MEMORANDUM

Agenda Item No. 8(K)(2)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	November 17, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving, after a public hearing, the Significant Amendment to the Fiscal Year 2026-2027 Annual Public Housing Agency Plan (Amended 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

This item was amended from the original version as stated in the County Mayor's memorandum.

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.

for
Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum

Date: November 17, 2026

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

From: Daniella Levine Cava
Mayor

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

On October 14, 2026, the Housing Committee amended this item to include copies of the newspaper advertisements and related documents identifying the correct public hearing date for the Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

Executive Summary

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

The Amended Plan (Exhibit 1) contains a revision to the demolition and disposition activities to include Scott Carver Phase 2A, 2B, and 2C developments which may be converted to Project-Based Voucher assistance under the Rental Assistance Demonstration (RAD) Program/Section 18 Blend option. The main goal is to ultimately modernize these projects through private construction lenders who are willing to provide construction and permanent financing.

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 29, 2026, through July 12, 2026. These documents were distributed to, and posted at, the Department's administrative offices, site offices, and to members of the Department's Resident Advisory Board (RAB). Furthermore, as part of the update and vetting process of these documents, the Department held two

meetings with the RAB. An in-person meeting was held on June 1, 2026, and a virtual meeting via ZOOM on June 3, 2026, where HCD staff with their 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 June 2, 2026, the Board adopted Resolution No. R-476-26, which approved the Annual Public Housing Agency Plan for Fiscal Year 2026-2027 (Plan). However, the proposed revision is considered a significant amendment and must separately comply with several of HUD's requirements, such as consultation with the Resident Advisory Board and hold a 45-day comment period and public hearing. Consequently, this revision could not be included in the Plan.

In May 2026, HCD was advised that the current ownership entity of the Scott Carver Phase 2A, 2B and 2C developments had entered into discussions regarding the transfer of ownership to a new entity. As part of the transfer of ownership, the new entity proposes that the County submit applications to HUD to facilitate the RAD conversion of the developments to address certain physical needs to ensure their long-term physical and financial sustainability. These activities are not currently contemplated by the Plan. This amendment would not require the County to move forward with the proposal, which would still require approval of the Board, however the absence of the Amendment would prevent the proposed conversion should the Board elect to do so. The department anticipates presenting a separate item at a later date related to the transfer of ownership and other aspects of the renovation and potential RAD conversion.

Recommendation

It is recommended that the Board:

1. Approve, after a public hearing, the Amended Plan;

2. Authorize the County Mayor or County Mayor's designee to submit the Amended Plan to HUD for final approval no later than August 30, 2026; and

3. Authorize the County Mayor or County Mayor's designee to make any necessary revisions to the Amended 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 Amended Plan applies only to the Public Housing, Housing Choice Voucher and other federally subsidized programs administered by the County through HCD. The Amended 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 Amended 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 Amended Plan to HUD; (2) make any necessary revisions to the Amended 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 Amended Plan includes a listing of the HCD's financial resources and planned uses for the support of federal Public Housing and Section 8 HCV programs for Fiscal Years 2026-2027. However, the approval of this item will not result in a fiscal impact to the County.

Track Record/Monitor

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

Background

The Board must approve the Amended Plan. The public housing agency plan is a comprehensive guide to each public housing agency's policies, programs, operations, and strategies for meeting local housing needs and goals. The purpose of the plan is to centralize key information for public housing residents, voucher participants and/or members of the public to easily access the public housing agency's policies and procedures regarding the administration of

affordable housing programs, funded by HUD. The Amended Plan presented for the Board's consideration includes the following proposed revisions:

A. Significant Amendments to the Plan:

Description	**Applicable Program(s)**
Sections B.2.A (III) — The Department is amending its plan for demolition and disposition activities to include Scott Carver Phase 2A, 2B, and 2C.	Public Housing
Sections B.2.A (VI)(L)(1) — The Plan is amended to include Scott Carver Phase 2A, 2B, and 2C in its planned developments that may undergo a Rental Assistance Demonstration/Section 18 Blend option.	Public Housing

