

MEMORANDUM

HC
Agenda Item No. 1(G)1

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

DATE: September 9, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution approving, after a public hearing, the Fiscal Year 2025-2029 five-year 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 amended 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

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.


Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: October 6, 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 Five-Year Public Housing Agency Plan for
Fiscal Year 2025-2029

Executive Summary

This item recommends that the Board of County Commissioners (Board) approve the Five-Year Public Housing Agency (PHA) Plan for Fiscal Years 2025-2029 (Plan) for Miami-Dade County Department of Housing and Community Development (HCD). Miami-Dade County, through and by HCD, administers federally funded housing programs and is mandated to develop and submit this Plan to the U.S. Department of Housing and Urban Development (HUD) for formal approval.

The Plan (Exhibit 1) outlines revised goals and objectives to expand our supply of assisted housing. On October 9, 2025, the Board adopted Resolution No. R-980-25 which authorized the creation of a County-controlled not-for-profit entity known as the Miami-Dade Attainable Housing Corporation, Inc. Central to this revision of the Plan is the establishment of this entity. Upon its creation, the entity will empower HCD to take a more direct and cost-effective role in the construction, rehabilitation, and management of both multifamily and single-family residential projects. HCD also plans to develop vacant and underutilized County-owned public housing land for the purpose of increasing the stock of affordable and workforce housing for low-income families, while replacing the number of original public housing units.

Furthermore, HCD will continue to redevelop, rehabilitate, and modernize existing public housing units. To achieve this, HCD will aggressively leverage all available programs and funding opportunities, including Choice Neighborhood Initiative (CNI) funding, the Rental Assistance Demonstration (RAD) program, Section 18/RAD Blends, and Restore-Rebuild (formerly known as Faircloth-to-RAD).

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 May 20, 2026, through July 3, 2026. These documents were distributed to, and posted at, HCD's administrative offices, site offices, and to members of HCD's Resident Advisory Board (RAB). Furthermore, as part of the update and vetting process of these documents, HCD held two meetings with the RAB. An in-person meeting was held on June 1, 2026, and a virtual meeting via ZOOM on June 15, 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.

Background

On May 21, 2024, the Board adopted Resolution No. R-442-24, which approved the Five-Year PHA Plan for Fiscal Years 2024-2028. However, to align with HUD's planning cycle, HCD is now submitting this Five-Year PHA Plan to align with the HUD Fiscal Years 2025–2029 cycle. This revision is a necessary corrective action to ensure regulatory compliance, as the currently approved plan incorrectly covers FY 2024–2028. Furthermore, we are leveraging this administrative update to incorporate HCD's significant policy shifts and strategic milestones for this planning period. During this period, HCD continues to advance major housing and community revitalization initiatives through multiple awards received through the CNI program. These awards support redevelopment of distressed assisted housing, expansion of mixed-income communities, and delivery of comprehensive supportive services for residents. They also reinforce the County's commitment to preserving the cultural and historical identity of long-standing neighborhoods while promoting economic opportunity.

Recommendation

It is recommended that the Board:

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 December 1, 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 Public Housing, Section 8 Housing Choice Voucher (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 approval of this item will not result in a fiscal impact to the County's General Fund.

Track Record/Monitor

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

Background

The HUD requires each public housing agency to implement a five-year plan, and prior to the submission of such plan, HUD further requires the board of commissioners of each public housing agency to approve their respective plans prior to the plan's submission to HUD. The Plan outlines HCD's coordination to further support its mission, goals, and objectives for serving low-income families, in their jurisdiction for the next five years, and in accordance with federal regulations. The 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.2.I(A)(3)</u> — HCD received multiple awards under the CNI program.	Public Housing
<u>Sections B.2.I(A)(1)(f)</u> — As directed by the Board, the County is creating a County-controlled 501(c)(3) to more actively participate in the redevelopment of the County's public housing and other County-owned housing developments and properties without the need to exclusively rely on partnerships with the private sector and to do so in a more cost-effective manner..	Public Housing
<u>Sections B.2.I(A)(2)(e)</u> — HCD intends to utilize County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.	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 May 20, 2026, through July 3, 2026, (Attachment A). Fulfilling the regulatory requirement under 24 CFR § 903.19 requires HCD to consider all public comments received on the Plan before submission. To ensure reasonable outreach and broad public participation, these documents were distributed to, and posted at,

HCD's administrative offices, site offices, and to members of HCD's Resident Advisory Board (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, HCD held two meetings with the RAB. An in-person meeting on June 1, 2026, and a virtual meeting via Zoom on June 15, 2026 (Attachment B). At the RAB meetings, representatives with subject matter expertise from the Public Housing Division, Section 8 HCV 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.



Arnold Palmer
Chief of Public Safety Officer



MEMORANDUM (Revised)

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

DATE: October 6, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No.

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.

RESOLUTION NO. _____

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE FISCAL YEAR 2025-2029 FIVE-YEAR 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 AMENDED 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

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying 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 memorandum are incorporated in this resolution by reference.

Section 2. This Board approves, after a public hearing, the Fiscal Year 2025-2029 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 such plans’

“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 6th day of October, 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



HOUSING AND COMMUNITY DEVELOPMENT

Exhibit 1 to 5-Year PHA Plan (HUD-50075-SY) for

PHA Code: FL005

Effective Fiscal Year Beginning: 10/2025 (2025-2029)

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Part 1 – Applicable to the Public Housing Program
Section B – 5-Year PHA Plan Elements

Section B.2- Goals and Objectives

I. Increase the availability of affordable housing that reflects HUD and local requirements.

- A. Expand the supply of assisted housing.
1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD's Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the EIV systems for debts owed to other housing authorities and for double subsidy.
 - c) Pursue revenue-generating opportunities for Public Housing, such as cell phone antenna towers on public housing properties, sharing of developer fee revenues from redevelopment activities or other revenue generating opportunities that may present themselves.
 - d) Leverage new approaches and resources that provide greater access to quality affordable housing opportunities and choices throughout Miami-Dade County.
 - e) Strategically plan the implementation of Restore-Rebuild (utilizing HUD's Faircloth-to-RAD) to increase the availability of affordable housing.
 - f) To expand the supply of assisted housing, Miami-Dade County is actively enhancing its capacity to develop, acquire, and preserve affordable units by establishing a County-controlled 501(c)(3) not-for-profit entity, the Miami-Dade Attainable Housing Corporation, Inc.. While the County has historically relied on private-sector partnerships and programs like the Rental Assistance Demonstration (RAD) to redevelop its aging public housing stock, this new corporation and its affiliated subsidiaries will allow the County to take a more direct, cost-effective role in the construction, rehabilitation, and management of multifamily and single-family residential projects.
 2. Acquire or build units or developments.
 - a) HCD intends to issue Request for Proposals (RFP's), Request for Qualifications (RFQ's), Request for Applications (RFA's) and other similar solicitation documents as needed to achieve stated plans and objectives.
 - b) HCD intends to submit demolition and/or disposition applications for any development site in our portfolio subject to the Board of County Commissioners and HUD's approval.
 - c) HCD intends to explore and access all available programs and funding sources that allow HCD to continue its mission of providing and possibly expanding affordable housing opportunities.
 - d) HCD intends to pursue all present and future HUD opportunities, as needed, that are or will become part of the Rental Assistance Demonstration (RAD) program.

- e) HCD intends to utilize County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.
- B. Improve the quality of assisted housing.
1. Improve Public Housing Assessment System (PHAS) Score
 - a) Continue improving its Public Housing Assessment System (PHAS) score with emphasis on management (MASS) and physical inspections (PASS) sub-indicators.
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report) to reduce errors and waste.
 - c) Increase customer satisfaction.
 - (1) Provide improved communication with management and referral services to residents.
 2. Concentrate on efforts to improve specific management functions.
 - a) Deliver quality customer service to public housing residents.
 - b) Deliver quality maintenance services to public housing units.
 - c) Implement preventive maintenance efforts.
 - d) Review options to ensure economic viability of the Helen Sawyer Plaza Assisted Living Facility.
 - e) Implement a training program for staff to improve knowledge of policies, procedures, and cultural competency skills.
 3. Renovate or modernize public housing units.
 - a) To renovate or modernize its public housing units, HCD will pursue all available federally assisted housing opportunities, and seek private and other public resources this includes the option for Choice Neighborhoods Initiative (CNI) and other HUD programs. HCD will explore and evaluate other options and programs that may assist in this effort including the Rental Assistance Demonstration (RAD) program.
 - b) HCD will participate in any of the following initiatives or funding opportunities if they help meet HCD's goals and mission:
 - Choice Neighborhoods Initiative Funding (CNI)
 - RAD
 - Section 18/RAD Blends
 - Restore-Rebuild (formerly known as Faircloth-to-RAD)
 - c) HCD will participate in such initiatives if they meet most of the following criteria:
 - Provide one-for-one replacement.
 - Represent no significant negative impact to resident/participant.
 - Increase and/or preserve affordable housing stock.
 - d) HCD will conduct outreach meetings with the community prior to participation or submission of any application for any program that meets most of the criteria outlined above.

- e) Implement Capital Fund Program 5-Year Action Plan, in accordance with available funding. Through the Rental Assistance Demonstration (RAD), HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.
 - f) May consider implementing a force account (in-house) laborers on either a permanent or temporary basis to perform construction work for capital fund projects.
 - g) Utilize contractors for projects presented in the 5-Year Action Plan.
 - h) Continue utilizing the Construction Services Contract, Miscellaneous Construction Contracts (MCC) 7360, (includes the Work Order Contract) as necessary, for miscellaneous work and vacant unit repairs.
 - i) Due to utility modernization, building master meters, which are currently paid by Public Housing, may be replaced by individualized meters where the utility costs may become the responsibility of the resident.
 - j) Incorporate Crime Prevention through Environmental Design (CPTED) practices during the design phases of new development projects in consultation with police departments.
 - k) May utilize funds from the Capital Funds Financing Program (CFFP) upon approval.
 - l) May apply for available hazard mitigation funds to replace or install generators and shutters in public housing developments.
 - m) Review and revise, as needed, the strategy for rehabilitation and redevelopment of public housing inventory over the next 10 years.
- C. Increase assisted housing choices.
- 1. Applicants and current families will be advised of housing opportunities.
 - 2. May elect to dissolve or, if more practical, purge the waiting lists periodically or as needed.
 - 3. Reduce public housing vacancies.
 - a) Once the elderly population on the waiting list is exhausted, Public Housing may select "near elderly" for admission into "elderly" designated public housing units.
 - b) Continue accepting 50 direct referrals from the designated Continuum of Care (CoC) Lead Agency.
 - c) May consider adding preferences to its admission policy to better assist elderly, special needs families, and/or eligible applicants.

II. Improve community quality of life and economic vitality.

- A. Continue implementing public housing security improvements such as fencing, lighting, upgrading, or installing cameras subject to funding availability.
- B. Waterproofing and painting of public housing developments subject to funding availability.
- C. Continue meetings with resident councils to provide training on various aspects of resident organization and empowerment.

- D. May apply for grants and other funding sources to provide additional services for public housing programs.
- E. May modernize and/or redevelop public housing developments through the use of the RAD program and/or any other available tool.
- F. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
- G. Continue implementing public housing security improvements.

III. Promote partnerships with job training and placement organizations.

- A. Increase the number of employed persons in assisted families.
 - 1. Monitor contractors and subcontractors for compliance with Section 3 training and employment goals.
 - 2. The Section 3 function will continue offering opportunities for employment and training programs.
 - 3. Seek new partnerships with both public and private entities to enhance social and economic services to residents.
 - 4. Increase resident participation requirements for social service providers operating at public housing sites.
 - 5. May continue to apply for the Resident Opportunities and Self-Sufficiency (ROSS) Grant to assist families in public housing.
 - 6. Identify supportive services to increase independence for the elderly or families with disabilities.
 - 7. Continue incorporating specific Section 3 job requirements in public housing rehabilitation solicitations.

