP 850)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition Vacant portion of the Stirrup Plaza Preservation Site <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Disposition approved on December 21, 2012; Amendment to the approved disposition planned for 2022-2024	
4. Date application approved, submitted, or planned for submission: 2026-2028	
5. Number of units affected: None - Vacant portion of Stirrup Plaza Preservation	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2026-2028	
b. Projected end date of activity: 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Name: Modello</b>	<b>PIC Development No.: FL005000843</b>
<b>1c. HCD Property Name: Modello (Vacant portion of Site)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition of Vacant portion of Modello Site <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Disposition approved on March 25, 2014; Amendment to the approved disposition may be submitted to change future use to homeownership.	
4. Date application approved, submitted, or planned for submission: 2026-2027	
5. Number of units affected: None - Vacant portion of Modello	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 2026-2028	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. Development Name: Lincoln Gardens (Vacant Site)</b>	
<b>1b. HCD Property Number/Name: FL005-019/ Lincoln Gardens</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition of Vacant Land <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Demolition application was approved on July 24, 2009; Disposition amendment planned for 2026-2028	
4. Date application approved, submitted, or planned for submission: See "3" above	
5. Number of units affected: 0	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Demolition completed: Summer 2011	
b. Projected end date of activity: Disposition projected for 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. PIC Development Number: Site 270</b>	<b>PIC Development No.: FL005000839</b>
<b>1b. HCD Property Number/Name: FL005-018/ Smathers Plaza (Vacant portion of Site)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition Vacant portion of Smathers Plaza Site <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Disposition approved on April 7, 2015; amendment to the approved disposition planned.	
4. Date application approved, submitted, or planned for submission: To be determined	
7. Number of units affected: None – Community Center and Vacant portion of the Smathers Plaza	
8. Coverage of action: <input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development	
8. Timeline for activity:	
a. Actual or projected start date of activity: To be determined	
b. Projected end date of activity: To be determined	

Demolition/Disposition Activity Description	
<b>1a. Development Name: Elizabeth Virrick I (Vacant Site)</b>	
<b>1b. HCD Property Number/Name: FL005-024/Elizabeth Virrick I</b>	
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition	
3. Application status (Approved, Submitted or Planned): Demolition/Disposition application submitted and approved as modified on July 25, 2006 (amendment to Disposition approval will be submitted). Approved disposition was amended on April 26, 2023. An amendment to the approved amended disposition will be submitted to change the future use to homeownership.	
4. Date application approved, submitted, or planned for submission: Demolition approved June 27, 2010; Disposition planned for 2026-2028	
5. Number of units affected: 0	
6. Coverage of action: <input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Demolition completed: Fall 2011	
b. Projected end date of activity: Disposition projected for 2026-2028	

Demolition/Disposition Activity Description	
<b>1a. Development Name:</b>	Elizabeth Virrick II (Vacant Land)
<b>1b. HCD Property Number/Name:</b>	FL005-029/Elizabeth Virrick II
2. Activity type:	<input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (Approved, Submitted or Planned):	Demolition/Disposition application submitted and approved as modified on June 27, 2010 (amendment to Disposition approval will be submitted).
4. Date application approved, submitted, or planned for submission:	Demolition application approved June 27, 2010; Disposition amendment planned for 2026-2028
5. Number of units affected:	0
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Demolition completed: Fall 2011
b. Projected end date of activity:	Disposition projected for 2026-2028

Demolition/Disposition Activity Description	
<b>1a. Development Name:</b>	HOPE VI Scattered Sites -B (Vacant portion of Site)
<b>1b. HCD Property Number/Name:</b>	FL005-017B
2. Activity type:	<input checked="" type="checkbox"/> Disposition Part of Scott/Carver Disposition <input type="checkbox"/> Demolition
3. Application status (Approved, Submitted or Planned):	<i>Demolition</i> application approved as modified May 26, 2011 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission:	Demolition approved May 26, 2011; and Disposition planned for 2026-2028
5. Number of units affected:	0
6. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Demolition completed: Nov 2011
b. Projected end date of activity:	Disposition projected for 2026-2028

Demolition/Disposition Activity Description	
<b>1a. Development Name:</b>	Carver Homes (partial- Carrie Meek Center) (Vacant portion of Site)
<b>1b. HCD Property Number/Name:</b>	FL005-020 (HOPE VI) Scott/Carver Disposition- Carrie Meek Center
2. Activity type:	<input checked="" type="checkbox"/> Disposition (Ground Lease-Part of Scott/Carver Disposition-Carrie Meek Center) <input type="checkbox"/> Demolition
3. Application status (Approved, Submitted or Planned):	Planned
5. Date application approved, submitted, or planned for submission:	Demolition application approved September 01, 2010; and Disposition planned for 2026-2028
6. Number of units affected:	0 (vacant land)
7. Coverage of action:	<input type="checkbox"/> Partial development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Demolition completed on September 10, 2015 b. Projected end date of activity: Disposition projected for 2026-2028
Note: This disposition is for the remaining Carrie Meek Center. No demolition application needed for S/C HOPE VI properties, as this activity was already approved with HOPE VI application.	

Demolition/Disposition Activity Description	
<b>1a. Development Name:</b>	Scott Homes Sector I (partial) (Vacant portion of Site)
<b>1b. HCD Property Number/Name:</b>	FL005-004 (HOPE VI)
2. Activity type:	<input checked="" type="checkbox"/> Disposition <input type="checkbox"/> Demolition
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2026-2028
5. Number of units affected:	0
6. Coverage of action:	<input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected 2026-2028
b. Projected end date of activity:	2026-2028

Demolition/Disposition Activity Description	
<b>1a. Development Name: Scott Homes -Sector II (Vacant portion of Site)</b>	
<b>1b. HCD Property Number/Name: FL005-004 (HOPE VI)</b>	
2. Activity type: <input checked="" type="checkbox"/> Disposition ( <i>Part of Scott/Carver Disposition</i> ) <input type="checkbox"/> Demolition	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2026-2028	
5. Number of units affected: 0	
6. Coverage of action: <input checked="" type="checkbox"/> Partial development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Projected 2026-2028 b. Projected end date of activity: Projected 2026-2028	

**Notes:**

- Approximate number of units start dates and end dates indicated on Demolition and/or Disposition Planned applications and activities summarized above are approximate and depend on funding and providing replacement housing for current residents and relocation timelines.
- HCD reserves the right to submit additional demolition and/or disposition applications for any development subject to the Board and HUD’s approval, including but not limited to emergency projects, such as demolition of unsafe structures, minor scope projects or other redevelopments projects, as may become necessary and/or for which there are funding opportunities.
- Some of the demolition actions indicated above may be further evaluated to determine if a demolition or rehabilitation would be more advantageous.

**IV. Designated Housing for Elderly and/or Disabled Families.**

Development Name & Number	Designation Type	Application Status	Date Approved	Units Affected (Note: all units affected are total development)
Biscayne Plaza FL005000843	Elderly	Approved	April 8, 2025	52
Edison Plaza FL005000828	Elderly	Approved	April 8, 2025	80
Florida City Gardens FL005000844	Elderly	Approved	April 8, 2025	50
Goulds Plaza FL005000847	Elderly	Approved	April 8, 2025	50
Helen Sawyer ALF FL005000834	Elderly	Approved	April 8, 2025	104
Lemon City FL005000821	Elderly	Approved	April 8, 2025	100
Palmetto Gardens FL005000826	Elderly	Approved	April 8, 2025	40
Peters Plaza FL005000823	Elderly	Approved	April 8, 2025	102
Smathers Plaza Phase 1 (LIHTC)	Elderly	Approved	April 8, 2025	100
Ward Towers FL005000822	Elderly	Approved	April 8, 2025	200
Ward Towers II FL005000817	Elderly	Approved	April 8, 2025	100

<b>Development Name &amp; Number</b>	<b>Designation Type</b>	<b>Application Status</b>	<b>Date Approved</b>	<b>Units Affected (Note: all units affected are total development)</b>
Wynwood Elderly FL005000830	Elderly	Approved	April 8, 2025	72
Smathers Phase 2 FL005000856 (LIHTC)	Elderly	Approved	April 8, 2025	82

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

A. Voluntary Conversion Initial Assessments

- a) The Required Initial Assessment indicated that the Voluntary Conversion of public housing to tenant-based assistance is inappropriate for the following reasons:
- (1) Conversion would be more expensive than continuing to operate the developments as public housing;
  - (2) Removal of developments would not principally benefit the residents of the public housing developments included; and
  - (3) It would adversely affect the availability of affordable housing in the community.

**VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.**

- A. Using the RAD program, mixed finance options, and Capital funds, among others, HCD will embark on the conversion of public housing developments to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) under RAD, to upgrade its existing developments, many of which are at or near the end of their life cycle, and other important upgrades inherently required with an aging housing stock. The RAD program offers an opportunity to HCD to transition from its current public housing funding platform to a more stable funding source, the PBV under the guidelines of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C) and any successor Notices.
- B. Upon conversion to PBV under RAD, HCD will adopt the resident rights, participation, waiting list and grievance procedures in accordance with Section 1.6 of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C), and any successor Notices.
- C. HCD will use all existing and new RAD opportunities available to the HUD RAD program for rehabilitation and development including the supplementing of RAD units with Section 18 TPVs based on the level of Housing Construction Costs (HCCs) proposed for rehabilitation and new construction.
- D. HCD reserves the right to review on an on-going basis its planned RAD portfolio and make changes as it may determine to be beneficial due to changes in RAD and HUD Regulations, financial and operational considerations, facility conditions and life/safety concerns, municipal and neighborhood considerations, funding availability, zoning and building code requirements, etc. Changes may also be made if transfer of assistance is an option.
- E. Pursuant to Supplemental Notice 4B, HUD requires that all the tenant protections provided to RAD PBV units will also be provided to non-RAD PBV units in a RAD converted development to facilitate the uniform treatment of residents. The required tenant protections are described in Paragraph H and I of this section, see below.
- F. HCD may reprioritize public housing developments proposed for RAD conversions for the following reasons:
- a) Building identified with defects or conditions that are hazardous to the life, health, and safety of the resident.
  - b) Heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the resident.

G. RAD PBV Resident Rights and Participation.

Note that all the resident rights and participation (tenant protections) provided to RAD PBV units will also be provided to non-RAD PBV units in a RAD converted development to facilitate the uniform treatment of residents.

H. PBV Resident Rights and Participation

[Notice PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C), and any successor Notices.]

1. **No Rescreening of Tenants upon Conversion.** Pursuant to the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113- 235, approved December 6, 2014), and Division L, Title II, Section 237 of the Consolidated Appropriations Act (Pub. L. No. 114-113, enacted December 18, 2015) (collectively, the “RAD Statute.”), pursuant to the RAD Statute, conversion, current households cannot be excluded from occupancy at the Covered Project<sup>38</sup> based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.<sup>39</sup> Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a public housing program participant that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, 24 CFR § 983.251(a)(2) and 24 CFR § 983.255(a)(1), concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Moving to Work (MTW) agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in Legacy Non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for Legacy Non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.
2. **Right to Return.** See section 1.4.A.5.b and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident’s right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
3. **HCD Policy on Tenant Rent Increases.** HCD will not increase the tenant monthly rents as a result of conversion to PBV under RAD. Likewise, the flat rent payment will not change as a result of conversion to PBV under RAD. Tenants will not see an increase on their monthly rent payment unless their income changes.
4. **Family Self Sufficiency (FSS) and Residents Opportunities and Self Sufficiency Coordinator (ROSS-SC) programs.** Not applicable.
5. **Resident Participation and Funding.** Residents of Covered Projects, any Legacy Non-RAD PBV units located in the same Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same project shall be subject to the terms of this provision.