In accordance with 24 CFR § 903.17, the Amended Plan was made available for public review and comments during a 45-day comment period from May 29, 2026, through July 12, 2026, (Attachment A). To ensure reasonable outreach and broad public participation, these documents were distributed to, and posted at, the Department's administrative offices, site offices, and to members of the Department's 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, the Department held two meetings with the RAB. An in-person meeting on June 1, 2026, and a virtual meeting via Zoom on June 3, 2026 (Attachment B). At the RAB meetings, representatives with subject matter expertise from the Public Housing Division, Housing Choice Division, Development Division, and the Office of Strategic Initiatives and Planning were present to facilitate a collaborative dialogue, solicit essential stakeholder feedback, and provide comprehensive responses to inquiries regarding the Plan. A public hearing was held before the Housing Committee on Wednesday, October 14th where the Plan was amended on the floor to incorporate updated public advertisements.

Fulfilling the regulatory requirement under 24 CFR § 903.19 requires HCD to consider all public comments received on the Plan before submission.



Arnold Palmer
Chief of Public Safety

MEMORANDUM

(Revised)

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

DATE: November 17, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(K)(2)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(K)(2)
11-17-26

RESOLUTION NO. _____

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2026-2027 ANNUAL PUBLIC HOUSING AGENCY PLAN (AMENDED 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 Significant Amendment to the Fiscal Year 2026-2027 Public Housing Agency Plan ("Amended 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 Amended 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 Amended 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 17th day of November, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

EXHIBIT 1

Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

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

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**

A.1

PHA Name: Miami-Dade County by and through Housing and Community Development **PHA Code**: FL005
PHA Type: ☒ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 5,899 **Number of Housing Choice Vouchers (HCVs)** 21,659
Total Combined Units/Vouchers 27,558

PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission (Significant Amendment)

Public 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. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

The public notice for the comment period for this document was published in The Miami Herald (the largest newspaper of daily general circulation), The Miami Times (largest African-American newspaper), El Diario las Americas (Spanish language newspaper), and Haitian American Business News (Haitian newspaper), and on HCD's website: 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 January 22, 2026, through March 7, 2026. This proposed Annual PHA Plan was provided to each member of the Resident Council and available for inspection at each Asset Management Project, administrative offices, and website.

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

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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

NO REVISIONS TO PLAN ELEMENTS

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

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

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

B.2 **New Activities.**

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

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

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

Refer to Attachment B.2

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Refer to Attachment B.3

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 5-Year Action Plan was last approved in EPIC on October 31, 2024.
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.

C.2	**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.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

C.5 **Troubled PHA.**

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

Y	N	N/A
☐	☐	☒

(b) If yes, please describe:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attachment B.1
Significant Amendment to the FY 2026-2027 Annual PHA Plan
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SECTION B.1 - PUBLIC HOUSING

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

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

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

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

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

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

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

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

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

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

B. Strategy for Addressing Housing Needs

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

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

(1) Reducing turnover time for vacated public housing units through implementation of a vacancy reduction initiative to achieve an overall occupancy rate of 94 percent.

(2) Seeking replacement of public housing units lost to the inventory through mixed finance development, RAD conversions and other financing or funding strategies. This includes leveraging the Restore-Rebuild initiative (formerly known as Faircloth-to-RAD) to reclaim available unit authority

(3) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.

(4) Participating in a Homeless Pilot Program to address homelessness by collaborating with the Homeless Trust for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, or permanent supportive housing.

(5) HCD has applied for available streamlined waivers to expedite admissions for persons experiencing homelessness for the Public Housing program (i.e., PIH Notice 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that HCD must follow during the period the waiver is in effect.

(6) Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

(7) Participating in Miami-Dade County's General Obligation Bond (GOB) program to expand the amount of public housing available in Miami-Dade County.

(8) Utilizing County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.

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

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

(2) Pursuing housing resources other than public housing assistance.

(3) Continuing to apply for funding or grant opportunities that may become available to create additional housing opportunities.

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

3. Need: Specific Family Types: Families with Disabilities
Strategy: Target available assistance to applicants and residents with disabilities.

4. Need: Specific Family Types: Races or ethnicities with housing needs
Strategy: Increase awareness by complying with all HUD fair housing requirements.