IV. Ensure Equal Opportunity in Housing for all Americans.

- A. Continue implementing Section 504, Americans with Disability Act (ADA), the Fair Housing Act, and the Voluntary Compliance Agreement (VCA) that will result in 459 Uniform Federal Accessibility Standards (UFAS) units.
- B. HCD is limited on the application of HUD funds pursuant to Notice PIH 2026-06 which rescinds Notice PIH 2024-04 that allowed the usage of HUD funds. HCD will continue to provide services under its Limited English Proficiency (LEP) policy in accordance with Title VI of the Civil Rights Act. Pursuant to Notice PIH 2026-06, which rescinds the administrative guidance of Notice PIH 2024-04, HCD has adjusted its funding strategy to ensure LEP costs are allocated strictly within the administrative caps of the Public Housing program.
- C. Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, or other protected characteristics.

Section B.3- Progress Report

I. Increased the availability of affordable housing that reflects HUD and local requirements.

- A. Expanded the supply of assisted housing.
 - 1. Leveraged private or other public funds and/or generated revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased the availability of units by terminating housing assistance to single households listed on the Deceased Tenants Report.
 - 2. Acquired, built, or rehabilitated units.
 - 3. Miami-Dade County continues to advance major housing and community revitalization initiatives through multiple awards received under HUD's Choice Neighborhoods Initiative (CNI). These awards support redevelopment of distressed assisted housing, expansion of mixed-income communities, and delivery of comprehensive supportive services for residents. They also reinforce the County's commitment to preserving the cultural and historical identity of long-standing neighborhoods while promoting economic opportunity.
 - In July 2023, Miami-Dade County was awarded a \$40 million CNI Implementation Grant to redevelop the Cutler Manor assisted housing site in the Goulds community.
 - In July 2024, Miami-Dade County and the City of Miami jointly received approximately \$40 million in FY2023/24 CNI Implementation Grant funding for the redevelopment of the Culmer Place and Culmer Gardens public housing developments in Overtown.
 - In September 2024, Miami-Dade County received a \$500,000 FY2024 CNI Planning Grant focused on the Annie Coleman 16 public housing site and the surrounding Dr. Martin Luther King Jr. Station area.
- B. Improved quality of assisted housing
 - 1. Public Housing Assessment System (PHAS) Score
 - a) HCD's last rating was as a Standard Performer (scored 78 points) under PHAS. HCD's rating under PHAS is pending as of fiscal year end September 30, 2022.
 - b) HCD continues to routinely write-off bad debt balances and to identify fraud related accounts receivables.
 - 2. Increased customer satisfaction
 - a) Established a risk assessment of safety and security needs.
 - b) Implemented measures to reduce or prevent crime for public housing projects as detailed below:
 - (1) Restored Cameras to Good State of Repairs
 - Edison Plaza
 - Goulds Plaza
 - Gwen Cherry 22
 - Newberg
 - Wynwood Elderly

- (2) Restored Cameras to Good State of Repairs and Safety Enforcement
 - Arthur Mays Village
 - Gwen Cherry 14
 - Liberty Square
 - Naranja
 - Phyllis Wheatley
 - Ward Towers 1 and 2
- 3. Concentrated on efforts to improve specific management functions.
 - a) On September 16, 2015, the Board of County Commissioners approved Resolution No. R-772-15, to implement energy conservation measures at various public housing sites.
- C. Increased assisted housing choices.
 - 1. Continued processing applications received during the 2024 open registration periods.
 - 2. Reduced public housing vacancies by reducing unit turnaround time, establishing a ready pool of program eligible applicants and pre-leasing units.
- D. Improved community quality of life and economic vitality
 - 1. Implemented a policy to address over-income families in the Public Housing Program.
 - 2. Adopted a smoke-free policy pursuant to HUD regulations 24 CFR Parts 965 and 966, and Miami-Dade Board of County Commissioners Resolution Nos. R-1003-15 and R-582-16.
 - 3. Increased the availability of affordable housing that reflects HUD and local requirements.
 - a) Expanded the supply of assisted housing by identifying dilapidated developments for renovation.
- E. Promoted partnerships with job training and placement organizations.
 - 1. Promoted Section 3 employment and contracting opportunities by monitoring contractors by including specific Section 3 requirements in solicitations.
- F. Ensured Equal Opportunity in Housing for all Americans.
 - 1. Entered a contract for oral and written translations.
 - 2. Increased Uniform Federal Accessibility Standards (UFAS) units.
 - 3. An amendment issued by HUD extended the duration of the Voluntary Compliance Agreement (VCA) until January 21, 2019, and requires Public Housing to convert 459 units.
 - 4. Continued to implement the VCA requirement to make its offices and public housing units within the HCD portfolio accessible, countywide.
 - 5. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.
 - 6. Collected data from the current waiting lists via post-application questionnaire to gauge clients' disability-related needs.

G. Operational Improvements and Compliance

1. Strengthened NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection preparation across Public Housing sites. HUD's NSPIRE inspection standards, designed to improve housing quality oversight, were implemented for Public Housing inspections beginning July 1, 2023, and all relevant Public Housing staff have been trained on the new standards and inspection protocols.
2. Implemented self-inspection protocols consistent with HUD standards.

II. **Apprenticeship Program and Workforce Development**

- A. Launched a paid apprenticeship program in partnership with Atlantic Pacific Companies and Community Builders, targeting Perrine-area residents.
1. Provides hands-on training in construction and project management roles, including Construction Coordinator duties, with progressive wage increases over 12–14 months.
 2. Program participants gain experience on projects such as Perrine Apartments II and Heritage Village South, building long-term careers and supporting local workforce development.

Part 2 – Applicable to the Housing Choice Voucher Program

Section B – 5-Year PHA Plan Elements

Section B.2- Goals and Objectives

- I. Increase the availability of affordable housing that reflects HUD and local requirements.**
 - A. Expand the supply of assisted housing.
 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD's Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the EIV systems for debts owed to other housing authorities and for double subsidy and monitoring the Deceased Tenants Report available in EIV.
 - B. Improve the quality of assisted housing.
 1. Improve Section 8 Management Assessment Program (SEMAP) Score
 - a) Maintain High Performer status under Section 8 Management Assessment Program (SEMAP).
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, EIV-SAVE Tenant Matching Report, and Income Validation Tool Report) to reduce errors and waste.
 2. Increase customer satisfaction.
 - a) Provide improved communication with management.
 - b) Section 8 will continue to receive and assess customer surveys to improve communication.
 - C. Increase assisted housing choices.
 1. Applicants and current participants will be advised of housing opportunities.
 2. May elect to dissolve the waiting lists periodically or as needed.
 3. Increase voucher usage.
 - a) May consider adding preferences to its admission policy to better assist elderly, special needs families, project-based vouchers, and eligible applicants.
 - b) As needed may provide vouchers for development purposes including relocation and site basing.
 4. Provide outreach to increase landlord participation.
 - D. Improve community quality of life and economic vitality.
 1. May apply for grants and other funding sources to provide additional services for assisted housing programs.
 2. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
 3. Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003- 15 and R-582-16.

- E. Promote partnerships with job training and placement organizations.
 - 1. Increase the number of employed people in assisted families.
- F. Ensure Equal Opportunity in Housing for all Americans.
 - 1. HCD will continue to provide services under its Limited English Proficiency (LEP) policy in accordance with Title VI of the Civil Rights Act. Pursuant to Notice PIH 2026-06, which rescinds the administrative guidance of Notice PIH 2024-04, HCD has adjusted its funding strategy to ensure LEP costs are allocated strictly within the administrative caps of the Housing and Housing Choice Voucher program.
 - 2. Continue with affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, or other protected classes.

Section B.3- Progress Report

I. Increased the availability of affordable housing that reflects HUD and local requirements.

- A. Expanded the supply of assisted housing.
 - 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased availability by terminating housing assistance to single households listed on the Deceased Tenants Report.
- B. Improved quality of assisted housing
 - 1. Section 8 Management Assessment Program (SEMAP) Score
 - a) Under SEMAP, HCD earned the rating of a High Performer (scored 90 percent) for fiscal year ended September 30, 2025.
 - b) Increased customer satisfaction.
- C. Increased assisted housing choices.
 - 1. HCD continues processing applications received during the open registration period of 2024 for the Housing Choice Voucher program and implemented a site-based waiting list in 2025 for the Project-Based Voucher program.
 - 2. Continued processing applications received during the open registration period of 2014 for the Section 8 Moderate Rehabilitation Programs.
 - 3. Increased voucher implementation by streamlining the screening process and reducing voucher issuance time.
- D. Improved community quality of life and economic vitality
 - 1. Increased the availability of affordable housing that reflects HUD and local requirements.
 - 2. Expanded economic opportunities for low-income families.
- E. Ensured Equal Opportunity in Housing for all Americans.
 - 1. Entered a contract for oral and written translations.
 - 2. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.

Section B.5 – Project- Based Activities.

In accordance with 24 CFR 983.51(c), HCD hereby affirmatively expresses its intent that HCD may select one or more projects without competition to improve, develop, or replace a public housing property where the County has an ownership interest or over which the County has control without following a competitive process.

Part 3 – Applicable to the Public Housing and Housing Choice Voucher Programs

SECTION B.4 – Violence Against Women Act (VAWA) Goals.

I. Policy

- A. HCD adheres to the federal Violence Against Women Act (“VAWA”) by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking (VAWA victims). In accordance with VAWA and PIH Notice 2017- 08, HCD (i) notifies public housing tenants and Section 8 participants of their rights under VAWA; (ii) protects eligible tenants and authorized household members from eviction or termination of Section 8 assistance based on their status as a VAWA victim; (iii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the VAWA victim and other authorized household members; (iv) protects eligible applicants from being denied admission based on their status as VAWA victims; (v) affords eligible VAWA victims a transfer under its Public Housing and Section 8 emergency transfer plans; and (vi) links tenants to resources and alternative housing options.
- B. Public Housing Program
 - 1. Chapter XIV: Violence Against Women Act (ACOP)
 - 2. Dwelling Lease Addendum #2 (Public Housing Tenant Lease Agreement)
- C. Section 8 Programs
 - 1. Chapter 2.4 (F): Violence Against Women Act (Section 8 Administrative Plan)
 - 2. Attachment D: Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking for Section 8 Programs (Section 8 Administrative Plan)

II. Assistance for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

- A. HCD shall refer victims of domestic violence, dating violence, sexual assault or stalking to the State of Florida Office of the Attorney General, Miami-Dade County’s State Attorney’s Office or the Florida Department of Law Enforcement to apply for participation in the Address Confidentiality Program for Victims of Domestic Violence.
- B. HCD may collaborate with appropriate counseling and law enforcement entities to assist victims of domestic violence, dating violence, sexual assault or stalking, including but not limited to the following services and programs for domestic violence victims:
 - 1. Certified Domestic Violence Centers:
 - a) Safespace Shelter: (305) 758-2804
 - b) The Lodge: (305) 693-1170
 - 2. Domestic Violence One Stop Center:
 - a) Coordinated Victims Assistance Center (CVAC): (305) 285-5900

III. VAWA Goals:

Objective: Assist residents who are victims of domestic violence, dating violence, sexual assault or stalking to obtain an expedited confidential transfer and to enhance their safety.

A. **Approved VAWA Cases**

Between October 1, 2023, and January 1, 2026, HCD approved 38 cases that were approved for transfer **under the Public Housing Program** and 247 cases that were approved for transfer **under the HCV Program**.