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<sup>38</sup> For purposes of this Appendix D, the term “Covered Project” shall mean the post-conversion property with assistance converted from one form of rental assistance to another under the RAD program.

<sup>39</sup> These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.

6. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
- a. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to Legacy Non-RAD PBV units located at the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be:
    - i. A reasonable period of time, but not to exceed 30 days:
      - 1. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
      - 2. In the event of any drug-related or violent criminal activity or any felony conviction;
    - ii. Not less than 30 days in the case of nonpayment of rent and in conformance with the terms of the Tenancy Addendum (HUD Form 52530c or replacement form); and
    - iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
  - b. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For the termination of assistance and several other PHA determinations, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),<sup>40</sup> an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
  - 1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
  - 2. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.
- iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in HCD's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

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<sup>40</sup> § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.

7. **Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the RAD PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

8. **Job Plus.** Not applicable.

9. **When Total Tenant Payment (TTP) Exceeds Gross Rent.** Under normal PBV rules, HCD may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR §§ 983.52(c) and 983.251(a)(2)). Also, a PHA must remove a unit from the HAP Contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the Gross Rent. (24 CFR § 983.258 and § 983.211).

Pre-Conversion Residents. Since the rent limitation under this Section of the Notice may result in current residents having TTPs that exceed the Gross Rent, 24 CFR §§ 983.52(c) and 983.251(a)(2) does not apply in order to provide RAD PBV assistance to residents who were living in the Converting Project prior to conversion. As necessary to further implement the alternative requirements described below, HUD is waiving 24 CFR §983.258 and §983.211, as well as the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 and 24 CFR 983.353(b)(1) as modified by Section 1.6.B.5 of this Notice.

HUD is establishing an alternative requirement that the unit for a family with a TTP that equals or exceeds Gross Rent must be placed on the PBV HAP Contract and the family shall be admitted to the PBV program. In such cases the resident is considered a participant under the PBV program and all the family obligations and protections under RAD and PBV apply to the resident.

During any period when the family's TTP is equal to or above the Gross Rent, the zero-HAP family will pay an alternate rent to owner that is the lower of:

- a) the family's TTP less the Utility Allowance, subject to any required phase-in pursuant to Section 1.6.C.3 of this Notice; or
- b) the Zero-HAP Rent Cap, which is the lower of either:
  - i. 110% of the applicable FMR less the Utility Allowance; or
  - ii. In the event the units are subject to more restrictive rent setting requirements under the LIHTC or HOME programs, or other programs approved by HUD on a project-specific basis, the rent to owner set to comply with such requirements.

During any period that the family's TTP falls below the Gross Rent, the normal PBV requirements apply, and the family would pay 30% of adjusted income, less utility allowance.

After a family has paid the Zero-HAP Rent Cap as set by this Section for a period of 180 days, HCD shall remove the unit from the HAP Contract and the family's participation in the PBV program ends<sup>41</sup> If the Covered Project is fully assisted and the family subsequently leaves the property, HCD must reinstate the unit back onto the HAP Contract and admit an eligible family. If the Covered Project is partially assisted and the family subsequently leaves the property, the unit must be reinstated back onto the HAP Contract unless HCD previously substituted a different unit on the HAP Contract in accordance with 24 CFR § 983.207 or, where "floating units" have been permitted, Section 1.6.B.10 of the Notice.

Additionally, if the family continues to reside in the project after the family's unit was removed from the HAP Contract, the family may request to return to the PBV program if the family's income subsequently decreases to the extent that the family's TTP is less than the Zero-HAP Rent Cap set by this section and the family is otherwise eligible for PBV assistance. The HCD shall, at the earliest opportunity<sup>42</sup>, reinstate the family's unit back onto the HAP Contract to provide rental assistance to the family. All PBV requirements with respect to the unit, such as compliance with HQS, apply while the unit is under the HAP Contract or added back to the HAP Contract.

New Admission Families. Unless a PHA requests and receives the waiver described below, any new admission to the Covered Project must meet the eligibility requirements at 24 CFR § 982.201 and require a subsidy payment at admission to the PBV program, which means the family's TTP may not equal or exceed the Gross Rent for the unit at that time. Furthermore, a PHA must remove a new admission family's unit from the PBV HAP Contract when no assistance has been paid for 180 days because a new admission family's TTP subsequently increased to equal or exceed the Gross Rent. However, HUD is imposing an alternative requirement in such cases. If the project is fully assisted and the family subsequently leaves the property, HCD must reinstate the unit on the HAP Contract and admit an eligible family. If the project is partially assisted, HCD may substitute a different unit for the unit on the HAP Contract in accordance with 24 CFR § 983.207 or, where "floating units" have been permitted, Section 1.6.B.10 of the Notice.

In circumstances where low RAD PBV rents may prohibit a significant number of otherwise eligible families on the waiting list from being admitted to the project because they do not require subsidy, and which could consequently create an undue concentration of poverty at the project compared to non-RAD PBV projects, a PHA may request a waiver of 24 CFR §§983.53(c), 983.258, 983.211, and 983.301 from HUD for the Covered Project. The waiver will apply the alternative requirements applicable to the pre-conversion residents in this Section to new admission families.

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<sup>41</sup> For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance (Gross Rent = \$550). The FMR for the unit size in the area in which the project is located is \$800. Following conversion, the family is responsible for paying \$550 in tenant rent. If the resident's income rises or is subject to a rent increase phase-in and all other conditions remain the same, the family would pay TTP until the tenant rent reached the Zero-HAP Rent Cap of \$830 (\$880, which is 110% of the \$800 FMR, minus the \$50 utility allowance), at which point the family would continue paying \$830, and unless the family's income and TTP subsequently decreases, the unit would be removed from the contract after 180 days. Families paying less than TTP because of the phased in Tenant Rent Increase alternative requirement are not paying the Zero-HAP Rent Cap and are not subject to this 180-day requirement. However, if the family's Calculated PBV TTP under section 1.6.C.3 is more than the Gross Rent, the family is a zero-HAP family and the applicability of the phased in Tenant Rent increase would end when the amount the family would pay under that alternative requirement meets or exceeds the Zero-HAP Rent Cap. At that point in time the family would pay the Zero-HAP Rent Cap and would be subject to all zero-HAP family requirements of this section, including the 180-day requirement.

<sup>42</sup> If the project was partially assisted and HCD previously substituted a different unit on the HAP Contract, HCD shall substitute the family's unit for a vacant unit on the HAP Contract if there is a vacant unit at the time of the request, or by doing so as soon as a unit on the HAP Contract becomes vacant if there are no vacant units on the HAP Contract at the time of the family request.

HCD may request the waiver during the RAD conversion process or may subsequently request the waiver any time after the effective date of the HAP Contract. In order for the waiver to be approved, HCD must demonstrate that based on the RAD rent calculated in accordance with Attachment 1C, the monthly two-bedroom RAD Gross Rent is less than: 30% of the monthly income of a family of four at the midpoint between the Very Low Income (VLI) HUD Income Limit and Extremely Low Income (ELI) HUD Income Limit for the area in which the Covered Project is located.

For waivers submitted during the conversion process, the Office of Recapitalization may grant the waiver after review of the Financing Plan and confirmation that the RAD rents meet the waiver rent threshold described above.<sup>43</sup> The Office of Recapitalization shall document the waiver by adding an additional provision to the RCC before closing. For waivers submitted after the effective date of the HAP Contract, the waiver is submitted through the normal waiver process outlined in Notice PIH 2018-16 (or any successor notice). In both cases, the approved waiver will be for the initial term of the PBV HAP Contract.

If the waiver is approved, the new admission families covered under the waiver are participants under the PBV program, all the family obligations and protections under RAD and PBV apply to the family, the RAD PBV families shall be subject to the same alternative requirements applicable to the pre-conversion residents under this Section, and the unit is subject to all PBV program requirements, as modified by this Notice.

Further, Covered Projects that receive the waiver shall be subject to an alternative income targeting requirement that at least 75% of new admissions to the PBV units (both RAD and non- RAD PBV units) in the Covered Project in any PHA fiscal year are ELI families.<sup>44</sup> If there are less than four new admissions to the Covered Project in a PHA fiscal year, the income targeting is determined by combining the new admissions for that fiscal year with the new admissions for the subsequent fiscal year (or years) until the combined total of new admissions equals or exceeds four for those consecutive fiscal years.<sup>45</sup>

10. **Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived for current residents remaining or returning to the Covered Project. MTW agencies may not modify this requirement. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision

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<sup>43</sup> An example of the waiver rent threshold calculation is as follows. Assume the applicable VLI limit is \$46,850 and the ELI limit is \$28,100. The midpoint income is \$37,475 ( $\$46,850 + \$28,100 = \$74,950$ ;  $\$74,950/2 = \$37,475$ ). To calculate the affordable monthly rent, the midpoint income is divided by 12 and multiplied by 0.30 ( $\$37,475/12 = \$3,123$ ;  $\$3,123 \times 0.30 = \$937$ ). If the RAD Rent is less than \$937, the Covered Project is eligible for the waiver.

<sup>44</sup> This alternative requirement for the Covered Project is in addition to HCD's HCV/PBV program income targeting requirements at 24 CFR 982.201(b)(2). Admissions to the Covered Project continue to be taken into account when determining income targeting in accordance with 24 CFR 982.201(b)(2).

<sup>45</sup> For example, assume in fiscal year in which the waiver was granted the Covered Project had one new admission and in following fiscal year had three new admissions. Compliance with the Covered Project income targeting requirement would be determined based on the combined total of the 4 new admissions over the two fiscal years (3 of the 4 new admissions to PBV units the Covered Project must have been ELI families).

**I. RAD PBV: Other Miscellaneous Provisions**

[Notice PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C), and any successor Notices.]

2. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
3. **Review of Financial Documents.** The Project Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. When timely requested by the Contract Administrator, the Project Owner must also submit property-specific audited year-end financial statements within a reasonable time established by the Contract Administrator. The Contract Administrator must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.<sup>46</sup>
4. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
5. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions shall apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
  - a. Transferring an existing site-based waiting list to a new site-based waiting list.
  - b. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
  - c. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
  - d. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the waiting list of the transfer of assistance, and on how they can apply for residency at other sites.

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<sup>46</sup> For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).<sup>47</sup>

When using a site-based waiting list, PHAs should consider waiting list and transfer policies that expand opportunities for tenants seeking an emergency transfer under, or consistent with, the PHA's Emergency Transfer Plan. This includes allowing for easier moves between assisted properties.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2)(iii). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations

6. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RAD Conversion Commitment (RCC)<sup>48</sup> but HUD review of liens must be performed prior to execution.
8. **Administrative Fees for Public Housing Conversions During the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing ACC between HCD and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United

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<sup>47</sup> For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

<sup>48</sup> For purposes of this Appendix D the term "RAD Conversion Component" or "RCC" shall mean the contract executed by HUD, the PHA and, as applicable, the post-conversion Project Owner. The RCC follows HUD approval of the Financing Plan and describes the terms and conditions of the conversion.

States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

9. **Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, HCD must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of HCD's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for HCD to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by HCD exceeds 20 percent of HCD's authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

10. **Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For Federal Housing Administration (FHA) transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.

**Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site-specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 24 CFR § 983.2(c)(7)(iii) and 24 CFR § 983.301(f)(4).