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

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

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

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

2. Providing incentives which encourage families with incomes below the EIR to accept units in developments with incomes above the EIR, or vice versa. Such incentives may include affirmative marketing plans or added amenities.
3. Providing any other strategies allowed by statutes and determined in consultation with residents and the community via HCD's planning process. Current strategies include modernization of Public Housing developments through the Low-Income Housing Tax Credit (LIHTC) program and/or other available funding sources.
4. Developing strategies for mixed-income and mixed-use of public housing developments.

B. Other Policies that Govern Eligibility, Selection, and Admissions

1. Eligibility

HCD is responsible for ensuring that every individual and family admitted to the Public Housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. Eligibility is established as delineated in the Admission and Continued Occupancy Policy (ACOP).

2. Selection and Admission

a) Waiting List Organization

(1) HCD selects applicants for the Public Housing Program from a community-wide waiting list.

(2) Additionally, a separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.

(3) HCD may choose from various options regarding when and how to open, administer, and populate the waiting list, subject to approval by the Miami-Dade County Board of County Commissioners (the Board).

(4) Some of these options may include an exclusive electronic open waiting list, where ranking is based on the date and time of application or any applicable factors that the agency may adopt, subject to approval by the Board.

(5) Based on the signed Memorandum of Understanding (MOU) between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals.

(6) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.

- When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application.

b) Admission Preferences

(1) Applicant families on the public housing waiting list may qualify for the admission preferences listed below.

- Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
- Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
- Single persons who are elderly, displaced or a person with disability (30 points).
- Veterans Preference (35 points).
- Miami-Dade County Residency Preference (5 points)

c) Factors Affecting Waiting List

(1) Displacement due to governmental action.

(2) Involuntary displacement due to natural disasters.

(3) If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time).

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

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

III. Financial Resources.

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

Notes: All amounts are approximate and subject to change.
* RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HCD with access to private sources of capital to redevelop its affordable housing assets. Upon conversion, HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.
** Miscellaneous Revenue includes Assisted Living Facility fees, late fees, maintenance charges, etc.
The County may potentially receive additional funding if HCD applies for Capital Fund Financing Program (CFFP).

IV. <u>Rent Determination.</u>

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

A. HCD has set its minimum rent at $50.00. As required by the federal regulations, financial hardship provisions are made available to residents and participants of the program who qualify.

B. HCD annually revises the Flat Rent Schedule for the Public Housing Program in accordance with PIH Notice 2017-23.

C. Pursuant to HUD's Final Rule on the "30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent" published December 13, 2024, HCD implemented requirements related to the extension of time and required disclosures for notification of nonpayment of rent.

D. HUD has implemented the HOTMA provisions per PIH Notice 2024-38. HCD is awaiting guidance from HUD regarding the implementation of the remaining provisions and compliance date for various provisions of HOTMA pertaining to Sections 102 and 104.

E. The HOTMA revision related to the Earned Income Disallowance (EID) is in effect. EID was no longer applied after December 31, 2023. However, the remaining families will complete their 24-month exclusion period. This means that no family will still receive EID after December 31, 2025.

V. Operation and Management.

A. Public Housing Program management policies are located in:

1. Admissions and Continued Occupancy Policy (ACOP) - Refer to Appendix A
   On May 6, 2025, the Miami Dade County Board of County Commissioners adopted Resolution No. R-408-25 approving the ACOP.
   a) Proposed Revisions
      (1) A separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.

      (2) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.

      (3) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
      - When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application.

      (4) Applicant families on the public housing waiting list may qualify for the admission preferences listed below.
      - Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
      - Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
      - Single persons who are elderly, displaced, or a person with disability (30 points).
      - Veterans Preference (35 points).
      - Miami-Dade County Residency Preference (5 points)

      (1) The following factors will affect the waiting list:
      - Displacement due to governmental action.
      - Involuntary displacement due to natural disasters.
      - If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time).
      - HCD, at its sole discretion, may accept referrals for humanitarian reasons as mandated from HUD and/or from appropriate federal, state, and/or admission agencies

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

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

B. Improve PHAS Score:

1. Continue improving PHAS score with emphasis on the Management Assessment Subsystem (MASS) and Physical Assessment Subsystem (PASS) sub-indicators.
2. Continue the applicability of EIV's Income Information and Verification Reports (i.e. Debts Owed to PHAs & Terminations, Deceased Tenants, Existing Tenant Search, Failed EIV Prescreening

Report, Failed Verification Report (Failed SSA Identity Test), Identity Verification Report, Income Information for PIH Programs, Income Validation Tool Report for PIH Programs, Multiple Subsidy Report, and New Hires Report).