IV. **Miami-Dade County Board of County Commissioners**

As approved by a Board of County Commissioners' Resolution No. R-595-12 signs were posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs provide contact information and assistance for domestic violence victims.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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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, and informs 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-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	PHA Name: MIAMI DADE HOUSING AND COMMUNITY DEV PHA Code: FL005 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. How the public can access this PHA Plan: The public notice for the comment period for this document was published in The Miami Herald (the largest newspaper of daily general circulation), El Diario las Americas (Spanish language newspaper), and Haitian American Business News (Haitian newspaper), and on HCD's website: https://www.miamidade.gov/global/housing/notices.page. However, the public hearing will be scheduled at a date to be determined by the County Commission. Note that the 45-day public comment period for this Annual PHA Plan took place from May 20, 2026, through July 3, 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. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The Department of Housing and Community Development's (HCD) mission is to empower the residents of Miami-Dade County by preserving, producing, and providing equitable housing and services opportunities for residents in our thriving community to improve their quality of life.														
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years. Refer to Exhibit 1														
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Refer to Exhibit 1														
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. Refer to Exhibit 1														
C.	Other Document and/or Certification Requirements.														
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. 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 PHCD'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 PHCD). • Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed- finance projects not identified in the plan.														
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. On June 1, 2026, HCD held an in-person meeting with the RAB representatives. RAB members had no comments on this 5-Year PHA Plan. On June 15, 2026, HCD held a second meeting via ZOOM (virtual meeting). RAB members provided not comments during this virtual meeting. Note that the meeting via ZOOM (virtual meeting) was originally scheduled for June 3, 2026.														
C.3	Certification by State or 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.														

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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 Act 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.

Form identification: FL005-MIAMI DADE HOUSING AND COMMUNITY DEV form HUD-50075-5Y (Form ID - 4650)



HOUSING AND COMMUNITY DEVELOPMENT

Exhibit 1 to 5-Year PHA Plan (HUD-50075-SY) for

PHA Code: FL005

Effective Fiscal Year Beginning: 10/2025 (2025-2029)

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Part 1 – Applicable to the Public Housing Program
Section B – 5-Year PHA Plan Elements

Section B.2- Goals and Objectives

I. Increase the availability of affordable housing that reflects HUD and local requirements.

- A. Expand the supply of assisted housing.
1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD's Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the EIV systems for debts owed to other housing authorities and for double subsidy.
 - c) Pursue revenue-generating opportunities for Public Housing, such as cell phone antenna towers on public housing properties, sharing of developer fee revenues from redevelopment activities or other revenue generating opportunities that may present themselves.
 - d) Leverage new approaches and resources that provide greater access to quality affordable housing opportunities and choices throughout Miami-Dade County.
 - e) Strategically plan the implementation of Restore-Rebuild (utilizing HUD's Faircloth-to-RAD) to increase the availability of affordable housing.
 - f) To expand the supply of assisted housing, Miami-Dade County is actively enhancing its capacity to develop, acquire, and preserve affordable units by establishing a County-controlled 501(c)(3) not-for-profit entity, the Miami-Dade Attainable Housing Corporation, Inc.. While the County has historically relied on private-sector partnerships and programs like the Rental Assistance Demonstration (RAD) to redevelop its aging public housing stock, this new corporation and its affiliated subsidiaries will allow the County to take a more direct, cost-effective role in the construction, rehabilitation, and management of multifamily and single-family residential projects.
 2. Acquire or build units or developments.
 - a) HCD intends to issue Request for Proposals (RFP's), Request for Qualifications (RFQ's), Request for Applications (RFA's) and other similar solicitation documents as needed to achieve stated plans and objectives.
 - b) HCD intends to submit demolition and/or disposition applications for any development site in our portfolio subject to the Board of County Commissioners and HUD's approval.
 - c) HCD intends to explore and access all available programs and funding sources that allow HCD to continue its mission of providing and possibly expanding affordable housing opportunities.
 - d) HCD intends to pursue all present and future HUD opportunities, as needed, that are or will become part of the Rental Assistance Demonstration (RAD) program.

- e) HCD intends to utilize County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.
- B. Improve the quality of assisted housing.
1. Improve Public Housing Assessment System (PHAS) Score
 - a) Continue improving its Public Housing Assessment System (PHAS) score with emphasis on management (MASS) and physical inspections (PASS) sub-indicators.
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report) to reduce errors and waste.
 - c) Increase customer satisfaction.
 - (1) Provide improved communication with management and referral services to residents.
 2. Concentrate on efforts to improve specific management functions.
 - a) Deliver quality customer service to public housing residents.
 - b) Deliver quality maintenance services to public housing units.
 - c) Implement preventive maintenance efforts.
 - d) Review options to ensure economic viability of the Helen Sawyer Plaza Assisted Living Facility.
 - e) Implement a training program for staff to improve knowledge of policies, procedures, and cultural competency skills.
 3. Renovate or modernize public housing units.
 - a) To renovate or modernize its public housing units, HCD will pursue all available federally assisted housing opportunities, and seek private and other public resources this includes the option for Choice Neighborhoods Initiative (CNI) and other HUD programs. HCD will explore and evaluate other options and programs that may assist in this effort including the Rental Assistance Demonstration (RAD) program.
 - b) HCD will participate in any of the following initiatives or funding opportunities if they help meet HCD's goals and mission:
 - Choice Neighborhoods Initiative Funding (CNI)
 - RAD
 - Section 18/RAD Blends
 - Restore-Rebuild (formerly known as Faircloth-to-RAD)
 - c) HCD will participate in such initiatives if they meet most of the following criteria:
 - Provide one-for-one replacement.
 - Represent no significant negative impact to resident/participant.
 - Increase and/or preserve affordable housing stock.
 - d) HCD will conduct outreach meetings with the community prior to participation or submission of any application for any program that meets most of the criteria outlined above.

- e) Implement Capital Fund Program 5-Year Action Plan, in accordance with available funding. Through the Rental Assistance Demonstration (RAD), HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.
 - f) May consider implementing a force account (in-house) laborers on either a permanent or temporary basis to perform construction work for capital fund projects.
 - g) Utilize contractors for projects presented in the 5-Year Action Plan.
 - h) Continue utilizing the Construction Services Contract, Miscellaneous Construction Contracts (MCC) 7360, (includes the Work Order Contract) as necessary, for miscellaneous work and vacant unit repairs.
 - i) Due to utility modernization, building master meters, which are currently paid by Public Housing, may be replaced by individualized meters where the utility costs may become the responsibility of the resident.
 - j) Incorporate Crime Prevention through Environmental Design (CPTED) practices during the design phases of new development projects in consultation with police departments.
 - k) May utilize funds from the Capital Funds Financing Program (CFFP) upon approval.
 - l) May apply for available hazard mitigation funds to replace or install generators and shutters in public housing developments.
 - m) Review and revise, as needed, the strategy for rehabilitation and redevelopment of public housing inventory over the next 10 years.
- C. Increase assisted housing choices.
- 1. Applicants and current families will be advised of housing opportunities.
 - 2. May elect to dissolve or, if more practical, purge the waiting lists periodically or as needed.
 - 3. Reduce public housing vacancies.
 - a) Once the elderly population on the waiting list is exhausted, Public Housing may select "near elderly" for admission into "elderly" designated public housing units.
 - b) Continue accepting 50 direct referrals from the designated Continuum of Care (CoC) Lead Agency.
 - c) May consider adding preferences to its admission policy to better assist elderly, special needs families, and/or eligible applicants.

II. Improve community quality of life and economic vitality.

- A. Continue implementing public housing security improvements such as fencing, lighting, upgrading, or installing cameras subject to funding availability.
- B. Waterproofing and painting of public housing developments subject to funding availability.
- C. Continue meetings with resident councils to provide training on various aspects of resident organization and empowerment.

- D. May apply for grants and other funding sources to provide additional services for public housing programs.
- E. May modernize and/or redevelop public housing developments through the use of the RAD program and/or any other available tool.
- F. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
- G. Continue implementing public housing security improvements.

III. Promote partnerships with job training and placement organizations.

- A. Increase the number of employed persons in assisted families.
 - 1. Monitor contractors and subcontractors for compliance with Section 3 training and employment goals.
 - 2. The Section 3 function will continue offering opportunities for employment and training programs.
 - 3. Seek new partnerships with both public and private entities to enhance social and economic services to residents.
 - 4. Increase resident participation requirements for social service providers operating at public housing sites.
 - 5. May continue to apply for the Resident Opportunities and Self-Sufficiency (ROSS) Grant to assist families in public housing.
 - 6. Identify supportive services to increase independence for the elderly or families with disabilities.
 - 7. Continue incorporating specific Section 3 job requirements in public housing rehabilitation solicitations.

IV. Ensure Equal Opportunity in Housing for all Americans.

- A. Continue implementing Section 504, Americans with Disability Act (ADA), the Fair Housing Act, and the Voluntary Compliance Agreement (VCA) that will result in 459 Uniform Federal Accessibility Standards (UFAS) units.
- B. HCD is limited on the application of HUD funds pursuant to Notice PIH 2026-06 which rescinds Notice PIH 2024-04 that allowed the usage of HUD funds. HCD will continue to provide services under its Limited English Proficiency (LEP) policy in accordance with Title VI of the Civil Rights Act. Pursuant to Notice PIH 2026-06, which rescinds the administrative guidance of Notice PIH 2024-04, HCD has adjusted its funding strategy to ensure LEP costs are allocated strictly within the administrative caps of the Public Housing program.
- C. Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, or other protected characteristics.

Section B.3- Progress Report

I. Increased the availability of affordable housing that reflects HUD and local requirements.

- A. Expanded the supply of assisted housing.
 - 1. Leveraged private or other public funds and/or generated revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased the availability of units by terminating housing assistance to single households listed on the Deceased Tenants Report.
 - 2. Acquired, built, or rehabilitated units.
 - 3. Miami-Dade County continues to advance major housing and community revitalization initiatives through multiple awards received under HUD's Choice Neighborhoods Initiative (CNI). These awards support redevelopment of distressed assisted housing, expansion of mixed-income communities, and delivery of comprehensive supportive services for residents. They also reinforce the County's commitment to preserving the cultural and historical identity of long-standing neighborhoods while promoting economic opportunity.
 - In July 2023, Miami-Dade County was awarded a \$40 million CNI Implementation Grant to redevelop the Cutler Manor assisted housing site in the Goulds community.
 - In July 2024, Miami-Dade County and the City of Miami jointly received approximately \$40 million in FY2023/24 CNI Implementation Grant funding for the redevelopment of the Culmer Place and Culmer Gardens public housing developments in Overtown.
 - In September 2024, Miami-Dade County received a \$500,000 FY2024 CNI Planning Grant focused on the Annie Coleman 16 public housing site and the surrounding Dr. Martin Luther King Jr. Station area.
- B. Improved quality of assisted housing
 - 1. Public Housing Assessment System (PHAS) Score
 - a) HCD's last rating was as a Standard Performer (scored 78 points) under PHAS. HCD's rating under PHAS is pending as of fiscal year end September 30, 2022.
 - b) HCD continues to routinely write-off bad debt balances and to identify fraud related accounts receivables.
 - 2. Increased customer satisfaction
 - a) Established a risk assessment of safety and security needs.
 - b) Implemented measures to reduce or prevent crime for public housing projects as detailed below:
 - (1) Restored Cameras to Good State of Repairs
 - Edison Plaza
 - Goulds Plaza
 - Gwen Cherry 22
 - Newberg
 - Wynwood Elderly

- (2) Restored Cameras to Good State of Repairs and Safety Enforcement
 - Arthur Mays Village
 - Gwen Cherry 14
 - Liberty Square
 - Naranja
 - Phyllis Wheatley
 - Ward Towers 1 and 2
- 3. Concentrated on efforts to improve specific management functions.
 - a) On September 16, 2015, the Board of County Commissioners approved Resolution No. R-772-15, to implement energy conservation measures at various public housing sites.
- C. Increased assisted housing choices.
 - 1. Continued processing applications received during the 2024 open registration periods.
 - 2. Reduced public housing vacancies by reducing unit turnaround time, establishing a ready pool of program eligible applicants and pre-leasing units.
- D. Improved community quality of life and economic vitality
 - 1. Implemented a policy to address over-income families in the Public Housing Program.
 - 2. Adopted a smoke-free policy pursuant to HUD regulations 24 CFR Parts 965 and 966, and Miami-Dade Board of County Commissioners Resolution Nos. R-1003-15 and R-582-16.
 - 3. Increased the availability of affordable housing that reflects HUD and local requirements.
 - a) Expanded the supply of assisted housing by identifying dilapidated developments for renovation.
- E. Promoted partnerships with job training and placement organizations.
 - 1. Promoted Section 3 employment and contracting opportunities by monitoring contractors by including specific Section 3 requirements in solicitations.
- F. Ensured Equal Opportunity in Housing for all Americans.
 - 1. Entered a contract for oral and written translations.
 - 2. Increased Uniform Federal Accessibility Standards (UFAS) units.
 - 3. An amendment issued by HUD extended the duration of the Voluntary Compliance Agreement (VCA) until January 21, 2019, and requires Public Housing to convert 459 units.
 - 4. Continued to implement the VCA requirement to make its offices and public housing units within the HCD portfolio accessible, countywide.
 - 5. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.
 - 6. Collected data from the current waiting lists via post-application questionnaire to gauge clients' disability-related needs.