J. HCD complies with and will continue to comply with the RAD Fair Housing, Civil Rights, and Relocation Notice (Joint Housing/PIH Notice H-2016-17/PIH-2016-17). Additionally, HCD will comply with all requirements set forth in Miami-Dade Board of County Commissioners' Resolution Nos. R-1329-19 and R-1181-19, which require (i) that prior to the closure of a public housing site due to health and safety reasons, the RAD Program or for any other reason, the Miami-Dade Board of County Commissioners must approve such closure, and (ii) the County to execute Tenant Relocation Agreements with each of the tenants impacted by the closure of a public housing site or relocated because of the RAD Program, respectively.

Note that the Joint Housing/PIH Notice was issued on November 10, 2016 and includes requirements on Affirmatively Furthering Fair Housing (AFFH). However, this notice has been amended through the Notice titled AFFH: Responsibility to Conduct Analysis of Impediments published on May 23, 2018, in the Federal Register.

K. HCD certifies that the RAD conversions will comply with all applicable site selection and neighborhood reviews and follow all appropriate procedures as required in the RAD Fair Housing, Civil Rights, and Relocation Notice (Notice H 2016-17/PIH 2016-17 (HA)).

**L. Development Information**

The following pages provide required information on each development which may be converted from public housing assistance to PBV assistance under the RAD program.

1. The following developments may use the new Rule for blending RAD and Project Based Vouchers:

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Palm Court (065)	<b>PIC Development No.:</b> FL005000825
<b>RAD Development Name:</b>		Palm Courts and Palm Towers	<b>RAD PIC Development No.:</b> FL005000825
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	88	<b>Capital Fund allocation of Development:</b> \$298,881.44	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	54	54	
One Bedroom	34	34	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Palm Towers (043)	<b>PIC Development No.:</b> FL005000825
<b>RAD Development Name:</b>		Palm Courts and Palm Towers	<b>RAD PIC Development No.:</b> FL005000825
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	103	<b>Capital Fund allocation of Development:</b> \$349,827.14	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	103	103	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Gwen Cherry 23 C (828)	<b>PIC Development No.:</b> FL005000830
<b>RAD Development Name:</b>		Gwen Cherry 23	<b>RAD PIC Development No.:</b> FL005000830B
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	36	<b>Capital Fund allocation of Development:</b> \$122,269.6 8	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	4	4	
Two Bedroom	8	8	
Three Bedroom	16	16	
Four Bedroom	6	6	
Five Bedroom	2	2	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Rainbow Village (032)	<b>PIC Development No.:</b> FL005000830
<b>RAD Development Name:</b>		Rainbow Village Phase 2 Cat 1	<b>RAD PIC Development No.:</b> FL005000830DCAT1
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	100	<b>Capital Fund allocation of Development:</b> \$339,638.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	18	18	
Two Bedroom	36	36	
Three Bedroom	36	36	
Four Bedroom	6	6	
Five Bedroom	4	4	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Culmer Place (049)	<b>PIC Development No.:</b> FL005000831
<b>RAD Development Name:</b>		Culmer Place	<b>RAD PIC Development No.:</b> FL005000831A
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	151	<b>Capital Fund allocation of Development:</b> \$512,853.38	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	16	16	
Three Bedroom	82	82	
Four Bedroom	38	38	
Five Bedroom	15	15	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Culmer Gardens (075)	<b>PIC Development No.:</b> FL005000831
<b>RAD Development Name:</b>		Culmer Gardens	<b>RAD PIC Development No.:</b> FL005000831B
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	75	<b>Capital Fund allocation of Development:</b> \$254,728.50	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	56	56	
Three Bedroom	10	10	
Four Bedroom	9	9	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Haley Sofge (026)	<b>PIC Development No.:</b> FL005000835
<b>RAD Development Name:</b>		Gallery at Marti Park	<b>RAD PIC Development No.:</b> FL005000835D
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	240	<b>Capital Fund allocation of Development:</b> \$815,131.20	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency			
One Bedroom			

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>	Haley Sofge (026)	<b>PIC Development No.:</b>	FL005000835
<b>RAD Development Name:</b>	Haley Sofge 750	<b>RAD PIC Development No.:</b>	FL005000835E
<b>Conversion Type:</b>	PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b>	Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>	Elderly	<b>Post-RAD Unit Type if different:</b>	
<b>Total Units:</b>	235	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	\$798,149.30
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency			

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>	Jose Marti Plaza (090)	<b>PIC Development No.:</b>	FL005000839
<b>RAD Development Name:</b>	Brisas del Sol II	<b>RAD PIC Development Number:</b>	FL005000839A
<b>Conversion Type:</b>	PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b>	Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>	Family	<b>Post-RAD Unit Type if different:</b>	
<b>Total Units:</b>	55	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	\$186,800.90
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	28	28	
One Bedroom	27	27	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>	Little Havana Homes (852)	<b>PIC Development No.:</b>	FL005000839
<b>RAD Development Name:</b>	Gallery at Little Havana	<b>RAD PIC Development Number:</b>	FL005000839C
<b>Conversion Type:</b>	PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b>	Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>	Family	<b>Post-RAD Unit Type if different:</b>	
<b>Total Units:</b>	28	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	\$ 95,098.64
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post- conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	21	21	
Three Bedroom	2	2	
Four Bedroom	5	5	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Falk Turnkey (030)	<b>PIC Development No.:</b> FL005000839
<b>RAD Development Name:</b>		Brisas del Sol I	<b>RAD PIC Development Number:</b> FL005000839A
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		48	<b>Capital Fund allocation of Development:</b> \$163,026.24 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	40	40	
One Bedroom	8	8	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Harry Cain (O89)	<b>PIC Development No.:</b> FL005000840
<b>RAD Development Name:</b>		Harry Cain	<b>RAD PIC Development Number:</b> FL005000840D
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b> Possible change to elderly preference
<b>Total Units:</b>		154	<b>Capital Fund allocation of Development:</b> \$523,042.52 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post- conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	121	121	
One Bedroom	33	33	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Homestead Gardens (050)	<b>PIC Development No.:</b> FL005000844
<b>RAD Development Name:</b>		Homestead Gardens Phase I	<b>RAD PIC Development No.</b> FL005000844
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		150	<b>Capital Fund allocation of Development:</b> \$234,350.22 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post- conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	78	78	
Three Bedroom	72	72	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Perrine Gardens (022)	<b>PIC Development No.:</b> FL005000845
<b>RAD Development Name:</b>		Perrine Village II (Phase II)	<b>RAD PIC Development Number:</b> FL005000845B
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	158	<b>Capital Fund allocation of Development:</b> \$536,628.04	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post- conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	18	18	
One Bedroom	4	4	
Two Bedroom	24	24	
Three Bedroom	64	64	
Four Bedroom	36	32	
Five Bedroom	10	12	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Perrine Villas (082)	<b>PIC Development No.:</b> FL005000845
<b>RAD Development Name:</b>		Perrine Village I	<b>RAD PIC Development Number:</b> FL005000845C
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> Yes <sup>4</sup> , may incorporate transfer of assistance
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	20	<b>Capital Fund allocation of Development:</b> \$ 67,927.60	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	15	15	
One Bedroom	5	5	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Naranja (035)	<b>PIC Development ID:</b> FL005000846
<b>RAD Development Name:</b>		Naranja	<b>RAD PIC Development No.:</b> FL005000846C
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	116	<b>Capital Fund allocation of Development:</b> \$393,980.08	
<b>De Minimis Reduction:</b>	May Occur	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	24	24	
Three Bedroom	56	56	
Four Bedroom	24	24	
Five Bedroom	12	12	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Arthur Mays Village (040)	<b>PIC Development No.:</b> FL005000847
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	Yes <sup>4</sup> , may incorporate transfer of assistance.
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	173	<b>Capital Fund allocation of Development:</b> \$587,573.74	
<b>De Minimis Reduction:</b>	May Occur	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	41	41	
Three Bedroom	95	95	
Four Bedroom	36	36	
Five Bedroom	1	1	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Ward Towers II (144)	<b>PIC Development No.:</b> FL005000817
<b>RAD Development Name:</b>		Ward Tower (ALF)	<b>RAD PIC Development No.:</b> FL005000817
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	100	<b>Capital Fund allocation of Development:</b> \$339,638.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	100	100	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 06 (825)	<b>PIC Development No.:</b> FL005000821
<b>RAD Development Name:</b>		Gwen Cherry 6	<b>RAD PIC Development No.:</b> FL005000821
<b>Conversion Type:</b>	PBV under RAD <sup>1, 3, 5</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	8	<b>Capital Fund allocation of Development:</b> \$ 27,171.04	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur.
Two Bedroom	2	2	
Three Bedroom	5	5	
Four Bedroom	1	1	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 07 (824)	<b>PIC Development No.:</b> FL005000821
<b>RAD Development Name:</b>		Gwen Cherry 7 and Lemon City	<b>RAD PIC Development Number:</b> FL005000821B
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	32	<b>Capital Fund allocation of Development:</b> \$108,684.16	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	2	2	
Two Bedroom	6	6	
Three Bedroom	18	18	
Four Bedroom	5	5	
Five Bedroom	1	1	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 20 (826)	<b>PIC Development No.:</b> FL005000821
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	23	<b>Capital Fund allocation of Development:</b> \$ 78,116.74	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	23	23	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 22 (823)	<b>PIC Development No.:</b> FL005000821
<b>Conversion Type:</b>		PBV under RAD <sup>1,3,5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	20	<b>Capital Fund allocation of Development:</b> \$ 67,927.60	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur.
Studio/Efficiency	20	20	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Lemon City (051)	<b>PIC Development No.:</b> FL005000821
<b>RAD Development Name:</b>		Gwen Cherry 7 and Lemon City	<b>RAD PIC Development Number:</b> FL005000821B
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 100 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$339,638.00 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	62	62	
One Bedroom	38	38	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Newberg (031)	<b>PIC Development No.:</b> FL005000821
<b>Conversion Type:</b>		PBV under RAD <sup>1,3,5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 60 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$203,782.80 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur.
One Bedroom	60	60	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		New Haven Gardens/Site 5 (827)	<b>PIC Development No.:</b> FL005000821
<b>Conversion Type:</b>		PBV under RAD <sup>1,5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 82 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$278,503.16 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur.
One Bedroom	8	8	
Two Bedroom	20	20	
Three Bedroom	34	34	
Four Bedroom	12	12	
Five Bedroom	8	8	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Manor Park (847)	<b>PIC Development No.:</b> FL005000822
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		32	<b>Capital Fund allocation of Development:</b> \$108,684.16 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	32	32	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Orchard Villa Homes (849)	<b>PIC Development No.:</b> FL005000822
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		12	<b>Capital Fund allocation of Development:</b> \$ 40,756.56 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	12	12	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Scattered Sites – A (815)	<b>PIC Development No.:</b> FL005000822
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		24	<b>Capital Fund allocation of Development:</b> \$ 81,513.12 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	18	18	
Four Bedroom	5	5	
Five Bedroom	1	1	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Ward Towers I (044)	<b>PIC Development No.:</b> FL005000822
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	200	<b>Capital Fund allocation of Development:</b> \$679,276.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	153	153	
One Bedroom	46	46	
Two Bedroom	1	1	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Emmer Turnkey (037)	<b>PIC Development No.:</b> FL005000823
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	42	<b>Capital Fund allocation of Development:</b> \$142,647.96	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	18	18	
One Bedroom	24	24	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Kline Nunn (046)	<b>PIC Development No.:</b> FL005000823
<b>RAD Development Name:</b>		Kline Nunn	<b>RAD PIC Development No.:</b> FL005000823
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	38	<b>Capital Fund allocation of Development:</b> \$129,062.44	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	14	14	
One Bedroom	24	24	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Little River Plaza (067)	<b>PIC Development No.:</b> FL005000823
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		86	<b>Capital Fund allocation of Development:</b> \$292,088.68 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	45	45	
One Bedroom	41	41	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Little River Terrace (007)	<b>PIC Development No.:</b> FL005000823
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		108	<b>Capital Fund allocation of Development:</b> \$366,809.04 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	10	10	
Two Bedroom	20	20	
Three Bedroom	40	40	
Four Bedroom	22	22	
Five Bedroom	16	16	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Peter Plaza (039)	<b>PIC Development No.:</b> FL005000823
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>		102	<b>Capital Fund allocation of Development:</b> \$346,430.76 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>De Minimis Reduction:</b>		N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	78	78	
One Bedroom	24	24	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Annie Coleman #14	<b>PIC Development No.:</b> FL005000824
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 245		<b>Capital Fund allocation of Development:</b> \$832,113.10	
<b>De Minimis Reduction:</b> May Occur		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	18	18	
Three Bedroom	123	123	
Four Bedroom	98	98	
Five Bedroom	6	6	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Annie Coleman #15	<b>PIC Development No.:</b> FL005000824
<b>RAD Development Name:</b>		Annie Coleman 15	<b>RAD Development No.:</b> FL005000824
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 144		<b>Capital Fund allocation of Development:</b> \$489,078.72	
<b>De Minimis Reduction :</b> N/A		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> No changes in the number of units or bedroom distribution post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	48	48	
Three Bedroom	96	96	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Annie Coleman #16	<b>PIC Development No.:</b> FL005000824
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 210		<b>Capital Fund allocation of Development:</b> \$713,239.80	
<b>De Minimis Reduction:</b> May Occur		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> No changes in the number of units or bedroom distribution post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	24	24	
Two Bedroom	48	48	
Three Bedroom	46	46	
Four Bedroom	70	70	
Five Bedroom	22	22	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Twin Lakes (036)	<b>PIC Development No.:</b> FL005000825
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	76	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> No changes in the number of units or bedroom distribution post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	44	44	
One Bedroom	32	32	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		FHA Homes Dade Co – C (836)	<b>PIC Development No.:</b> FL005000826
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	5	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> No changes in the number of units or bedroom distribution post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	1	1	
Three Bedroom	4	4	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Opa-locka Elderly (850)	<b>PIC Development No.:</b> FL005000826
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> No changes in the number of units or bedroom distribution post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	36	36	
One Bedroom	14	14	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Palmetto Gardens (088)	<b>PIC Development No.:</b> FL005000826
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	40	<b>Capital Fund allocation of Development:</b> \$135,855.20	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	28	28	
One Bedroom	12	12	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Venetian Gardens (042)	<b>PIC Development No.:</b> FL005000826
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	52	<b>Capital Fund allocation of Development:</b> \$176,611.76	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	12	12	
Three Bedroom	30	30	
Four Bedroom	10	10	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Vista Verde – A (839)	<b>PIC Development No.:</b> FL005000826
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	26	<b>Capital Fund allocation of Development:</b> \$ 88,305.88	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	24	24	
Four Bedroom	2	2	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Liberty Square (002/ 003/ 005)	<b>PIC Development No.:</b> FL005000827
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	32	<b>Capital Fund allocation of Development:</b> \$ 0	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	0	0	
Two Bedroom	13	13	
Three Bedroom	7	7	
Four Bedroom	12	12	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Model City S Sites-A (848/Liberty Homes)	<b>PIC Development No.:</b> FL005000827
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	44	<b>Capital Fund allocation of Development:</b> \$149,440.72	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	44	44	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Edison Courts (001)	<b>PIC Development No.:</b> FL005000828
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	345	<b>Capital Fund allocation of Development:</b> \$1,171,751.10	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	35	35	
One Bedroom	156	156	
Two Bedroom	124	124	
Three Bedroom	30	30	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Edison Park (Family) (056)	<b>PIC Development No.:</b> FL005000828
<b>RAD Development Name:</b>		Edison Park (056)	<b>RAD PIC Development No.:</b> FL005000828
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units: De Minimis Reduction:</b>		32 N/A	<b>Capital Fund allocation of Development:</b> \$108,684.16 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	6	6	
Three Bedroom	16	16	
Four Bedroom	6	6	
Five Bedroom	4	4	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Edison Plaza (Elderly) (056)	<b>PIC Development No.:</b> FL005000828
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units: De Minimis Reduction:</b>		80 N/A	<b>Capital Fund allocation of Development:</b> \$271,710.40 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	52	52	
One Bedroom	28	28	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Victory Homes (007)	<b>PIC Development No.:</b> FL005000829
<b>RAD Development Name:</b>		Victory Homes	<b>RAD PIC Development Number:</b> FL005000829
<b>Conversion Type:</b>		PBV under RAD <sup>1, 3, 5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units: De Minimis Reduction:</b>		144 N/A	<b>Capital Fund allocation of Development:</b> \$486,078.72 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD Conversion may occur.
Two Bedroom	90	90	
Three Bedroom	46	46	
Four Bedroom	8	8	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Jollivette (009)	<b>PIC Development No.:</b> FL005000829
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 66		<b>Capital Fund allocation of Development:</b> \$224,161.08	
<b>De Minimis Reduction:</b> N/A		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	30	30	
One Bedroom	36	36	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Model Cities C (817)	<b>PIC Development No.:</b> FL005000829
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 38		<b>Capital Fund allocation of Development:</b> \$129,062.44	
<b>De Minimis Reduction:</b> N/A		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	27	27	
Four Bedroom	8	8	
Five Bedroom	3	3	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		In Cities Wynwood (063)	<b>PIC Development No.:</b> FL005000830
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 45		<b>Capital Fund allocation of Development:</b> \$152,837.10	
<b>De Minimis Reduction:</b> N/A		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	6	6	
Two Bedroom	26	26	
Three Bedroom	11	11	
Four Bedroom	2	2	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Buena Vista Homes – A (844)	<b>PIC Development No.:</b> FL005000830
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	24	<b>Capital Fund allocation of Development:</b> \$ 81,513.12	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	24	24	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Town Park (099)	<b>PIC Development No.:</b> FL005000830
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	38	<b>Capital Fund allocation of Development:</b> \$129,062.44	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	19	19	
Three Bedroom	19	19	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Wynwood Homes – C (854)	<b>PIC Development No.:</b> FL005000830
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	39	<b>Capital Fund allocation of Development:</b> \$132,458.82	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	34	34	
Three Bedroom	5	5	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Wynwood Elderly (094)	<b>PIC Development No.:</b> FL005000830
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	72	<b>Capital Fund allocation of Development:</b> \$244,539.36	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	46	46	
One Bedroom	26	26	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Parkside I & II (054)	<b>PIC Development No.:</b> FL005000832
<b>RAD Development Name:</b>		Parkside I & II	<b>RAD Development No.:</b> FL005000832
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	56	<b>Capital Fund allocation of Development:</b> \$190,197.28	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	40	40	
One Bedroom	16	16	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Claude Pepper (025)	<b>PIC Development No.:</b> FL005000833
<b>Conversion Type:</b>	PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b>	Possible change to elderly preference
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	166	<b>Capital Fund allocation of Development:</b> \$563,799.08	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	118	118	
One Bedroom	48	48	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Phyllis Wheatley (091)	<b>PIC Development No.:</b> FL005000833
<b>RAD Development Name:</b>		Phyllis Wheatley	<b>RAD PIC Development No.:</b> FL005000833
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	40	<b>Capital Fund allocation of Development:</b> \$135,855.20	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	32	32	
One Bedroom	8	8	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Helen Sawyer Plaza (057)	<b>PIC Development No.:</b> FL005000834
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	104	<b>Capital Fund allocation of Development:</b> \$353,223.52	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	83	83	
One Bedroom	21	21	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Abe Arronovitz (011)	<b>PIC Development No.:</b> FL005000837
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	55	<b>Capital Fund allocation of Development:</b> \$186,800.90	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	39	39	
One Bedroom	16	16	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Donn Gardens (008)	<b>PIC Development No.:</b> FL005000837
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 64 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$217,368.32 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	25	25	
One Bedroom	39	39	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Scattered Site 9-D (829)	<b>PIC Development No.:</b> FL005000837
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 16 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$ 54,342.08 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	16	16	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Scattered Site 11-D (830)	<b>PIC Development No.:</b> FL005000837
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b> 40 <b>De Minimis Reduction:</b> N/A		<b>Capital Fund allocation of Development:</b> \$135,855.20 (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	40	40	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Allapattah Homes (845)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> \$169,819.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	50	50	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Gwen Cherry 08 (822)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	21	<b>Capital Fund allocation of Development:</b> \$ 71,323.98	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	11	11	
Four Bedroom	8	8	
Five Bedroom	2	2	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Gwen Cherry 12 (821)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	6	<b>Capital Fund allocation of Development:</b> \$ 20,378.28	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	4	4	
Four Bedroom	2	2	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Gwen Cherry 13 (820)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	31	<b>Capital Fund allocation of Development:</b> \$ 105,287.78	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	4	4	
Two Bedroom	6	6	
Three Bedroom	16	16	
Four Bedroom	5	5	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 14 (833)	<b>PIC Development No.:</b> FL 005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	78	<b>Capital Fund allocation of Development:</b> \$264,917.64	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	4	4	
Two Bedroom	16	16	
Three Bedroom	42	42	
Four Bedroom	12	12	
Five Bedroom	4	4	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 15 (831)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	28	<b>Capital Fund allocation of Development:</b> \$ 95,098.64	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	2	2	
Two Bedroom	8	8	
Three Bedroom	16	16	
Four Bedroom	2	2	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Gwen Cherry 16 (832)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	70	<b>Capital Fund allocation of Development:</b> \$237,746.60	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	8	8	
Two Bedroom	12	12	
Three Bedroom	38	38	
Four Bedroom	6	6	
Five Bedroom	6	6	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Santa Clara Homes (853)	<b>PIC Development No.:</b> FL005000841
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	13	<b>Capital Fund allocation of Development:</b> \$ 44,152.94	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	10	10	
Three Bedroom	3	3	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Grove Homes (846)	<b>PIC Development No.:</b> FL005000842
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	24	<b>Capital Fund allocation of Development:</b> \$ 81,513.12	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	24	24	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Stirrup Plaza Family (058)	<b>PIC Development No.:</b> FL005000842B
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	24	<b>Capital Fund allocation of Development:</b> \$ 81,513.12	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	4	4	
Three Bedroom	12	12	
Four Bedroom	6	6	
Five Bedroom	2	2	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Biscayne Plaza (841)	<b>PIC Development No.:</b> FL005000843
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	52	<b>Capital Fund allocation of Development:</b> \$176,611.76	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	32	32	
One Bedroom	20	20	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Wayside (070)	<b>PIC Development No.:</b> FL005000843
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	30	<b>Capital Fund allocation of Development:</b> \$ 101,891.40	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	27	27	
Three Bedroom	3	3	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Homeownership (834)	<b>PIC Development No.:</b> FL005000843
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	2	<b>Capital Fund allocation of Development:</b> \$ 6,792.76	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	2	2	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Heritage Village I (064)	<b>PIC Development No.:</b> FL005000843
<b>RAD Development Name:</b>		Heritage Village North	<b>RAD PIC Development No.:</b> FL005000846A
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	26	<b>Capital Fund allocation of Development:</b> \$ 88,305.88	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post- conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	5	5	
Four Bedroom	17	17	
Five Bedroom	4	4	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Heritage Village II (086)	<b>PIC Development No.:</b> FL005000843
<b>RAD Development Name:</b>		Heritage Village South	<b>RAD PIC Development No.:</b> FL005000846A
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	26	<b>Capital Fund allocation of Development:</b> \$ 88,305.88	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	18	18	
Four Bedroom	8	8	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Florida City Family (078)	<b>PIC Development No.:</b> FL005000844
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	26	<b>Capital Fund allocation of Development:</b> \$ 88,305.88	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	18	18	
Four Bedroom	8	8	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Florida City Gardens (080)	<b>PIC Development No.:</b> FL005000844
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly Designated	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> \$169,819.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance
Studio/Efficiency	29	29	
One Bedroom	21	21	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Homestead East (851)	<b>PIC Development No.:</b> FL005000844
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	30	<b>Capital Fund allocation of Development:</b> \$101,891.40	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	20	20	
One Bedroom	10	10	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Homestead Village (085)	<b>PIC Development No.:</b> FL005000844
<b>RAD Development Name:</b>		West Homestead Garden and Homestead Village	<b>RAD PIC Development No.:</b> FL005000844C
<b>Conversion Type:</b>		PBV under RAD <sup>1, 5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	11	<b>Capital Fund allocation of Development:</b> \$ 37,360.18	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends . <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur.
Three Bedroom	8	8	
Four Bedroom	3	3	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		W. Homestead Gardens (083)	<b>PIC Development No.:</b> FL005000844
<b>RAD Development Name:</b>		West Homestead Garden and Homestead Village	<b>RAD PIC Development No.:</b> FL005000844C
<b>Conversion Type:</b>		PBV under RAD <sup>1, 5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	12	<b>Capital Fund allocation of Development:</b> \$ 40,756.56	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-Rebuild-to-RAD conversion may occur
Studio/Efficiency	7	7	
One Bedroom	5	5	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		FHA Scattered Homes (840)	<b>PIC Development No.:</b> FL005000845
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	2	<b>Capital Fund allocation of Development:</b> \$ 6,792.76	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	1	1	
Four Bedroom	1	1	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Richmond Homes (077)	<b>PIC Development No.:</b> FL005000845
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	32	<b>Capital Fund allocation of Development:</b> \$108,684.16	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	32	32	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Moody Gardens (081)	<b>PIC Development No.:</b> FL005000846
<b>RAD Development Name:</b>		Moody and Heritage (New)	<b>RAD PIC Development No.:</b> FL005000846A
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	34	<b>Capital Fund allocation of Development:</b> \$115,476.92	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	19	19	
One Bedroom	15	15	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Pine Island I (072)	<b>PIC Development No.:</b> FL005000846
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	80	<b>Capital Fund allocation of Development:</b> \$271,710.40	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	72	72	
Four Bedroom	8	8	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Pine Island II (073)	<b>PIC Development No.:</b> FL005000846
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> \$169,819.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Three Bedroom	48	48	
Four Bedroom	2	2	