G. Operational Improvements and Compliance

1. Strengthened NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection preparation across Public Housing sites. HUD's NSPIRE inspection standards, designed to improve housing quality oversight, were implemented for Public Housing inspections beginning July 1, 2023, and all relevant Public Housing staff have been trained on the new standards and inspection protocols.
2. Implemented self-inspection protocols consistent with HUD standards.

II. **Apprenticeship Program and Workforce Development**

- A. Launched a paid apprenticeship program in partnership with Atlantic Pacific Companies and Community Builders, targeting Perrine-area residents.
1. Provides hands-on training in construction and project management roles, including Construction Coordinator duties, with progressive wage increases over 12–14 months.
 2. Program participants gain experience on projects such as Perrine Apartments II and Heritage Village South, building long-term careers and supporting local workforce development.

Part 2 – Applicable to the Housing Choice Voucher Program

Section B – 5-Year PHA Plan Elements

Section B.2- Goals and Objectives

- I. Increase the availability of affordable housing that reflects HUD and local requirements.**
 - A. Expand the supply of assisted housing.
 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD's Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the EIV systems for debts owed to other housing authorities and for double subsidy and monitoring the Deceased Tenants Report available in EIV.
 - B. Improve the quality of assisted housing.
 1. Improve Section 8 Management Assessment Program (SEMAP) Score
 - a) Maintain High Performer status under Section 8 Management Assessment Program (SEMAP).
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, EIV-SAVE Tenant Matching Report, and Income Validation Tool Report) to reduce errors and waste.
 2. Increase customer satisfaction.
 - a) Provide improved communication with management.
 - b) Section 8 will continue to receive and assess customer surveys to improve communication.
 - C. Increase assisted housing choices.
 1. Applicants and current participants will be advised of housing opportunities.
 2. May elect to dissolve the waiting lists periodically or as needed.
 3. Increase voucher usage.
 - a) May consider adding preferences to its admission policy to better assist elderly, special needs families, project-based vouchers, and eligible applicants.
 - b) As needed may provide vouchers for development purposes including relocation and site basing.
 4. Provide outreach to increase landlord participation.
 - D. Improve community quality of life and economic vitality.
 1. May apply for grants and other funding sources to provide additional services for assisted housing programs.
 2. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
 3. Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003- 15 and R-582-16.

- E. Promote partnerships with job training and placement organizations.
 - 1. Increase the number of employed people in assisted families.
- F. Ensure Equal Opportunity in Housing for all Americans.
 - 1. HCD will continue to provide services under its Limited English Proficiency (LEP) policy in accordance with Title VI of the Civil Rights Act. Pursuant to Notice PIH 2026-06, which rescinds the administrative guidance of Notice PIH 2024-04, HCD has adjusted its funding strategy to ensure LEP costs are allocated strictly within the administrative caps of the Housing and Housing Choice Voucher program.
 - 2. Continue with affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, or other protected classes.

Section B.3- Progress Report

I. Increased the availability of affordable housing that reflects HUD and local requirements.

- A. Expanded the supply of assisted housing.
 - 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased availability by terminating housing assistance to single households listed on the Deceased Tenants Report.
- B. Improved quality of assisted housing
 - 1. Section 8 Management Assessment Program (SEMAP) Score
 - a) Under SEMAP, HCD earned the rating of a High Performer (scored 90 percent) for fiscal year ended September 30, 2025.
 - b) Increased customer satisfaction.
- C. Increased assisted housing choices.
 - 1. HCD continues processing applications received during the open registration period of 2024 for the Housing Choice Voucher program and implemented a site-based waiting list in 2025 for the Project-Based Voucher program.
 - 2. Continued processing applications received during the open registration period of 2014 for the Section 8 Moderate Rehabilitation Programs.
 - 3. Increased voucher implementation by streamlining the screening process and reducing voucher issuance time.
- D. Improved community quality of life and economic vitality
 - 1. Increased the availability of affordable housing that reflects HUD and local requirements.
 - 2. Expanded economic opportunities for low-income families.
- E. Ensured Equal Opportunity in Housing for all Americans.
 - 1. Entered a contract for oral and written translations.
 - 2. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.

Section B.5 – Project- Based Activities.

In accordance with 24 CFR 983.51(c), HCD hereby affirmatively expresses its intent that HCD may select one or more projects without competition to improve, develop, or replace a public housing property where the County has an ownership interest or over which the County has control without following a competitive process.

Part 3 – Applicable to the Public Housing and Housing Choice Voucher Programs

SECTION B.4 – Violence Against Women Act (VAWA) Goals.

I. Policy

- A. HCD adheres to the federal Violence Against Women Act (“VAWA”) by providing protections to victims of domestic violence, dating violence, sexual assault, and stalking (VAWA victims). In accordance with VAWA and PIH Notice 2017- 08, HCD (i) notifies public housing tenants and Section 8 participants of their rights under VAWA; (ii) protects eligible tenants and authorized household members from eviction or termination of Section 8 assistance based on their status as a VAWA victim; (iii) may terminate public housing tenancy or occupancy rights or Section 8 assistance to an abuser while protecting the rights of the VAWA victim and other authorized household members; (iv) protects eligible applicants from being denied admission based on their status as VAWA victims; (v) affords eligible VAWA victims a transfer under its Public Housing and Section 8 emergency transfer plans; and (vi) links tenants to resources and alternative housing options.
- B. Public Housing Program
 - 1. Chapter XIV: Violence Against Women Act (ACOP)
 - 2. Dwelling Lease Addendum #2 (Public Housing Tenant Lease Agreement)
- C. Section 8 Programs
 - 1. Chapter 2.4 (F): Violence Against Women Act (Section 8 Administrative Plan)
 - 2. Attachment D: Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking for Section 8 Programs (Section 8 Administrative Plan)

II. Assistance for Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

- A. HCD shall refer victims of domestic violence, dating violence, sexual assault or stalking to the State of Florida Office of the Attorney General, Miami-Dade County’s State Attorney’s Office or the Florida Department of Law Enforcement to apply for participation in the Address Confidentiality Program for Victims of Domestic Violence.
- B. HCD may collaborate with appropriate counseling and law enforcement entities to assist victims of domestic violence, dating violence, sexual assault or stalking, including but not limited to the following services and programs for domestic violence victims:
 - 1. Certified Domestic Violence Centers:
 - a) Safespace Shelter: (305) 758-2804
 - b) The Lodge: (305) 693-1170
 - 2. Domestic Violence One Stop Center:
 - a) Coordinated Victims Assistance Center (CVAC): (305) 285-5900

III. VAWA Goals:

Objective: Assist residents who are victims of domestic violence, dating violence, sexual assault or stalking to obtain an expedited confidential transfer and to enhance their safety.

A. **Approved VAWA Cases**

Between October 1, 2023, and January 1, 2026, HCD approved 38 cases that were approved for transfer **under the Public Housing Program** and 247 cases that were approved for transfer **under the HCV Program**.

IV. **Miami-Dade County Board of County Commissioners**

As approved by a Board of County Commissioners' Resolution No. R-595-12 signs were posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs provide contact information and assistance for domestic violence victims.



PUBLIC NOTICE

HOUSING AND COMMUNITY DEVELOPMENT Proposed 5-Year Public Housing Agency Plan for Fiscal Year 2025-2029

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a **45-day comment period** beginning **May 20, 2026, through July 3, 2026**, for the public to review and comment on the proposed 5-Year Public Housing Agency Plan (PHA) for Fiscal Year 2025-2029.

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 HCD'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: *HCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; or email comments to: 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, September 9, 2026, at 12:30 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.

HCD 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.



AVISO PÚBLICO
DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
Propuesta de Plan Quinquenal de la Agencia de Vivienda Pública para el Año Fiscal 2025-2029

PERÍODO DE COMENTARIOS

El Departamento de Vivienda y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) por este medio anuncia el **período de comentarios de 45 días** desde **el 20 de mayo del 2026 hasta el 3 de julio del 2026** para que el público revise y comente en la propuesta al Plan Quinquenal de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) Para el Año Fiscal 2025-2029.

Los documentos arriba mencionados estarán disponibles para inspección en las oficinas administrativas del HCD 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: *HCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Atención: Comentarios sobre el PHA Plan* o envíe sus comentarios por correo electrónico a: PHAPublicComment@miamidade.gov.

AUDIENCIA PÚBLICA

El Departamento de Vivienda y Desarrollo Comunitario de Miami-Dade (HCD, 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, 9 de septiembre del 2026, a las 12:30 p.m.** El propósito de la audiencia es brindarle al público la oportunidad de comentar sobre los documentos propuesto.

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.

HCD no discrimina en base a raza, sexo, color, religión, estado civil, país de origen, discapacidad, procedencia, preferencia sexual real o percibida, identidad de sexo o expresión de sexo, condición de víctima de violencia doméstica, violencia o acoso de pareja, fuente de ingreso, edad, embarazo o condición familiar, en cuanto al acceso, admisiones o empleos en los programas o actividades de vivienda. Si usted necesita un intérprete de lenguaje de señas o material en formato accesible para esta actividad, llame al 786-469-2155 al menos con cinco días de antelación. Los usuarios del sistema de retrasmisión TDD/TTY pueden comunicarse con el Servicio de Retransmisión de la Florida (Florida Relay Service) por el 800-955-8771.



AVI PIBLIK

LOJMAN AK DEVLOPMAN KOMINOTÈ

Plan Ajans Lojman Piblik 5 An Pwopoze pou Ane Fiskal 2025-2029

PERYÒD KÒMANTÈ

Avèk avi sa a, Depatman Lojman ak Devlopman Kominotè Konte Miami-Dade (HCD) ap anonse yon **peryòd kòmantè 45 jou apati 20 me 2026, rive 3 jiyè 2026**, pou piblik la egzamine dokiman pwopoze sa yo e fè kòmantè sou Plan Ajans Lojman Piblik 5 An Pwopoze pou Ane Fiskal 2025-2029.

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 HCD 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: *HCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; oswa voye kòmantè yo pa imel nan: PHAPublicComment@miamidade.gov

ODYANS PIBLIK

Avèk avi sa a, Depatman Lojman ak Devlopman Kominotè (HCD) Miami-Dade ap anonse yon **odyans piblik** ki pwograme pou l fèt nan Komite Lojmanè (HC), **madi 9 septanm a 12:30 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. 1st St., Miami, FL 33128.

HCD 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 aksesib 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.