Public Housing Development selected for RAD			
<b>Name of Public Housing Project:</b>		Moody Village (069)	<b>PIC Development No.:</b> FL005000846
<b>RAD Development Name:</b>		Moody and Heritage (New)	<b>RAD PIC Development No.:</b> FL005000846A
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	64	<b>Capital Fund allocation of Development:</b> \$217,368.32	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. . <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	13	13	
Three Bedroom	38	38	
Four Bedroom	13	13	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Goulds Plaza (079)	<b>PIC Development No.:</b> FL005000847
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> \$169,819.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	30	30	
One Bedroom	20	20	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Southridge I (071)	<b>PIC Development No.:</b> FL005000847
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	76	<b>Capital Fund allocation of Development:</b> \$258,124.88	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	68	68	
Three Bedroom	8	8	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Southridge II (087)	<b>PIC Development No.:</b> FL005000847
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	30	<b>Capital Fund allocation of Development:</b> \$101,891.40	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	6	6	
Three Bedroom	16	16	
Four Bedroom	8	8	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Green Turnkey Rehab (853)	<b>PIC Development No.:</b> FL005000853
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	22	<b>Capital Fund allocation of Development:</b> \$ 74,720.36	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	22	22	

2. The following public housing developments may undergo a RAD conversion:

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Gwen Cherry/ New Haven Gdn	<b>PIC Development No.:</b> FL005000014
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b> Family		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	4	<b>Capital Fund allocation of Development:</b> \$ 13,585.52	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	1	1	
Three Bedroom	1	1	
Five Bedroom	2	2	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		South Miami Gardens (060)	<b>PIC Development No.:</b> FL005000842
<b>RAD Development Name:</b>		South Miami Gardens	<b>RAD PIC Development No.:</b> FL005000842
<b>Conversion Type:</b>		PBV under RAD <sup>1,3, &amp; 5</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b> Family		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	58	<b>Capital Fund allocation of Development:</b> \$196,990.04	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance. <sup>5</sup> Restore-rebuild to RAD Conversion may occur.
Two Bedroom	12	12	
Three Bedroom	29	29	
Four Bedroom	12	12	
Five Bedroom	5	5	

Public Housing Development selected for RAD			
No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Stirrup Plaza Phase Two	<b>PIC Development No.:</b> FL005000855
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b> Family		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	7	<b>Capital Fund allocation of Development:</b> \$ 23,774.66	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	7	7	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Smathers Phase Two	<b>PIC Development No.:</b> FL005000856
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	82	<b>Capital Fund allocation of Development:</b> \$278,503.16	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	50	50	
One Bedroom	32	32	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Modello Apartments	<b>PIC Development No.:</b> FL005000858
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type: Family</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	20	<b>Capital Fund allocation of Development:</b> \$ 67,927.60	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	4	4	
Three Bedroom	16	16	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Martin Fine Villas	<b>PIC Development No.:</b> FL005000859
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type: Family</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	50	<b>Capital Fund allocation of Development:</b> \$169,819.00	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	43	43	
Two Bedroom	7	7	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Liberty Square Phase 1	<b>PIC Development No.:</b> FL005000861
<b>Conversion Type:</b>		PBV under RAD <sup>1, &amp; 3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	73	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	14	14	
Two Bedroom	28	28	
Three Bedroom	25	25	
Four Bedroom	6	6	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Liberty Square - Phase 2	<b>PIC Development No.:</b> FL005000862
<b>Conversion Type:</b>		PBV under RAD <sup>1 &amp; 3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	73	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	17	17	
Two Bedroom	28	28	
Three Bedroom	22	22	
Four Bedroom	6	6	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Smathers Phase One	<b>PIC Development No.:</b> FL005000865
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	100	<b>Capital Fund allocation of Development:</b> (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>De Minimis Reduction:</b>	N/A		
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	97	97	
One Bedroom	3	3	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Liberty Square Phase 3	<b>PIC Development No.:</b> FL005000866
<b>Conversion Type:</b>		PBV under RAD <sup>1&amp;3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	71	<b>Capital Fund allocation of Development:</b> \$241,142.98	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	5	5	
Two Bedroom	45	45	
Three Bedroom	9	9	
Four Bedroom	12	12	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Liberty Square Phase 4	<b>PIC Development No.:</b> FL005000869
<b>Conversion Type:</b>		PBV under RAD <sup>1,3</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	27N/A	<b>Capital Fund allocation of Development:</b> \$ 91,702.26	
<b>De Minimis Reduction:</b>		(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>3</sup> Refer to Appendix D for details on site configuration <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	27	27	

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
<b>Name of Public Housing Project:</b>		Lincoln Gardens Phase One	<b>PIC Development No.:</b> FL005000867
<b>Conversion Type:</b>		PBV under RAD <sup>1</sup>	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	49	<b>Capital Fund allocation of Development:</b> \$166,422.62	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion <sup>2</sup>	<sup>1</sup> May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. <sup>2</sup> Changes in the number of units or bedroom distribution may occur post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Two Bedroom	34	34	
Three Bedroom	15	15	

**Note:** 1) Projects above are subject to funding availability and priorities, project costs, HUD requirements, environmental

and other factors. 2) RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HCD with access to private sources of capital to redevelop its affordable housing assets. Upon conversion, HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.

**M. Development Information: Potential Restore-Rebuild-to-RAD Conversions**

In July 2023, HUD issued Supplemental Notice 4B to its RAD Notice (H-2023-08 PIH-2023-19) which, among other things, provided guidance on utilization of a PHA's capacity under its "Faircloth Limit" <sup>49</sup> to acquire and/or construct new public housing units, receive new federal Capital and Operating funds for those units, and subsequently convert the units and funding to the RAD Section 8 platform in a streamlined process known as "Restore-Rebuild-to-RAD" conversion.

HCD may pursue Restore-Rebuild-to-RAD conversions at the developments listed below. HCD would submit Mixed-Finance Development Proposals to HUD for approval of new construction or acquisition (with or without rehabilitation) of new federal public housing units. With HUD approval, the newly constructed or acquired units would convert to RAD Site-Based Voucher units immediately or shortly after acceptance as federal public housing.

HCD is currently in the planning stage for all Restore-Rebuild-to-RAD developments described in this section. Decisions to proceed with conversions will be informed by HUD guidance, due diligence and feasibility studies, and continued engagement with residents of developments for which conversion is proposed.

As of December 31, 2023, HCD may add to its public housing portfolio as many as 2,310 units (its "Faircloth capacity") before HCD's Faircloth Limit is reached. HCD has substantial room under its Faircloth Limit to add new public housing units described in this section.

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		1551 Pennsylvania <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	20	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>De Minimis Reduction:</b>	N/A	N/A	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	20	20	

<sup>49</sup> The Faircloth Limit refers to an amendment to Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") which limits the construction of new public housing units. The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a new increase in the number of units the public housing agency owned, assisted or operated as of October 1, 1999.

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Jefferson Apartments <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	27	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom	4 23	4 23	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Meridian Place <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	34	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom	23 11	23 11	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Michigan I and II <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	27	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom	7 20	7 20	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Shelbourne House <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	24	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	12	12	
One Bedroom	12	12	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		The Allen <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	39	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	36	36	
One Bedroom	3	3	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Westchester <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Family	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	24	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and rehabilitation anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency	12	12	
One Bedroom	12	12	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Gran Via <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	104	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Conversion not anticipated to involve substantial rehabilitation work. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom	12 92	12 92	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Senator Villas <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	23	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Conversion not anticipated to involve substantial rehabilitation work. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom Two Bedroom	5 16 2	5 16 2	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
<b>Name of Project:</b>		9250 W. Flagler Street <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		TBD	<b>Post-RAD Unit Type if different:</b> TBD
<b>Total Units:</b>	TBD	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> Acquisition and new construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
Studio/Efficiency One Bedroom Two Bedroom Three Bedroom Four Bedroom Five Bedroom	TBD TBD TBD TBD TBD TBD	TBD TBD TBD TBD TBD TBD	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
<b>Name of Project:</b>		Flagler Villas I <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	60	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	60	60	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		Flagler Villas II <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	98	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom Two Bedroom	91 7	91 7	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
<b>Name of Project:</b>		Gallery at SoMi Parc <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	102	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	102	102	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup>			
<b>Name of Project:</b>		Gibson Plaza <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>RAD Development Name:</b>		Gallery in the Grove	<b>RAD PIC Development Number:</b>
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	65	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	65	65	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		River Parc 8 <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	98	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	98	98	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		River Parc 9 <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	92	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	92	92	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		River Parc 10 <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	66	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	66	66	

Development selected for Restore-Rebuild-to-RAD conversion <sup>1</sup> No final decision will be made until planning stage is concluded			
<b>Name of Project:</b>		West Grove <sup>1</sup>	<b>PIC Development No.:</b> TBD
<b>Conversion Type:</b>		PBV under RAD	<b>Transfer of Assistance:</b> May occur <sup>4</sup>
<b>Pre- RAD Unit Type:</b>		Elderly	<b>Post-RAD Unit Type if different:</b>
<b>Total Units:</b>	54	<b>Capital Fund allocation of Development:</b>	
<b>De Minimis Reduction:</b>	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion<sup>2</sup></b>	<b>Number of Units Post-Conversion<sup>2</sup></b>	<sup>1</sup> New construction anticipated. May be subject to change. <sup>2</sup> Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion. <sup>4</sup> No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
One Bedroom	54	54	

**VII. Homeownership Program under Section 32, 9 or 8(Y)**

While HCD has not submitted a plan to implement the Section 32 homeownership program, homeownership opportunities may be created as a component of the redevelopment of certain public housing sites, including Kline Nunn, Little River Plaza, Little River Terrace, Annie Coleman #14 & #16, Naranja, Modello, Pine Island I & II and Arthur Mays Village. These would be pursued through alternative financing and development structures.