[Home \(/global/home.page\)](#) > [Government \(/global/navigation/agency-directory.page\)](#) > [Departments \(/global/navigation/agency-directory-departments.page\)](#) > [Public Housing & Community Development \(/global/housing/home.page\)](#) > [Notices](#)

Housing Public Notices

Share:

Announcement of Comment Period/Public Hearing for 5-Year PHA Plan for FY 2025-2029

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a **45-day comment period** beginning **May 20, 2026, through July 3, 2026**, for the public to review and comment on the proposed [5-Year Public Housing Agency Plan \(PHA\) for Fiscal Year 2025-2029 \(/resources/housing/documents/notices/2026-05-20-public-notice-5-year-pha-plan.pdf\)](#).

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 \(/https://www.miamidade.gov/global/housing/notices.page\)](#).

Please send written comments to: *HCD, 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, September 9, 2026, at 12:30 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 an 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 \(/resources/housing/documents/notices/2026-05-20-public-notice-5-year-pha-plan.pdf\)](/resources/housing/documents/notices/2026-05-20-public-notice-5-year-pha-plan.pdf)
- [5-Year Public Housing Agency Plan \(PHA\) for Fiscal Year 2025-2029 \(/resources/housing/documents/notices/2025-2029-5-year-plan.pdf\)](/resources/housing/documents/notices/2025-2029-5-year-plan.pdf)
- [Summary of the proposed revisions to the 5-Year Public Housing Agency Plan for Fiscal Year 2025-2029 \(/resources/housing/documents/notices/2025-2029-5-year-plan-summaries.pdf\)](/resources/housing/documents/notices/2025-2029-5-year-plan-summaries.pdf)

Notice of Public Hearing on Proposed Substantial Amendment to the FY 2019 Action Plan And The 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

Public Notice of Model City C.A.C. Election

Public Comments on the 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

Notice of Public Hearing for Surtax SHIP HOME CHDO 2025 RFA

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

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

FROM PAGE 2A

AI CENTERS

announced for South-Miami Dade. It'll be the area's first data center, and it'll be part of a larger office complex.

In western Palm Beach County, a proposal to build a massive data center has stalled as neighbors in a suburban community called Arden have pushed back against the project, which would require rezoning to build. Project Tango's data center would span a million square feet, with nearly 2 million additional square feet of warehouses on the 202-acre site.

CONCERNS ABOUT ENERGY AND WATER

Data from Pew published earlier this year showed that nearly 40% of Americans think data centers are bad for the environment and home energy costs. And 30% believe data centers negatively affect the quality of life for people living nearby.

Data centers require massive amounts of energy and water to run. One \$2.6 billion data center pro-

posed for Polk County in central Florida would use an estimated 50,000 gallons of water per day. Neighbors often cite concerns about strain on local utility grids when a data center is set to be built in their backyards.

People who live near data centers also complain about noise pollution from the cooling systems data centers use for their computers, which sometimes produce a humming noise. Florida Gov. Ron DeSantis, who has emerged as a vocal skeptic of AI and data centers, signed a law earlier this month aimed at keeping data centers from passing along energy costs to nearby residents. The law also includes provisions allowing municipalities to block data center developments.

Nick Tsinoiremas, a computer science professor at the University of Miami, thinks the path we're on right now with AI is not sustainable.

"It requires way too much power and way too many resources," he said.

But he struck an optimistic note: As technology advances, data centers will likely become more energy efficient, requiring less water and less energy to operate.

HOW CAN THEY BUILD DATA CENTERS THERE?

In Westview, some neighbors have taken issue with a data center that went up with little warning.

Residents at a homeowner association meeting in April questioned how an Iron Mountain data center crept into their backyard unnoticed. The data center broke ground in February 2025 and has been in the works since 2023.

At the meeting, Miami-Dade County officials told residents that notices were only mailed to properties within 500 feet of the development because the property wasn't being rezoned. That radius only included industrial properties, not the homes along Northwest 27th Avenue and a nearby apartment complex.

Under Miami-Dade County zoning code, data centers are categorized as "telecommunications hubs" and are permitted in

industrial zoning districts. Because of the zoning, the developer didn't need permission to build the data center. Iron Mountain had already owned the land, which was home to a storage facility.

Naiya Lynn, who lives about two miles from the data center, said while she walked away with a bit more knowledge about the data center, her concern is the lack of transparency around the project, particularly from Miami-Dade County Commissioner Marlene Bastien, who was at the groundbreaking for the data center last year.

"I don't think they were dishonest. I just don't think they were transparent," she said. "And I think there's a huge difference."

Little River Farms resident Trameka Rios said more accountability needs to be had for their elected officials.

"At the end of the day," she said, "it's about our quality of life."

The proposed data center in Palm Beach County, Project Tango, has stalled as the developer seeks to rezone the site.

Cory Kanterman, a stay-at-home dad who lives near the proposed

data center, says he's worried about the strain on his neighborhood's energy grid, noise pollution and the value of his home, which he expects will drop significantly if the data center is built. He's been involved in organizing his neighbors in protest of the data center since the project was announced late last year.

"When I'm directly affected, I'm certainly going to get involved and fight for not only my family, but for all my neighbors," Kanterman said. "We have everything to lose and nothing to gain."

The main difference between the project in Miami-Dade and the one proposed for Palm Beach comes down to zoning. In Palm Beach County, the land needs to be rezoned, which requires a more extensive and public hearing process. In Westview, the land was already zoned for industrial use, so there was no public hearing to rezone the land.

Jorge Navarro, a land use attorney with Greenberg Traurig, said he thinks it's fair to zone data centers like warehouses because they're "compatible" with other industrial

buildings. He said living by a data center may actually be less of a nuisance than living by a warehouse, which could have noisy trucks coming and going.

But Tsinoiremas, the UM professor, said he thinks data centers should be zoned differently than warehouses because they require much more energy than a typical warehouse. He thinks the county should have a more defined process for approving and building data centers.

"Municipalities, they need to start thinking about what zoning means for data centers," said Tsinoiremas. "Do you even have the power that you can bring in?"

PROPOSED DATA CENTERS IN SOUTH FLORIDA

Project Tango: 20125 Southern Blvd., Palm Beach County

Metrobloks: 500 NW 137th Ave., Miami-Dade County

Iron Mountain: 2925 NW 120th Ter., Miami-Dade County

ReadySetFundGrow's "Fishbowl": 23095 S. Dixie Hwy., Miami-Dade County

FROM PAGE 2A

HIALEAH

they were not aware of. Maybe they weren't informed — I assume that was the reason we weren't told," Perez said. "Maybe it wasn't a priority for them, and this administration [Calvo's] took a different route to collect certain funds."

But records show a different scenario.

Documents reviewed by the Herald show that in January 2025, officials across the city's legal department, Public Works, finance and accounting offices, as well as the mayor's office — including the chief operating officer at the time and representatives of the hospitals' owners — were discussing how to address the growing debt, indicating that multiple departments were aware of the uncollected balances.

MOUNTING HOSPITAL DEBT

One of the records reviewed by the Herald is an email from Karl Holzenberg, director of Public Works Finance and Budget, dated January 2025, during the Bovo administration. The email states that Tenet Healthcare, which has previously owned both hospitals, carried a "small"

outstanding balance of \$15,000.

Tenet sold the hospitals in August 2021 to Steward Health Care, when Carlos Hernández was mayor. Over the following years, the debt grew to about \$1.6 million across two hospital ownerships during Bovo's administration, and continued piling up during Garcia-Roves's nine-month interim administration.

Legal experts argue that collection of Tenet's debt, which dates back at least to 2021, may be barred under Florida's five-year statute of limitations for written contracts. The city may have lost its opportunity to collect the funds last year.

By the time the hospitals filed for bankruptcy under Steward Health Care in May 2024, they were already delinquent on water and sewer bills owed to Hialeah. Records show Steward's water bill payments were sporadic in 2023, with only one payment made in 2024, months before the health care giant filed for bankruptcy.

Tenet and Steward Health Care did not respond to the Herald requests for comment.

Holzenberg also noted that Healthcare Systems of

America, which had assumed operations of the hospitals when he sent the email in January 2025, carried a balance of \$215,000. Since then, the debt has climbed to more than \$2.3 million, spanning prior administrations, until Calvo ordered an audit.

In an emailed statement to the Herald, Healthcare Systems said it had not paid Hialeah because the city wanted to charge it for Steward's overdue payments.

"HSA has tried to make water payments. However, the City stated that they will apply payments from HSA to the previous Steward invoices. This is not an acceptable option as HSA is not responsible for Steward's payments per the Steward bankruptcy court," HSA said. "Additionally, HSA has been requesting its own water account from the City for more than a year. However, the City has continued to insist that HSA pay the old water bill from Steward. HSA is again asking the City to please send the HSA water bill under the HSA water account so that HSA can pay its water bill. HSA looks forward to quickly resolving this issue with the City."

No one has been able to fully explain why it took the city so long to identify that the hospitals were behind on their bills. The Public

Works Department, which manages about 30% of the city's budget, has long been viewed by some former mayors, including Bovo, as a "piggy bank" used to help balance city finances when needed.

Under Bovo's administration, the department also underwent a transition after the public Works director at the time, Armando Vidal — widely regarded as a defacto city manager and one of the most influential figures in the administration — retired in 2023. Former officials from the Bovo administration told the Herald it took them

three years to fully establish oversight of the department, describing it as previously operating "autonomously."

Bovo did not respond to the Herald's request for comment. The Herald has been unable to contact Vidal, whose last known phone number is disconnected.

Although the uncollected debt represents a small fraction of the city's roughly \$350 million in annual water and sewer billing, it has taken on greater significance in Hialeah, long described by former finance officials as a "poor city."

Over the past decade, the city also imposed a franchise fee on water bills — starting at 10%, later reduced to 4%, and eliminated last year — in an effort to help support the Public Works Department. Against that backdrop, the growing level of unpaid accounts has become a significant fiscal concern.

"We need to prevent this from happening again," Calvo said. "It's about establishing a clear process, that's something the water department should be able to handle in-house — send a notice, make a call, or contact the account holder."

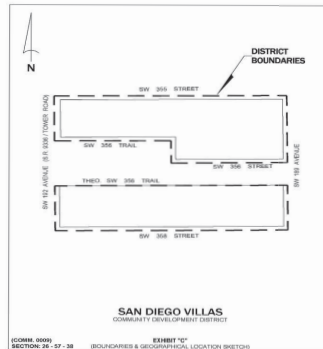
MIAMI-DADE COUNTY

Public Notice

CREATION OF SAN DIEGO VILLAS CDD

A Public Hearing will be held in the Miami-Dade County Commission Chambers, located on the Second Floor of the Stephen P. Clark Government Center, 111 N.W. First Street, Miami, Florida, on Tuesday, June 2, 2026, at 9:30 A.M., to consider an ordinance to create the San Diego Villas Community Development District (CDD). The district boundaries, as shown on the map below, are bounded by:

SW 189 Avenue on the east, SW 192 Avenue (Tower Road) on the west, SW 358 Street on the south and SW 355 Street on the north.



The CDD is designed to provide a financing mechanism for community infrastructure, facilities and services, along with certain ongoing operations and maintenance for San Diego Villas CDD. The CDD boundaries encompass approximately 23.09 acres with approximately \$16.055 million in infrastructure costs servicing approximately 224 villa units.

Interested parties may:

1. view a live broadcast of the Commission meeting in the lobby of the Stephen P. Clark Government Center, located on the first floor;
2. speak, where permissible, in the Miami-Dade County Commission Chambers located on the second floor of the Stephen P. Clark Government Center; members of the public will be required to register to speak on the first floor and will be escorted to the Commission Chambers at the appropriate time;
3. view a live broadcast on Miami-Dade Television;
4. view a live webcast at <https://www.miamidade.gov/webcasting>;
5. after the meeting, view an archived copy of the meeting at <https://www.miamidade.gov/webcasting>; or
6. if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

All interested parties may be heard in accordance with the Board's Rules of Procedure.

A person who decides to appeal any decision made by any board, agency, or commission with respect to any matter considered at its meeting or hearing, will need a record of the proceedings. Such persons may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. To request materials in accessible format, a sign language interpreter, and/or any other accommodation to participate in any County-sponsored program or meeting, please contact (305) 375-2035, or send an e-mail to agencio@miamidade.gov in advance of the meeting to initiate your request. TTY users may also call 711 (Florida Relay Service).

MIAMI-DADE COUNTY

Public Hearing

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT Proposed 5-Year Public Housing Agency Plan for Fiscal Year 2025-2029

COMMENT PERIOD

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a **45-day comment period** beginning **May 20, 2026, through July 3, 2026**, for the public to review and comment on the proposed 5-Year Public Housing Agency Plan (PHA) for Fiscal Year 2025-2029.

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 HCD'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: HCD, 701 N.W. 1st St., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment; or email comments to: 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, September 9, 2026, at 12:30 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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El influencer Alexander Otaola.



La alcaldesa de Miami-Dade Daniella Levine Cava. (CÉSAR MENÉNDEZ)

Otaola fracasa en intento de revocar a alcaldesa de Miami-Dade

El *influencer* apenas logra reunir un tercio de las firmas necesarias para activar el referendo contra la titular del condado, Daniella Levine Cava

CÉSAR MENÉNDEZ
cmenendez@diariolasamericas.com

El proceso revocatorio impulsado por el influencer y excandidato político Alexander Otaola contra la alcaldesa de Miami-Dade, Daniella Levine Cava, fracasó oficialmente este 14 de mayo al vencer el plazo legal de 120 días sin haber alcanzado las 65.681 firmas válidas exigidas por la ley para convocar un referendo en las elecciones primarias de agosto. Otaola reconoció a DIARIO LAS AMÉRICAS que apenas lograron superar las 20.000 rúbricas, en medio de denuncias de presiones políticas, falta de apoyo institucional y dificultades para sostener la campaña.

Después de 120 días de campaña, Otaola reconoció en entrevista con este medio que el esfuerzo fracasó al quedarse muy por debajo de las 65.681 rúbricas que la ley exigía para este proceso. Según explicó, apenas logró superar las 20.000 rúbricas, pese a meses de activismo, convocatorias públicas y una red de voluntarios desplegada por todo el condado.

El proceso revocatorio había comenzado formalmente el 15 de enero, luego de que el secretario de las cortes aprobara oficialmente la petición y las autoridades electorales certificaran que el condado de Miami-Dade cuenta con 1.642.010 votantes registrados. Para que la petición pudiera ejecutarse la legislación exige recolectar el número de firmas equivalentes al 4 % de ese padrón electoral, distribuidas entre los 13 distritos del condado, sin que ninguno supere el 25 % del total requerido. De haberse alcanzado la cifra dentro del plazo legal, el Condado habría tenido que convocar una elección revocatoria en un período de 90 días.

“Más tortuoso”
Durante la entrevista, Otaola atribuyó el origen del intento de revocatorio a lo que considera una “mala administración” del gobierno condal y al creciente malestar ciudadano por el deterioro de la infraestructura y el manejo de los recursos públicos.

“La propia gente, el propio reclamo de la gente por la mala gestión, por el despilfarro del dinero, por la mala utilización de los fondos”, afirmó al explicar qué lo motivó a encabezar el esfuerzo. El influencer sostuvo que el proceso resultó “mucho más tortuoso” de lo que imaginó inicialmente. Según relató, la estrategia se basó en instalar mesas para la recogida de firmas en centros comerciales, restaurantes, negocios privados,

eventos públicos y puntos de alta circulación, además de habilitar un sistema telefónico para enviar boletas directamente a las viviendas de los interesados.

“Nosotros hemos hecho todo lo que se puede hacer”, aseguró.

“El despilfarro del dinero continúa y la gente no se lo toma como algo que ellos pueden cambiar”, lamentó. También, denunció supuestas presiones por parte de autoridades locales para impedir la recolección de firmas en determinados espacios privados.

“Empezaron a venir inspectores, la policía, a decirnos que no pueden estar aquí, no quieren que estén aquí”, declaró al referirse a experiencias ocurridas en centros y plazas comerciales. Según Otaola, algunos dueños de negocios permitieron que los voluntarios se colocaran frente a sus locales para continuar el proceso.

Otaola culpa al “establishment” político

Uno de los señalamientos más fuertes del activista estuvo dirigido al Partido Republicano local, al que señaló de no involucrarse verdaderamente en la campaña.

“Tendría que haber habido más apoyo. Y no lo hubo”, afirmó.

Aunque reconoció que, al principio, “una o dos semanas”, algunos jóvenes republicanos colaboraron temporalmente tocando puertas y ayudando a recolectar firmas, insistió que nunca hubo un respaldo coordinado de la maquinaria política republicana.

Según él todo hubiera sido diferente “si el partido republicano toma control de este proceso y se involucra realmente con la base republicana, ahí te das cuenta de que no hay un verdadero interés del establishment político de ambos partidos de garantizar que las cosas se hagan bien”, dijo.

Otaola rechazó además que el revocatorio fuera una “revancha personal” tras su derrota electoral de 2024 frente a Levine Cava.

“Esto no es un tema personal de Otaola. La realidad está ahí”, afirmó, al insistir en que el incremento de impuestos, el alto costo de vida y los problemas de infraestructura continúan afectando al condado. El activista aseguró sentirse conforme con el esfuerzo realizado, aunque admitió que, sin apoyo político, el proceso terminó siendo insuficiente.

Respuesta de la alcaldesa

La reacción de la administración de Levine Cava no se hizo esperar.

Christiano Ulvert, asesor político de la alcaldesa, calificó el revocatorio como un “fracaso total” y aseguró que la campaña nunca tuvo ver-

dadero respaldo popular.

“El esfuerzo de revocatorio contra la alcaldesa Daniella Levine Cava terminó y fracasó completamente”, afirmó Ulvert en una declaración enviada a DIARIO LAS AMÉRICAS. El estratega político sostuvo que, después de 120 días, Otaola “nisiquiera estuvo cerca” de reunir las firmas necesarias y alegó que el influencer utilizó el proceso como una plataforma de promoción personal.

“Esto nunca se trató de rendición de cuentas ni del pueblo de Miami-Dade. Fue un truco publicitario financiado en secreto, manejado en las sombras y construido sobre mentiras”, expresó. “Seamos claros sobre lo sucedido: Otaola se postuló para alcalde en 2024 y fue rechazado por el 89% de los votantes de Miami-Dade.

En lugar de aceptar el resultado, lanzó una campaña de destitución y se negó a revelar quien la financiaba”, recordó Ulvert quien además cuestionó la transparencia financiera del comité organizador del revocatorio.

Según afirmó, el comité incumplió plazos de reportes financieros, asegura que difundió anuncios que habrían violado leyes esta-

“

El despilfarro del dinero continúa y la gente no se lo toma como algo que ellos pueden cambiar”

“

El aeropuerto se está cayendo a pedazos, el Metrorail se está cayendo a pedazos, hay un tráfico espantoso”

tales y dijo que mantuvo en secreto la identidad de los donantes que financiaban la iniciativa.

“El público merece saber quién financió este esfuerzo. Todavía no lo saben porque Otaola se aseguró de eso”, declaró. El asesor también defendió la gestión de Levine Cava y aseguró que, mientras se desarrollaba la campaña revocatoria, la alcaldesa continuó enfocada en gobernar.

“Seguridad pública mejorando. Inversiones en infraestructura avanzando. Comunidades siendo atendidas. Eso es liderazgo”, sostuvo. Ulvert enfatizó que

Levine Cava fue reelegida con cerca del 60 % de los votos y señaló que el hecho de que Otaola no pudiera convencer a 66.000 personas de firmar demuestra la falta de apoyo ciudadano a la iniciativa.

Infraestructura, impuestos y vivienda siguen igual

Durante la conversación con este medio, Otaola insistió repetidamente en que el condado atraviesa una crisis de infraestructura y administración pública.

Criticó el estado del Aeropuerto Internacional de Miami, el sistema de transporte, las calles y el aumento de los impuestos y tarifas.

“El aeropuerto se está cayendo a pedazos, el Metrorail se está cayendo a pedazos, hay un tráfico espantoso”, afirmó, además no reconoce éxito en las inversiones realizadas en MIA por la alcaldesa. También arremetió contra proyectos impulsados por la administración condal, como los autobuses eléctricos, el manejo presupuestario y el crecimiento de la burocracia gubernamental.

En materia de vivienda, sostuvo que el desarrollo inmobiliario ha desplazado comunidades y encarecido

aún más el acceso a viviendas asequibles.

Un mecanismo democrático

Los procesos revocatorios contra alcaldes de Miami-Dade son extremadamente y complejos. El intento encabezado por Otaola recordó inevitablemente el precedente histórico de 2011, cuando el entonces alcalde Carlos Álvarez fue destituido mediante referendo.

En aquella ocasión, el 88 % de los votantes respaldó la revocación de Álvarez en medio del rechazo popular por aumentos de impuestos, apoyo público a un nuevo estadio de béisbol y medidas tomadas durante la recesión económica. El movimiento fue impulsado por el empresario millonario Norman Braman.

A diferencia de aquel episodio, el proceso liderado por Otaola nunca logró generar una movilización masiva ni el respaldo institucional necesario para transformar el descontento ciudadano en una amenaza electoral real.

Con la expiración oficial del plazo este 14 de mayo, el revocatorio queda archivado y la alcaldesa Levine Cava continuará en el cargo mientras se intensifica el debate político sobre impuestos, infraestructura y el futuro administrativo del condado más poblado de Florida ●



AVISO PÚBLICO

DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO Propuesta de Plan Quinquenal de la Agencia de Vivienda y Desarrollo Comunitario para el Año Fiscal 2025-2029

PERÍODO DE COMENTARIOS

El Departamento de Vivienda y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) por este medio anuncia el **período de comentarios de 45 días desde el 20 de mayo del 2026 hasta el 3 de julio del 2026** para que el público revise y comente en la propuesta al Plan Quinquenal de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) Para el Año Fiscal 2025-2029.

Los documentos arriba mencionados estarán disponibles para inspección en las oficinas administrativas del HCD 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: *HCD, 701 N.W. 1st CT., 16th Floor, Miami, Florida 33136, Atención: Comentarios sobre el PHA Plan* o envíe sus comentarios por correo electrónico a: **PHAPublicComment@miamidade.gov**.

AUDIENCIA PÚBLICA

El Departamento de Vivienda y Desarrollo Comunitario de Miami-Dade (HCD, 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, 9 de septiembre del 2026, a las 12:30 p.m.** El propósito de la audiencia es brindarle al público la oportunidad de comentar sobre los documentos propuesto.

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.

HCD no discrimina en base a raza, sexo, color, religión, estado civil, país de origen, discapacidad, procedencia, preferencia sexual real o percibida, identidad de sexo o expresión de sexo, condición de víctima de violencia doméstica, violencia o acoso de pareja, fuente de ingreso, edad, embarazo o condición familiar, en cuanto al acceso, admisiones o empleos en los programas o actividades de vivienda. Si usted necesita un intérprete de lenguaje de señas o material en formato accesible para esta actividad, llame al 786-469-2155 al menos con cinco días de antelación. Los usuarios del sistema de retrasmisión TDD/TTY pueden comunicarse con el Servicio de Retransmisión de la Florida (Florida Relay Service) por el 800-955-8771.



Para anuncios legales en línea, visite <http://legalads.miamidade.gov>

The Cost of Sending Money to Haiti Continues to Hurt Families

By Le Floridien

For thousands of Haitian families, money transfers from relatives living abroad are not a luxury — they are a lifeline. Every week, Haitians living in the United States, Canada, France and other countries send millions of dollars back home to help parents, children and loved ones survive a worsening economic and humanitarian crisis.