**VIII. Occupancy by Over-Income Families.**

- A. HCD has adopted a policy to limit public housing assistance for over-income families based on the Housing Opportunity through Modernization Act (HOTMA) of 2016. HCD amended its policy to limit public housing assistance for over-income families in accordance with HUD’s Final Rule on the Housing Opportunity through Modernization Act (HOTMA) of 2016: Implementation of Sections 102, 103, and 104 final published February 14, 2023, in the Federal Register and Notice PIH-2023-03.
- B. In the regulations, over-income families are determined by multiplying the applicable income limit for a very low-income (VLI) family, as defined in 24 CFR 5.603(b), by a factor of 2.4 (i.e., 120 percent of the AMI).

**IX. Occupancy by Police Officers.**

HCD may request HUD’s approval for units to be occupied by police officers to increase security for public housing residents.

**X. Non-Smoking Policies.**

HCD has implemented a smoke-free policy pursuant to HUD regulations 24 CFR Parts 965 and 966 and Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.

**XI. Project-Based Vouchers.**

Not Applicable

**XII. Units with Approved Vacancies for Modernization.**

- A. Public Housing's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) system as "Undergoing Modernization", a sub-category of non-dwelling units.
- B. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees.
- C. HCD may request approval for additional units to be placed under modernization.

**XIII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

- A. HCD may apply for the Capital Fund Financing Program (CFFP).

## SECTION B.2 - HOUSING CHOICE VOUCHER

### B.2.B –New Activities for Housing Choice Voucher

Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Housing Choice Voucher Program		
Y	N	New Activities
	X	I. Choice Neighborhoods Grants.
	X	II. Modernization or Development.
X		III. Demolition and/or Disposition.
	X	IV. Designated Housing for Elderly and/or Disabled Families.
	X	V. Conversion of Public Housing to Tenant-Based Assistance.
X		VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.
X		Homeownership Program under Section 32, 9 or 8(Y)
	X	VII. Occupancy by Over-Income Families.
	X	VIII. Occupancy by Police Officers.
	X	IX. Non-Smoking Policies.
X		X. Project-Based Vouchers.
	X	XI. Units with Approved Vacancies for Modernization.
	X	XII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

#### **I. Choice Neighborhoods Grants.**

Not Applicable to HCV

#### **II. Modernization or Development.**

HCD may engage in Rental Assistance Demonstration (RAD).

#### **III. Demolition and/or Disposition.**

HCD may convert existing Public Housing developments to Project-Based Voucher (PBV) under RAD including through HUD's Restore-Rebuild-to-RAD program in which HCD may convert all or a portion of units in mixed-finance developments to Site-Based Voucher (PBV) under RAD.

#### **IV. Designated Housing for Elderly and/or Disabled Families.**

Not Applicable to HCV

#### **V. Conversion of Public Housing to Tenant-Based Assistance.**

Not applicable to HCV.

#### **VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.**

Using the RAD program, mixed finance options, and Capital funds, among others, HCD will embark on the conversion of public housing developments to Project-Based Vouchers (PBV) under RAD, to upgrade its existing developments, many of which are at or near the end of their life cycle, and other important upgrades inherently required with an aging housing stock.

Upon conversion to PBV under RAD, HCD will adopt the resident rights, participation, waiting list and grievance procedures in accordance with Section 1.6 of under the guidelines of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C) and any successor Notices. future supplemental instructions or amendments.

HCD complies with and will continue to comply with the RAD Fair Housing, Civil Rights, and Relocation Notice (Joint Housing/PIH Notice H-2016-17/PIH-2016-17). Additionally, HCD will comply with all requirements set forth in Miami-Dade Board of County Commissioners' Resolution Nos. R-1329-19 and R-1181-19, which require (i) that prior to the closure of a public housing site due to health and safety reasons, the RAD Program or for any other reason, the Miami-Dade Board of County Commissioners must approve such closure, and (ii) the County to execute Tenant Relocation Agreements with each of the tenants impacted by the closure of a public housing site or relocated because of the RAD Program, respectively.

Note that the Joint Housing/PIH Notice was issued on November 10, 2016, and includes requirements on Affirmatively Furthering Fair Housing (AFFH). However, this notice has been amended through the Notice titled AFFH: Responsibility to Conduct Analysis of Impediments published on May 23, 2018, in the Federal Register.

HCD certifies that all sites converting assistance will comply with the site selection requirements set for at 24 CFR § 983.55, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

#### **VII. Homeownership Program under Section 32, 9 or 8(Y)**

In accordance with 24 CFR 982.625, "Homeownership Option: General," HCD supports a homeownership program for its participant families. To meet this objective, eligible Housing Choice Voucher recipients may purchase a home using the voucher subsidy. With the competitive rental market and increasing need for affordable housing in Miami-Dade County, the establishment of a Housing Choice Voucher Homeownership program will create a larger selection of housing choices which eligible Housing Choice Voucher families can use (Section 8 Administrative Plan, Chapter 26).

#### **VIII. Occupancy by Over-Income Families.**

Pursuant to PIH Notice 2019-23, RAD Final Implementation, REV-4, HUD has waived the regulatory requirements to allow a unit that was over-income at the time of conversion to continue receiving assistance. Once the grandfathered household moves out, the unit must be leased to an eligible family.

#### **IX. Occupancy by Police Officers.**

Not Applicable to HCV

#### **X. Non-Smoking Policies.**

Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.

#### **XI. Project-Based Vouchers**

A. Based on availability of additional funding, HCD estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based Voucher (PBV) assistance. HCD is permitted by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) to project-base an additional 10% of units meeting certain conditions, and is permitted to exclude certain PBV units from the calculation of the PBV percentage limitation.

1. The following units, if part of a HAP contract executed on or after April 18, 2017, or added to any HAP contract after that date, may be included in the additional 10% category:
  - Units specifically made available to house individuals and families meeting the definition of homeless at 24 CFR 578.3
  - Units specifically made available to house families comprised of or including a veteran
  - Units providing supportive housing to elderly persons or persons with disabilities, as defined in 24 CFR 5.403
  - Units located in an area where vouchers are difficult to use, as defined in 24 CFR 983.3
  - Units replacing, on a different site, units for which HCD had authority to commit PBV assistance on the original site without the units counting against the limitation.

2. The following units, if part of a HAP contract executed on or after December 27, 2020 or added to any HAP contract after that date, may be included in the additional 10% category:
    - Units exclusively made available to eligible youth as described in Section 8(x)(2)(B) of the U.S. Housing Act.
  3. The following units are excluded from the calculation of the PBV percentage limitation.
    - Units that previously received HUD assistance, including public housing funding, Section 8 project-based rental assistance, Section 202 elderly assistance, Section 811 assistance for persons with disabilities, Rental Assistance Program assistance, or Flexible Subsidy Program assistance.
    - Units that have been subject to a federally required rent restriction under one of the following programs: the Low-Income Housing Tax Credit (LIHTC) Program, Section 515, Section 236, Section 221(d)(3), Section 202, Section 811, Flexible Subsidy Program, or any other program identified by HUD.
    - Newly constructed units developed under the PBV program, provided the primary purpose is or was to replace units meeting the criteria above, the units are constructed on or adjacent to the original site, and the development plan meets HUD requirements at 24 CFR 983.59(c).
- B. Current project-based vouchers are located at:
1. Verde Gardens (65)
  2. Dr. Barbara Carey-Shuler Manor (20)
  3. Del Prado Gar (31)
  4. Marcia Garden (70)
  5. Coalition Lift (8)
  6. Golden Lakes (74)
  7. Coquina Place (24)
  8. Wagner Creek (18)
  9. Modello Apartments (80)
  10. Centerra Townhomes (16)
  11. Joe Moretti 2B (24)
  12. Robert King High (78)
  13. Northside Commons (15)
  14. Brisas Del Rio (112)
  15. Three Round Tower B & C (22)
  16. Max Landing (19)
  17. The Gallery at Smathers Plaza Phase III (65)
  18. Brisas Del Este Phase Two (11)
  19. Haley Sofge (144)
  20. Paseo Del Rio (39)
  21. Mosaico (271)
  22. Lincoln Gardens (33)
  23. Sawyer's Walk (289)
  24. Lincoln Gardens Elderly (77)
  25. Imperial Club (102)
  26. Liberty Square Phase 4 (50)
  27. Qual Roost 1 (28)
  28. Gallery at West Brickell (55)
  29. Cordova Estate (50)
  30. Wellspring Apartments (99)
  31. Royal Pointe (7)
  32. Metro Grande III (7)
- C. PBV unit approval is expected to increase to approximately 196 units.
- D. Includes the following public housing projects converted to PBV under RAD that may include units under regular PBV (RAD/Section 18 Blend option):
1. Joe Moretti – Phase I
  2. Joe Moretti – Phase 2A

3. Joe Moretti – Phase 2B
4. Dante Fascell Apartments
5. Stirrup Plaza
6. South Miami Plaza
7. Jack Orr Plaza Phase 1
8. Collins Park Apartments
9. Three Round Tower A
10. Three Round Towers B and C
11. Robert King High
12. Brisas Del Este
13. Paseo Del Rio
14. Gallery at River Parc
15. Brisas del Rio
16. Haley Sofge Building 800
17. South Miami Gardens
18. Quail Roost Transit Village I
19. Culmer Apartments
20. Gallery at Marti Park
21. Brisas Del Este Apartments
22. Gallery at West Brickell
23. Jose Marti Villas (Brisas del Sol)
24. Residences at Palm Court
25. Haley Sofge 750
26. Heritage Village South
27. Rainbow Village Phase I
28. Perrine Phase II
29. Homestead Gardens Phase I

N. HCD may select additional projects for PBV assistance. HCD's Administrative Plan describes the procedures for submission and selection of PBV proposals under methods of competitive selection and circumstances under which exceptions to competitive selection may be granted.

**XII. Units with Approved Vacancies for Modernization.**

Not Applicable to HCV

**XIII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).**

Not Applicable to HCV

## Appendix D

### RAD/Section 18 Blend Option and Site Configuration

#### I. RAD/Section 18 Blend Option

On December 26, 2024, HUD issued Notice PIH 2024-40 (the Section 18 Demolition/Disposition Notice), which supersedes Notice PIH 2021-07 and details the requirements for Section 18 demolitions and dispositions, including the criteria and unit mix percentages for RAD/Section 18 Blends. Subsequently, on January 16, 2025, HUD issued Notice PIH 2025-03 (HA), Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH 2019-23 and its prior amendments (collectively, the 'RAD Notice') to implement the comprehensive framework for RAD/Section 18 Blends.