But as the cost of living continues to rise both in Haiti and abroad, many members of the diaspora say the growing cost of sending money is becoming an additional burden on already struggling families.

In South Florida, where one of the largest Haitian communities in the United

States resides, many immigrants work long hours in healthcare, transportation, hospitality and small businesses. Despite inflation, rising rent and expensive food prices in America, they continue to sacrifice to support relatives in Haiti.

For many families, remittances are used to buy food, pay school tuition, cover medical expenses and help relatives survive insecurity and unemployment. In some cases, one person living abroad may financially support several family members at the same time.

However, transfer fees, exchange rate losses and economic instability continue to reduce the real value of the money received in Haiti. A sender may spend extra dollars in fees, while relatives back home often receive less because of fluctuations in the Haitian

gourde and inflation in local markets.

Some members of the diaspora also complain about long lines, security concerns and limited access to financial services in certain parts of Haiti, especially in areas affected by gang violence and instability. Others say they feel trapped between economic pressure abroad and the constant demands of family members facing desperate conditions in Haiti.

Despite these challenges, remittances remain one of Haiti’s most important economic pillars. According to international financial institutions, money sent by the diaspora represents a major percentage of Haiti’s economy and helps sustain countless households across the country.

Community leaders say the situation highlights the enormous role played by Haitians living abroad in keeping many families afloat during one of the country’s most difficult periods. Yet they also argue that Haiti cannot continue depending almost entirely on remittances while local economic opportunities remain limited.

For many Haitian immigrants, sending money home is more than financial assistance — it is a cultural responsibility deeply rooted in family solidarity. But as economic pressure increases on both sides, more families are beginning to feel the weight of a system that has become increasingly difficult to sustain.

DIASPORA

Vance jokes he and Rubio are on ‘The Apprentice’



Vice President JD Vance speaks to the media from the Eisenhower Executive Office Building on the White House campus, May 13, 2026, in Washington. | Jacquelyn Martin/AP

Vice President JD Vance brushed aside President Donald Trump’s speculation about his and Secretary of State Marco Rubio’s potential presidential campaign while likening Trump’s fascination with the heir to GOP leadership to “The Apprentice.”

Vance told reporters at a press conference on Wednesday that he isn’t thinking about 2028, while calling Rubio a “very, very dear friend” and insisting he’s concentrating on his role in the Trump administration.

But the president appears invested in the possibility of Vance and Rubio dueling to be his successor. The New York Times reported on Sunday that Trump has been polling friends and advisers about whether Vance or Rubio should be at the top of the GOP presidential ticket in 2028. And on Monday, Trump

informally polled White House attendees on who they preferred to lead the party before saying that a ticket featuring both would be a “dream team.”

Vance downplayed the significance of comments that appear to pit Vance and Rubio against each other, joking that the public musings about the party’s future resemble the reality show Trump hosted before entering politics.

“I just don’t think it sounds like the president of the United States to have a televised competition for who would succeed him as his apprentice,” Vance said, prompting laughs from some in the room. “I just think that’s not at all what you would expect the president to do.”

The vice president said it’s “natural” for Trump to take an interest in who the Republican presidential nominee will be in 2028 to the extent that he would “joke around” with Vance and Rubio about their political futures.

While Vance has continually sought to tamp down speculation about his political future, he’s taken steps to prepare for a potential White House run. As the Republican National Committee’s finance chair, Vance has traveled around the country meeting with donors who

could help boost a future campaign. And he’s campaigned for Republicans in battleground seats, including earlier this month in Iowa, traditionally the first presidential nominating contest on the calendar.

Rubio’s high-profile role in advancing Trump’s foreign policy agenda has won him supporters both around the country and inside the White House. But he has repeatedly suggested he would not run against Vance in 2028.

Source: politico.com

POLITICS



Avi Piblik

DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ Plan Ajans Lojman Piblik 5 An Pwopoze pou Ane Fiskal 2025-2029

PERYÒD KÒMANTÈ

Avèk avi sa a, Depatman Lojman ak Devlopman Kominotè Konte Miami-Dade (HCD) ap anonse yon **peryòd kòmantè 45 jou apati 20 me 2026**, rive 3 jiyè 2026, pou piblik la egzamine dokiman pwopoze sa yo e fè kòmantè sou Plan Ajans Lojman Piblik 5 An Pwopoze pou Ane Fiskal 2025-2029.

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 HCD 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: HCD, 701 N.W. 1st Ct., 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment; oswa voye kòmantè yo pa imel nan: PHAPublicComment@miamidade.gov

ODYANS PIBLIK

Avèk avi sa a, Depatman Lojman ak Devlopman Kominotè (HCD) Miami-Dade ap anonse yon **odyans piblik** ki pwograme pou l fèt nan Komite Lojmanè (HC), **madi 9 septanm a 12:30 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. 1st St., Miami, FL 33128.

HCD 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 fòma aksesib 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.



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

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Attachment B

HOUSING AND COMMUNITY DEVELOPMENT Notification of In-Person and Virtual Meetings Regarding the Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027

TO: RESIDENT ADVISORY BOARD (RAB)

Please join us for an upcoming meeting to discuss our Proposed Amended Annual Public Housing Agency Plan (PHA) for Fiscal Year 2026-2027 together with the 5-Year PHA Plan. We're offering two different ways to participate so you can pick the one that works best for your schedule. We are hosting an in-person meeting and a virtual meeting via ZOOM.

Since these are held on different days, you are more than welcome to attend one or both!

IN-PERSON MEETING INFORMATION

Date	NEW Time	Location
Monday, June 1, 2026	3:00 PM	Overtown Transit Village 701 NW 1 st Court, 2 nd Floor, Training Room Miami, FL 33136

VIRTUAL MEETING VIA ZOOM INFORMATION

Date	Time	ZOOM Meeting
Wednesday, June 3, 2026	3:00 PM	

1. Join Zoom Meeting by computer beginning at 2:45 PM

<https://miamidade.zoom.us/j/89681762300?pwd=RZGLAgjhM7RROzpb5LikMXajaqzHWx.1>

Meeting ID: **896 8176 2300**

Passcode: **081460**

2. Join Zoom Meeting by Telephone beginning at 2:45 PM

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 **meeting ID: 896 8176 2300** 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.



VIVIENDA Y DESARROLLO COMUNITARIO
Aviso de Reuniones en Persona y Virtuales sobre la
Propuesta de Enmienda al Plan Anual de la Agencia de Vivienda Pública
Para el Año Fiscal 2026–2027

A: JUNTA ASESORA DE RESIDENTES (RAB)

Por favor, acompáñenos en una de nuestras próximas reuniones para hablar sobre nuestra propuesta Enmienda al Plan Anual de la Agencia de Vivienda Pública (PHA, por sus siglas en Inglés) para el año fiscal 2026–2027 junto con el Plan Quinquenal de la PHA. Ofrecemos dos formas diferentes de participar para que pueda elegir la que mejor se adapte a su horario. Tendremos una reunión en persona y una reunión virtual a través de ZOOM.

Dado que las reuniones se realizarán en días diferentes, es más que bienvenido a asistir a una o a ambas. Sus comentarios son una parte vital de nuestro periodo de comentarios públicos, el cual se extiende desde el 20 de mayo hasta el 3 de julio de 2026.

INFORMACIÓN SOBRE LA REUNIÓN EN PERSONA

Fecha	Hora	Ubicación
Lunes, 1 de junio de 2026	3:00 PM	Overtown Transit Village 701 NW 1ª Court, 2ª Floor, Training Room Miami, FL 33136

INFORMACIÓN SOBRE LA REUNIÓN VIRTUAL A TRAVÉS DE ZOOM

Fecha	Hora	Reunión por Zoom
Miércoles, Junio 3, 2026	3:00 PM	

1. Únete a la reunión virtual a través Zoom por ordenador a partir de las 2:45 PM
<https://miamidade.zoom.us/j/89681762300?pwd=RZGLAgjhM7RROzpb5LikMXajqzHWx.1>
ID de la reunión: **896 8176 2300** Código de acceso: **081460**

2. Únete a la reunión de Zoom por teléfono a partir de la 2:45 PM

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 ID de la reunión: **896 8176 2300** 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:

1. Los documentos adjuntos a esta invitación están disponibles para su revisión en las oficinas de administración de HCD y en el sitio web de HCD bajo la sección de Audiencia Pública.

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

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

(traducción no oficial)



LOJMAN AK DEVLOPMAN KOMINOTÈ
Notifikasyon Reyinyon an Pèsòn ak Reyinyon Virtuèl Konsènan
Pwojè Plan Anyèl Ajans Lojman Piblik pou Ane Fiskal 2026-2027

POU: KONSÈY KONSILTATIF REZIDAN YO (RAB)

Tanpri vin jwenn nou nan yon reyinyon k ap vini pou nou diskite sou Pwojè Plan 5-an pou PHA nou an. N ap ofri de fason diferan pou w patisipe pou w ka chwazi sa ki pi bon pou orè w. N ap òganize yon reyinyon an pèsòn ak yon reyinyon virtuèl pa mwayen ZOOM.

Kòm reyinyon sa yo ap fèt nan jou diferan, ou byenveni pou w asiste youn oubyen tou de. Feedback ou se yon pati esansyèl nan peryòd kòmantè piblik nou an, ki soti nan 20 me rive 3 jiyè 2026.

ENFOMASYON SOU REYINYON AN PÈSÒN

Dat	Tan	Kote yo ye
Lendi 1ye jen 2026	3:00 PM	Overtown Transit Village 701 NW 1st Court, 2nd Floor, Training Room Miami, FL 33136

ENFOMASYON SOU REYINYON VIRTUÈL PA MWAYEN ZOOM

Dat	Tan	Reyinyon ZOOM
Mèkredi 3 jen 2026	3:00 PM	

1. Antre nan Zoom Reyinyon pa òdinatè kòmanse nan 2:45 PM

<https://miamidade.zoom.us/j/89681762300?pwd=RZGLAgjhM7RROzpb5LikMXajaqzHWx.1>

Reyinyon ID: 896 8176 2300

Passcode: 081460

2. Ou ka antre nan reyinyon Zoom nan pa telefòn apati 2:45 PM.

a) 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 ID reyinyon an: **896 8176 2300** 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:

1. Dokiman ki tache ak envitasyon sa a disponib pou egzamen nan biwo jesyon HCD yo ak sou sitwèb HCD a nan seksyon Audians Piblik (Public Hearing) nan:

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

- Rezime chanjman yo tradui an panyòl ak kreyòl tou.

Patisipasyon ou antisipe.

(tradiksyon ofisyèl)



HOUSING AND COMMUNITY DEVELOPMENT
Notification of Rescheduled Virtual Meeting Regarding the
Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027 and
5-Year PHA Plan for Fiscal Year 2025-2029

TO: RESIDENT ADVISORY BOARD (RAB)

Due to technical difficulties, the virtual meeting scheduled on June 3, 2026, via ZOOM, was not held. We apologize for any inconvenience this may have caused.

Please join us for the rescheduled virtual meeting (details below) to discuss the proposed Amended Annual Public Housing Agency Plan (PHA) for Fiscal Year 2026-2027 along with the 5-Year PHA Plan for Fiscal Year 2025-2029.

VIRTUAL MEETING VIA ZOOM INFORMATION

Date	Time	ZOOM Meeting
Monday, June 15, 2026	3:00 PM	

1. Join Zoom Meeting by computer beginning at 2:45 PM

<https://miamidade.zoom.us/j/3355530143?pwd=V1FkK1M1RzhZSTBCM2s4TFZtMjc0Zz09&omn=84077032787>

Meeting ID: 335 553 0143

Passcode: 2d5AVH

2. Join Zoom Meeting by Telephone beginning at 2:45 PM

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 meeting ID: 335 553 0143 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.



VIVIENDA Y DESARROLLO COMUNITARIO

Notificación de reunión virtual reprogramada sobre el Plan Anual Enmendado de la Agencia de Vivienda Pública para el Año Fiscal 2026-2027 y el Plan de 5 Años de la PHA para el Año Fiscal 2025-2029

A: JUNTA ASESORA DE RESIDENTES (RAB)

Debido a dificultades técnicas, la reunión virtual programada para el 3 de junio de 2026, a través de ZOOM, no se llevó a cabo. Pedimos disculpas por cualquier inconveniente que esto haya podido ocasionar.

Por favor, únase a nosotros en la reunión virtual reprogramada (los detalles se encuentran a continuación) para hablar sobre el Plan Anual Enmendado propuesto de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) para el Año Fiscal 2026-2027, junto con el Plan de 5 Años de la PHA para el Año Fiscal 2025-2029.

INFORMACIÓN SOBRE LA REUNIÓN VIRTUAL A TRAVÉS DE ZOOM

Fecha	Hora	Reunión por Zoom
Lunes, Junio 15, 2026	3:00 PM	

1. Únete a la reunión virtual a través Zoom por ordenador a partir de las 2:45 PM

<https://miamidade.zoom.us/j/3355530143?pwd=V1FkK1M1RzhZSTBCM2s4TFZtMjc0Zz09&omn=84077032787>

ID de la reunión: **335 553 0143**

Código de acceso: **2d5AVH**

2. Únete a la reunión de Zoom por teléfono a partir de la 2:45 PM

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 ID de la reunión: **335 553 0143** 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.

(traducción no oficial)



LOJMAN AK DEVLOPMAN KOMINOTÈ

Notifikasyon Reyinyon Vityèl ki Repwograme konsènan Plan Anyèl Ajans Lojman Piblik ki Amande pou Ane Fiskal 2026-2027 ak Plan PHA 5 An pou Ane Fiskal 2025-2029

POU: KONSÈY KONSILTATIF REZIDAN YO (RAB)

Akòz difikilte teknik, reyinyon vityèl ki te pwograme pou 3 jen 2026 la, sou ZOOM, pa t fèt. Nou mande eskiz pou tout deranjman sa te kapab lakòz.

Tanpri, vin patisipe avèk nou nan reyinyon vityèl ki repwograme a (detay yo anba a) pou nou diskite sou pwojè Plan Anyèl Ajans Lojman Piblik (PHA) ki Amande pou Ane Fiskal 2026-2027 la, ansanm ak Plan PHA 5 An pou Ane Fiskal 2025-2029 la.

ENFOMASYON SOU REYINYON VIRTUEL PA MWAYEN ZOOM

Dat	Tan	Reyinyon ZOOM
Lendi 15 jen 2026	3:00 PM	

2. Antre nan Zoom Reyinyon pa òdinatè kòmanse nan 2:45 PM

<https://miamidade.zoom.us/j/3355530143?pwd=V1FkK1M1RzhZSTBCM2s4TFZtMjc0Zz09&omn=84077032787>

Reyinyon ID: **335 553 0143**

Passcode: **2d5AVH**

2. Ou ka antre nan reyinyon Zoom nan pa telefòn apati 2:45 PM.

a) **Enstriksyon yo:**

- Ou ka rantr 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 ID reyinyon an: **335 553 0143** 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.

(tradiksyon ofisyèl)

**AGENDA****Resident Advisory Board Meeting**

In-Person Meeting: June 1, 2026, at 3:00 p.m.

Virtual Meeting Via ZOOM: Originally Scheduled for June 3, 2026, at 3:00 p.m.; Held June 15, 2026, at 3:00 p.m.

I. Welcome & Introduction**II. Meeting Topic**

1. Public Housing Agency (PHA) 5-Year Plan for Fiscal Year 2025-2029 together with the Amended Annual PHA for Fiscal Year 2026-2027 – Review proposed changes.

III. Documentation Provided for Review

1. PHA 5-Year Plan for Fiscal Year 2025-2029.
2. Amended Annual PHA for Fiscal Year 2026-2027.

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

PHA 5-Year Plan for Fiscal Year 2025-2029	Amended Annual PHA for Fiscal Year 2026-2027
May 20, 2026, through July 3, 2026	May 29, 2026, through July 12, 2026

1. How to submit Comments:
 - Hand Delivery: Drop off at your management office.
 - Email: phapubliccomment@miamidade.gov
 - Mail: Housing Community Development, Attn: PHA Plan Comments, 701 NW 1st Court, 16th Floor Miami, FL 33136.

VI. Public Hearing

Public Hearings will take place before the Housing Committee (HC). Purpose: To provide an opportunity to comment on these proposed documents.	
PHA 5-Year Plan for FY 2025-2029	Amended Annual PHA for FY 2026-2027
Date/Time: September 9, 2026, at 12:30 p.m.	Date/Time: July 14, 2026, at 12:30 p.m.

1. 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 2nd floor)

VII. Presentation of Major Changes

1. 5-Year PHA Plan for Fiscal Year 2025-2029
 - a) Building Our Own Future: We've created a new County-run non-profit to help us build and manage affordable housing more quickly and cost-effectively.
 - b) Job Training: We've started a paid program in Perrine where residents can learn construction and project management skills while getting paid (12–14 month duration).
 - c) HCD intends to utilize County-owned Public Housing land for the purpose of developing affordable homes for working families and homeownership opportunities.
2. Amended Annual PHA for FY 2026-2027
 - a) Utilization of demolition, disposition, and/or a Section 18/RAD Blend option (RAD conversion) for the following properties: Scott Carver Phases 2A, 2B, and 2C.

VIII. Questions and Answers



AGENDA

Reunión de la Junta Asesora de Residentes

Reunión presencial: 1 de junio del 2026 a las 3:00 p.m.

Reunión virtual vía ZOOM: Originalmente programada para el 3 de junio de 2026 a las 3:00 p.m.;

Celebrada el 15 de junio de 2026 a las 3:00 p.m.

I. Bienvenida e introducción

II. Tema de la reunión

1. Propuesta de Plan Quinquenal de la Agencia de Vivienda Pública (PHA, por sus siglas en inglés) para el Año Fiscal 2025-2029 junto con el Plan Anual Enmendado de la PHA para el Año Fiscal 2026-2027 – Revisión de los cambios propuestos.

III. Documentación proporcionada para revisión

1. El Plan Quinquenal de la a Agencia de Vivienda Pública para el Año Fiscal 2025-2029.
2. El Plan Anual Enmendado de la PHA para el Año Fiscal 2026-2027.

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

El Plan Quinquenal de la PHA para el Año Fiscal 2025-2029	Plan Anual Enmendado de la PHA para el Año Fiscal 2026-2027
Del 20 de mayo de 2026 al 3 de julio de 2026	Del 29 de mayo de 2026 al 12 de julio de 2026

1. Cómo enviar comentarios:

- Entrega en mano: Déjalo en tu oficina de gestión.
- Correo electrónico: phapubliccomment@miamidade.gov
- Correo: Housing and Community Development, Attn: PHA Plan Comments, 701 NW 1st Court, 16th Floor Miami, FL 33136.

VI. Audiencia pública

Las Audiencias Públicas se llevarán a cabo ante el Comité de Vivienda (HC, por sus siglas en inglés). Propósito: Ofrecer la oportunidad de comentar estos documentos propuestos.	
El Plan Quinquenal de la PHA para el Año Fiscal 2025-2029	Amended Annual PHA for FY 2026-2027
Fecha/Hora: 9 de septiembre de 2026 a las 12:30 p.m.	Fecha/Hora: 14 de julio de 2026 a las 12:30 p.m.

1. 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)



VII. Presentación de los Grandes Cambios

1. Plan Quinquenal de la Agencia de Vivienda Pública para el Año Fiscal 2025-2029
 - a) Construyendo nuestro propio futuro: Hemos creado una nueva organización sin fines de lucro administrada por el Condado para ayudarnos a construir y gestionar viviendas asequibles de manera más rápida y rentable.
 - b) Capacitación laboral: Hemos puesto en marcha un programa remunerado en Perrine, donde los residentes pueden adquirir habilidades en construcción y gestión de proyectos mientras reciben un salario (con una duración de 12 a 14 meses).
 - c) El HCD tiene la intención de utilizar terrenos de Vivienda Pública propiedad del Condado con el fin de desarrollar viviendas asequibles para familias trabajadoras y oportunidades de acceso a la propiedad de la vivienda.
2. Plan Anual Enmendado de la PHA para el FY 2026-2027
 - a) Utilización de demolición, disposición y/o una opción combinada de la Sección 18/RAD (conversión RAD) para las siguientes propiedades: Scott Carver Fases 2A, 2B y 2C.

VIII. Preguntas y respuestas

AJANDA

Reyinyon Konsèy Konsiltatif Rezidan yo

Reyinyon an pèsòn: 1ye jen 2026, a 3:00 p.m.

Reyinyon Vityèl sou ZOOM: Okòmansman pwograme pou 3 jen 2026 a 3:00 p.m.;

Fèt 15 jen 2026 a 3:00 p.m..

I. Byenveni & Entwodiksyon

II. Reyinyon Topic

1. Plan Ajans Lojman Piblik 5 Ane Pwopoze pou Ane Fiskal 2025-2029 ansanm ak Plan Anyèl Amande PHA a pou Ane Fiskal 2026-2027 – Revize chanjman yo pwopoze yo.

III. Dokimantasyon yo bay pou revizyon

1. Plan 5-Kan PHA a pou Ane Fiskal 2025-2029.
2. Plan Anyèl Amande PHA a pou Ane Fiskal 2026-2027.

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

Plan 5-Kan PHA a pou Ane Fiskal 2025-2029	Plan Anyèl Amande PHA a pou Ane Fiskal 2026-2027
20 me 2026 jiska 3 jiyè 2026	29 me 2026 jiska 12 jiyè 2026

1. Ki jan yo soumèt Kòmantè:

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

VI. Odyans Piblik

Odyans Piblik yo ap fèt devan Komite Lojman an (HC). Objektif: Pou bay yon opòtinite pou fè kòmantè sou dokiman pwopoze sa yo.	
Plan 5-Kan PHA a pou Ane Fiskal 2025-2029	Plan Anyèl Amande PHA a pou Ane Fiskal 2026-2027
Dat/Lè: 9 septanm 2026, a 12:30 p.m	Dat/Lè: 14 jiyè 2026, a 12:30 p.m.

1. 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)

VII. Prezantasyon nan gwo chanjman

1. Plan Ajans Lojman Piblik 5 Ane Pwopoze pou Ane Fiskal 2025-2029
 - a) Bati pwòp avni nou: Nou kreye yon nouvo òganizasyon san bi likratif ki dirije pa Konte a pou ede nou bati epi jere lojman abòdab pi vit epi pi efikas nan yon fason ki pi ekonomik.

Paj 1 sou 2 (Tradiksyon ofisyèl)



- b) Fòmasyon pwofesyonèl: Nou te kòmanse yon pwogram peye nan Perrine kote rezidan yo ka aprann teknik konstriksyon ak jesyon pwojè pandan y ap touche lajan (dire 12-14 mwa).
 - c) HCD gen entansyon itilize tè Lojman Sosyal ki posede pa Konte a pou konstwi kay abòdab pou fanmi k ap travay yo ak opòtinite pou vin pwopriyetè kay.
2. Plan Anyèl Amande PHA a pou Ane Fiskal 2026-2027
- a) Itilizasyon demolisyon, dispozisyon, ak/oswa yon opsyon Melanj Seksyon 18/RAD (konvèsyon RAD) pou pwopriyete sa yo: Faz 2A, 2B, ak 2C Scott Carver yo.

VIII. Kesyon ak repons