The Notice PIH 2025-03 (HA) states the following:

*A PHA that is converting a portion of the public housing units within a Converting Project and is replacing the units proposed for disposition with project-based Section 8 assistance within the Covered Project may be subject to the provisions governing RAD/Section 18 Blends, as the terms “Converting Public Housing Assistance” and “Converting Tenant-Protection Voucher (TPV) Assistance”, and “RAD/Section 18 Blends” are defined in the Rental Assistance Demonstration (RAD) – Supplemental Notice 4C as amended from time to time (the “RAD Notice”).*

*This Supplemental Notice implements a statutory change from the FY2024 Appropriations Act, allowing HUD to convert Tenant Protection Voucher (TPV) assistance to a RAD HAP Contract (either Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV)) when a Converting Property partially converts Section 9 assistance under RAD and a Section 18 event occurs that results in TPV eligibility. This means TPVs can be directly incorporated into a RAD project's contract, rather than remaining as separate tenant-based assistance. All assistance, both "Converting Public Housing Assistance" and "Converting TPV Assistance," will be placed under a single RAD HAP contract and governed by a single RAD Use Agreement upon conversion.*

*PIH 2025-03 clarifies that units generating "Converting Public Housing Assistance" reduce the PHA's Faircloth Limit, but units generating "Converting TPV Assistance" **do not** reduce this limit.*

*The RAD relocation requirements (PIH 2016-17 (HA)) must be followed in lieu of 24 CFR 970.21 for all residents of the Converting Project within a RAD/Section 18 Blend.*

The Notice PIH 2024-40 states the following.

#### **RAD/Section 18 Construction Blend.**

*A PHA that has received a Section 18 approval under normal processing shall be subject to the provisions governing RAD/Section 18 Blends provided they request and receive SAC approval to conditionally rescind the Section 18 approval for some portion of RAD eligible units and provided that at least 10% of the total units in the Converting Project will be Converting Public Housing Assistance.*

*The percentage of units eligible for disposition under Section 18 within the Converting Project is based on the following: 1) whether that project will be demolished and redeveloped; 2) whether the assistance will be transferred to a new site under RAD; or 3) the hard construction*

costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for a rehabilitation of the Covered Project as compared to the Housing Construction Costs (HCC) as published by HUD for the given market area. The following table sets forth the eligibility criteria for a RAD/Section 18 Construction Blend and, for each criteria, the maximum percentage of units eligible for Section 18 and the minimum number of units that will convert under RAD within the Converting Project:

Eligibility	Unit Mix Percentage (Section 18/RAD)
<ul style="list-style-type: none"> <li>• Proposed rehab where hard construction costs exceed 90% of the HCC for the given market area OR</li> <li>• Demolition and Redevelopment of the project OR</li> <li>• Transfer of Assistance</li> </ul>	up to 90% Section 18 at least 10% RAD
<ul style="list-style-type: none"> <li>• Proposed rehab where hard construction costs exceed 60% of the HCC for the given market area</li> </ul>	up to 60% Section 18 at least 40% RAD
<ul style="list-style-type: none"> <li>• Proposed rehab where hard construction costs exceed 30% of the HCC for the given market area</li> </ul>	up to 30% Section 18 at least 70% RAD

## II. Site Configuration

### A. Haley Sofge – Building 800

Haley Sofge (FL005000835) is comprised of 475 public housing units, which includes two towers – Tower 750 and Tower 800.

Building 800 consists of 240 units that have been converted to RAD under a RAD/Section 18 blend conversion. The PHA received replacement tenant protection vouchers (TPVs) prior to the RAD conversion which will be used for this project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions.

### B. Haley Sofge – Building 750

Haley Sofge (FL005000835) is comprised of 475 public housing units, which includes two towers – Tower 750 and Tower 800.

Building 750 is comprised of 235 units. Out of 235 units, 195 were transferred as follows: 1) 66 units were transferred to Paseo del Rio, an adjacent new construction project under a RAD/Section 18 blend through transfer of assistance; 2) 93 units were transferred to Gallery at West Brickell under a RAD/Section 18 blend through transfer of assistance (described below); and 36 units were transferred to Gallery at Marti Park under a RAD/Section 18 blend through transfer of assistance (described below).

The remaining 40 units will be replaced through a RAD/Section 18 blend conversion on-site in the existing building as part of a rehabilitation project. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project will be subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- **Gallery at West Brickell**

Gallery at West Brickell is comprised of 465 units, new construction, mixed-income LIHTC project in the Brickell neighborhood of the City of Miami. Ninety-three (93) assisted units were transferred from Haley Sofge Building 750 (FL005000835) under a RAD/Section 18 blend transfer of assistance. Housing and Community Development (HCD) applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Gallery at Marti Park**

Gallery at Marti Park will be an approximately 176-unit new construction, mixed-income LIHTC project in the Little Havana neighborhood of the City of Miami. Approximately, 36 assisted units were transferred from Haley Sofge Building 750 (FL005000835) under a RAD/Section 18 blend transfer of assistance. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences, which will be administered in accordance with RAD Program requirements.

**C. Rainbow Village/Gwen Cherry 23**

Rainbow Village/Gwen Cherry 23 (FL005000830) is currently comprised of 136 public housing units consisting of multiple two-story buildings. Rainbow Village/Gwen Cherry 23 will be a 136-unit conversion.

This 136-unit project will be converted under RAD and/or RAD/Section 18 blend in multiple phases. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Rainbow Village Phase I**

Rainbow Village Phase I is comprised of 310 new construction mixed income units. 84 of these units are RAD/Section 18 blend replacement units converted from the original Rainbow Village and Gwen Cherry 23 public housing sites.

- **Rainbow Village Phase II**

Rainbow Village Phase II will be comprised of approximately 200 new construction mixed income units. 52 of these units will be RAD/Section 18 blend replacement units converted from the original Rainbow Village and Gwen Cherry 23 public housing sites.

**D. South Miami Gardens**

South Miami Gardens which was part of AMP FL005000842 is comprised of 58 public housing units. All 58 units were converted in Phase I under the RAD program and is newly constructed, mixed-income, and mixed-use multi-family site. A variety of funding sources were pursued, including RAD and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences, which will be administered in accordance with RAD Program requirements.

Phase II of the South Miami Gardens redevelopment (SoMi Parc) will be new construction, mixed-income, and mixed-use. A variety of funding sources will be pursued, including LIHTC to assist with construction costs, transaction costs and overall project funding. Project will be subject to LIHTC restrictions. This project may include Restore-Rebuild units (f/k/a Faircloth to RAD units) (which may be converted to RAD). A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

**E. Jose Marti Plaza, Falk Turnkey, and Little Havana Homes**

Jose Marti Villas (FL005000839) is currently comprised of 131 public housing units spread across three (3) developments – Jose Marti Plaza, Falk Turnkey, and Little Havana Homes. Jose Marti Villas and Falk Turnkey are being redeveloped into 146 affordable units of which 103 are public housing replacement units under RAD/Section 18 blend. This AMP also includes an additional 7 scattered site units associated with the Little Havana Homes development which will be converted separately. The remaining 21 units in the AMP will be redeveloped at Gallery at Little Havana as described below.

This 146-unit project will include the replacement and conversion of 103 public housing units RAD/Section 18 blend. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Gallery at Little Havana**

Gallery at Little Havana is a planned project in the Little Havana neighborhood in the City of Miami that will replace the existing 21 public housing units at the site as new construction through RAD or RAD/Section 18 blend. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs will be submitted to HUD for the purpose of replacing the Section 18 units and, if awarded by HUD, be project-based and placed at the project.

A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements. The post-conversion unit mix may differ from the current unit mix (i.e., unit reconfiguration).

**F. Liberty Square**

Liberty Square (FL005000827) is a public housing site currently undergoing a multi-phase redevelopment under a 2018 Mixed-Finance HUD approval (amended in 2022) to bring back 640 public housing units. Some or all of the units may be replaced under RAD, RAD/Section 18 blend, or a hybrid of RAD with non-RAD PBVs resulting from a TPV award under the existing Section 18 disposition approval. In the event RAD is utilized to replace public housing units at the site, the existing Mixed-Finance HUD approval from SAC may be amended or terminated.

The individual phases are:

- Phase 1 is a 204-unit completed and occupied property with 73 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.
- Phase 2 is a 204-unit completed and occupied property with 73 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.
- Phase 3 is a 192-unit completed and occupied property with 71 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.
- Phase 4 is a 193-unit property that is currently under construction and will have approximately 27 replacement public housing units that may be converted to RAD. LIHTCs will be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project. Due to funding requirements, some of the assisted units may have tenant selection preferences.
- Future Phases – There are five (5) remaining phases rental contemplated which will incorporate the balance of the promised 640 public housing units. Future phases with replacement public housing units may be brought back as RAD, RAD/Section 18 blend, or a hybrid of RAD with non-RAD PBVs. TPVs will be applied for to replace the Section 18 units and, if awarded by HUD, be project-based and placed at the project. RAD/Section 18 blend may be pursued to maximize project income and fund more construction costs. LIHTCs may be used to fund construction and transaction costs, so LIHTC restrictions may also apply to this project. Funding sources may require that some of the assisted units have tenant selection preferences. Affordable homeownership units and commercial/retail space are also contemplated.

**G. Culmer Place / Culmer Gardens Phase 1**

Culmer Place / Culmer Gardens (FL005000831) is comprised of 226 public housing units spread across multiple buildings within one site. Culmer Place / Culmer Gardens Phase 1 will be a 119-unit partial conversion.

A variety of funding sources will be pursued, including RAD/Section 18 and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs will be submitted to HUD for the purpose of replacing the Section 18 units and, if awarded by HUD, be project-based and placed at the project. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements. Culmer Place/Culmer Gardens was awarded a FY2023/24 Choice Neighborhoods Initiative (CNI) Implementation grant in July 2024. Project phasing and unit mix are subject to revision to reflect grant program requirements.

- **Culmer Apartments V**

Culmer Apartments V is the second phase of the redevelopment of the Culmer Place and Culmer Gardens and will consist of approximately 375 new construction mixed-income units, including the remaining 107 public housing units from the existing Culmer Place and Culmer Gardens public housing sites.

**H. Homestead Gardens**

Homestead Gardens (FL005000844) is comprised of 150 public housing units, all of which will be converted under RAD. Homestead Gardens Phase I will consist of 162 units, of which 81 will be replacement units (10 one-bedrooms, 31 three-bedrooms, and 40 three-bedrooms). The units will be built on the east side of the Homestead Gardens site.

TML Homestead Residence, phase 2 of the development, is a proposed approximately 100-unit new construction, mixed income development and will include approximately 50 RAD (two and three bedrooms with some converting to one bedrooms) transfer of assistance units from FL005000844 (Homestead Gardens). The units will be transferred and built on nearby non-profit owned land. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

Homestead Gardens Phase II, the third phase, is a proposed approximately 88-unit new construction, mixed income development and will include the remaining approximately 19 RAD replacement units. The units will be built on the west side of FL005000844 (Homestead Gardens) site. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements

**I. Palm Court/Palm Tower**

Palm Court/Palm Tower (FL005000825) is comprised of 191 public housing units, all of which will be converted under RAD. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs was submitted to HUD for the purpose of replacing the Section 18 units and will be project based at the project. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

**J. Perrine Gardens and Perrine Villas**

Perrine Gardens and Perrine Villas (FL005000845) is comprised of 178 public housing units, all of which will be converted under RAD in multiple phases. Phase one which includes 48 RAD replacement transfer of assistance units (32 studios, 10 one-bedrooms, 1 two-bedroom, 1 three-bedroom, 3 four-bedrooms, 1 five-bedroom) has already closed and is currently under construction.

- Perrine Village II, phase 2, is a proposed 150-unit, new construction, mixed income development includes 57 RAD replacement units (23 studios, 12 one bedrooms and 22 two bedrooms). The units are currently designated as general occupancy under public housing and will have an elderly preference implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements
- Perrine Village I, phase 3, is a proposed 100-unit, new construction, mixed income development and will include up to 50 RAD replacement units, unit mix to be determined. The units are currently designated as general occupancy under public housing but elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements
- Future phases contemplated will incorporate the balance of the remaining 23 RAD replacement public housing units and may include transfer of assistance to the Perrine Villas or other new development sites. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. TPVs will be applied for to replace the Section 18 units and, if awarded by HUD, be project-based and placed at the project. A portfolio-wide waiting list will be utilized. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration). The units are currently designated as general occupancy under public housing and may change post conversion.

**K. Heritage Village I and II, Moody Gardens and Moody Village**

Heritage Village I & II (FL005000843) is comprised of 52 public housing units, and Moody Village & Moody Gardens (FL005000846) is comprised of 98 public housing units, all of which will be converted under RAD. Transfer of assistance from Moody Village and Moody Gardens to Heritage Village will be implemented.

- Heritage Village South is a proposed 116-unit new construction mixed-income development and will include 58 RAD replacement units (12 one-bedrooms, 3 two-bedrooms, 39 three-bedrooms and 4 four-bedrooms). The 58 units will include six three-bedrooms transfer of assistance units from FL005000846 (Moody Village) to Heritage Village South. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- Heritage Village North, phase two, is a proposed approximately 114-unit new construction mixed-income development and will include approximately 52 RAD (6 studios, 26 one-bedrooms, 9 two-bedrooms, 9 three-bedrooms, and 2 four-bedrooms) transfer of assistance units from Moody Village & Moody Gardens (FL005000846). The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding.

Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration).

- Phase 3 of this redevelopment will be on the Moody Village site and will have approximately 40 RAD replacement units. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration).

#### L. Harry Cain

Harry Cain (FL005000840) is comprised of 154 public housing units. As part of the redevelopment of the Harry Cain site, 51 units will transfer to Gallery at Lummus Parc Phase 1, 29 units will transfer to Gallery at Lummus Parc Phase 2, and 74 units will transfer to a to-be-named development on property acquired by Miami-Dade County from Miami-Dade College.

- Gallery at Lummus Parc Phase 1 is a proposed approximately 256-unit new construction mixed-income development and will include approximately 57 RAD (42 studios, nine 1-bedroom, and six-2 bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.
- Gallery at Lummus Parc Phase 2 is a proposed approximately 200-unit new construction development and will include approximately 28 RAD (all studios that may be converted to 1-bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.
- A to-be-named development is a proposed project on property to be acquired from Miami-Dade College in downtown Miami that will have approximately 33 RAD (9 studios that may be

converted to 1-bedrooms and 24 1-bedrooms) transfer of assistance units. The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. The project will include RAD transfer of assistance units from FL005000840 (Harry Cain). A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

**1. Gallery Riverwalk**

Gallery Riverwalk is a proposed approximately 236-unit new construction development and will include approximately 36 RAD (all studios that may be converted to 1-bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project will be subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

**M. Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22**

Newberg, New Haven Gardens, Gwen Cherry 06, and Gwen Cherry 22 are comprised of 170 public housing units. All 170 public housing units are slated to be redeveloped under the RAD or RAD/Section 18 blend program as part of a multiphase, new construction, mixed-income, mixed-use redevelopment of the site, although certain parcels of land or phases of this redevelopment may be taken through Section 18 demolition-disposition.

A variety of funding sources will be pursued, including debt, grants, and LIHTCs, which will be used to assist with construction costs, transaction costs, and overall project funding. RAD transfer of assistance of approximately eight units from Gwen Cherry 06 to the other sites is contemplated. Certain phases of the project will be subject to LIHTC and other affordability restrictions. A portion of the assisted units may have tenant selection preferences, including but not limited to tenant selection preferences required by funding partners of the project. Unit reconfiguration from the existing public housing unit mix may be pursued for this project. Certain phases of this redevelopment may include Restore-Rebuild units (f/k/a Faircloth to RAD units) and these units may have tenant selection preferences, which will be administered in accordance with HUD and local requirements.

**N. Victory Homes**

Victory Homes is comprised of 144 public housing units. All 144 public housing units are slated to be redeveloped under the RAD or RAD/Section 18 blend program as part of a multiphase, new construction, mixed-income, mixed-use redevelopment of the site, although certain parcels of land or phases of this redevelopment may be taken through Section 18 demolition-disposition. A variety of funding sources will be pursued, including debt, grants, and LIHTCs, which will be used to assist with construction costs, transaction costs, and overall project funding.

All units at this project will be replaced within the existing site, which may be considered RAD transfer of assistance. Certain phases of the project will be subject to LIHTC and other affordability restrictions. A portion of the assisted units may have tenant selection preferences, including but not limited to tenant selection preferences required by funding partners of the project. Unit reconfiguration from the existing public housing unit mix may be pursued for this project. Certain phases of this redevelopment may include Restore-Rebuild units (f/k/a Faircloth to RAD units) and

these units may have tenant selection preferences, which will be administered in accordance with HUD and local requirements.

**O. Arthur Mays, Naranja, Pine Island I & II, Modello II (Vacant Land)**

Arthur Mays, Naranja, Pine Island I & II and Modello II are anticipated to be redeveloped in a coordinated manner and include the demolition of the existing public housing units and new construction of replacement, affordable and workforce rental units as well as for-sale homeownership units. A variety of repositioning options may be employed, including RAD, RAD Transfer of Assistance, Restore-Rebuild, Section 18 demolition and/or disposition and Section 32 homeownership. De minimis reduction may be requested for long term vacant units.

**P. Kline Nunn, Little River Plaza, Little River Terrace**

Kline Nunn, Little River Plaza, and Little River Terrace are anticipated to be redeveloped in a coordinated manner and include the demolition of the existing public housing units and new construction of replacement, affordable and workforce rental units as well as for-sale homeownership units. A variety of repositioning options may be employed, including RAD, RAD Transfer of Assistance, Restore-Rebuild, Section 18 demolition and/or disposition and Section 32 homeownership. De minimis reduction may be requested for long term vacant units.

**III. Development Information: Potential Restore-Rebuild-to-RAD Conversions**

In July 2023, HUD issued Supplemental Notice 4B to its RAD Notice (H-2023-08 PIH-2023-19) which, among other things, provided guidance on utilization of a PHA's capacity under its "Faircloth Limit"<sup>1</sup> to acquire and/or construct new public housing units, receive new federal Capital and Operating funds for those units, and subsequently convert the units and funding to the RAD Section 8 platform in a streamlined process known as "Restore-Rebuild units (f/k/a Faircloth to RAD units).

HCD may pursue Restore-Rebuild units (f/k/a Faircloth-to-RAD units) conversions at the developments listed herein. HCD would submit Mixed-Finance Development Proposals to HUD for approval of new construction or acquisition (with or without rehabilitation) of new federal public housing units. With HUD approval, the newly constructed or acquired units would convert to RAD Site-Based Voucher units immediately or shortly after acceptance as federal public housing.

HCD is currently in the planning stage for all Restore-Rebuild-to-RAD developments described in this section. Decisions to proceed with conversions will be informed by HUD guidance, due diligence and feasibility studies, and continued engagement with residents of developments for which conversion is proposed.

As of December 31, 2023, HCD may add to its public housing portfolio as many as 2,310 units (its "Faircloth capacity") before HCD's Faircloth Limit is reached. HCD has substantial room under its Faircloth Limit to add new public housing units described in this section.

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<sup>1</sup> The Faircloth Limit refers to an amendment to Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") which limits the construction of new public housing units. The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a new increase in the number of units the public housing agency owned, assisted or operated as of October 1, 1999.

**Attachment B.3**  
**FY 2026-2027 Annual PHA Plan**

**SECTION B.3 – PROGRESS REPORT**

**B.3.A PUBLIC HOUSING**

- I. Increase the availability of affordable housing that reflect HUD and local requirement.
  
- A. HCD will allocate 50 units (or waiting list slots) exclusively for direct referrals from the CoC Lead Agency.
  
- B. Redevelopment
  1. The Scott Homes revitalization project (historic building) was completed (HOPE VI Project).
  2. The following mixed-finance projects have been completed or are under construction:
    - a) Northpark at Scott Carver
    - b) Green Turnkey
    - c) Stirrup Plaza Phase Two
    - d) Smathers Plaza – Phases 1 and 2
    - e) Martin Fine Villas
    - f) Modello Homes
    - g) Liberty Square Phases 1, 2, 3 and 4
    - h) Brisas Del Rio
    - i) Gallery at River Parc
  3. The following public housing developments have been converted to PBV under RAD that may include units under regular PBV (Section 18 /RAD Blend option):
    - a) Joe Moretti – Phases I, 2A, and 2B
    - b) Dante Fascell Apartments
    - c) Stirrup Plaza
    - d) South Miami Plaza
    - e) Jack Orr Plaza Phase 1
    - f) Collins Park Apartments
    - g) Three Round Tower A
    - h) Three Round Towers B and C
    - i) Robert King High
    - j) Brisas del Este
    - k) Paseo Del Rio
    - l) Gallery at River Parc
    - m) Brisas Del Rio
    - n) Haley Sofge Building 800
    - o) South Miami Gardens
    - p) Quail Roost Transit Village I
    - q) Culmer Apartments
    - r) Gallery at Marti Park
    - s) Brisas Del Este Apartments
    - t) Gallery at West Brickell
    - u) Jose Marti Villas (Brisas del Sol)
    - v) Joe Moretti- Phase 1
    - w) Joe Moretti- Phase 2
    - x) Residences at Palm Court
    - y) Haley Sofge 750
    - z) Heritage Village South
    - aa) Rainbow Village Phase I

- bb) Perrine Phase II
- cc) Homestead Gardens Phase I

4. It is anticipated that future development opportunities will be offered to develop existing public housing sites and/or vacant land sites through competitive solicitations.

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

- A. On May 5, 2023, HCD requested that HUD approve a two-year extension for Public Housing's Designated Housing Plan, designating units for occupancy by elderly families only.
- B. HCD will continue developing partnerships with Resident Councils and other community partners.
- C. HCD will continue providing Section 3 business applications online, promoting Section 3 training, employment and contracting opportunities and increasing the number of Section 3 employed persons, in accordance with 24 CFR Part 75.

**III. Ensure equal opportunity in housing for all Americans.**

- A. The Voluntary Compliance Agreement (VCA) expired in January of 2019 and official notification from HUD of compliance is pending. In the interim, HCD continues to submit reports as required by the VCA. The Reasonable Accommodation Policies and Procedures, Effective Communication Policies, and ACOP were revised as required by the VCA have been completed.
- B. Complied with the Fair Housing Act and provided Fair Housing Training to staff.
- C. Collected data from the current waitlists via post-application questionnaires to gauge clients' disability-related needs. Subsequently, HCD submitted the needs assessment information to HUD. Applicants and residents receive documents at move-in and annual recertification advising them about their disability-related rights.

**SECTION B.3 – Progress Report**

**B.3.B HOUSING CHOICE VOUCHER**

**I. Increase the availability of affordable housing that reflects HUD and local requirements:**

- A. HCD identifies a specific allocation of 50 vouchers (or waiting list slots) exclusively for direct referrals from the CoC Lead Agency.
- B. Under the Section Eight Management Assessment Program (SEMAP), HCD earned the rating of a High Performer (scored 97 percent) for fiscal year ended September 30, 2024.

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

- A. HCD continues efforts in creating a Resident Advisory Board, developing relationships with other community partners and increasing owner participation in the Housing Choice Voucher Program.

**III. Ensure equal opportunity in housing for all Americans.**

- A. Complied with the Fair Housing Act, and other civil rights laws and regulations, and provided Fair Housing Training to staff.