VI. Grievance Procedures

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

VII. Homeownership Programs.

A. Public Housing Homeownership Activity Description:

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

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

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

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

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

VIII. Community Service and Self-Sufficiency Programs.

A. Services and programs offered to residents and participants:
   1. Elderly meals and youth programs are available at selected Public Housing sites.
   2. Business and entrepreneurship training programs through Section 3, in accordance 24 CFR, Part 75, which was implemented by HUD, and the policies and procedures implemented by HCD on July 1, 2021.

B. Policies or programs for economic and social self-sufficiency:
   1. Coordination of efforts include:
      a) Facilitated the provision of social and self-sufficiency services and programs to eligible families.

2. Self-Sufficiency Policies:
   a) Section 3: HUD funded contracts for development, operation, and modernization must comply with the Section 3 requirements, in accordance with 24 CFR, Part 75.
      - HCD facilitated interactive workshops to educate current and prospective contractors and entities about new Section 3 rule, including goals and business opportunities.
      - HCD educated residents of public housing through webinar presentations, workshops, and distribution of informative materials.
3. Family Self -Sufficiency programs:
   a) Establishing a protocol for exchange of information with all appropriate social service agencies.

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

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

IX. Safety and Crime Prevention.

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

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

C. A description of the coordination between PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
   1. May provide Public Housing units' addresses to local police, which in turn would provide crime data to housing agency staff for further analysis and action.
   2. Police actively participate in Public Housing eviction cases due to criminal activities.
   3. As an anti-drug/crime prevention initiative, Public Housing may partner with local law enforcement and seek HUD approval for non-dwelling public housing units for this special use (PIH 2011-7 and 24 CFR 990.145(a)(2)).
   4. Review Crime Prevention Through Environmental Design (CPTED) measures with police departments during the design phases of new development projects, to obtain input/recommendations.

X. Pet Policy.

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

XI. Asset Management.

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

XII. Substantial Deviation.

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

- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD conversion.
- Changes to the unit distribution, total unit counts, or both in an approved RAD or RAD Blended conversion, or other RAD linked programs. Note that HCD remains fully committed to complying with the RAD requirement to provide one-for-one replacement of all public housing units in all RAD conversion projects. The changes referenced in this statement pertain to unit distribution between buildings and sites and total unit counts as those may change based on the amount of residential units included in addition to the RAD units.
- Changes to development programs as indicated between RAD, RAD Blended projects, HUD Mixed Finance, and LIHTC only projects and all within the definition of affordable housing.

XIII. <u>Significant Amendment/Modification.</u>

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

SECTION B.1 - HOUSING CHOICE VOUCHER

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

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

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

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

I. <u>Statement of Housing Needs and Strategy for Addressing Housing Needs.</u>

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

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

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

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

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

B. Strategy for Addressing Housing Needs

1. Need: Shortage of affordable housing for all eligible populations
   a) Strategy 1. Maximize the number of affordable units available to Miami-Dade County by and through HCD within its current resources by:
      (1) Applying for additional vouchers if made available by HUD.
      (2) Seeking replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers.
      (3) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.
      (4) Housing homeless persons through the Project-Based Voucher program, per PIH Notice 2013-15, subject to need and funding availability. HCD has applied for available streamlined waivers to expedite admissions for persons experiencing homelessness for HCV and PBV programs (i.e., Notice PIH 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that HCD must follow during the period the waiver is in effect.
      (5) Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
   b) Strategy 2: Increase the number of affordable housing units that reflect HUD and local requirements by:
      (1) Pursuing housing resources other than Section 8 tenant-based assistance.
      (2) Continuing the implementation of the Section 8 Homeownership and Project-based Voucher Programs, contingent on the availability of vouchers

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

3. Need: Specific Family Types: Families with Disabilities
   Strategy: Target available assistance to applicants and residents with disabilities.

4. Need: Specific Family Types: Races or ethnicities with housing needs
   Strategy: Increase awareness by complying with all HUD fair housing requirements.

5. Need: Reduce impediment to Fair Housing choice through education efforts
   Strategy: Continue providing Fair Housing training to employees. Training is provided to staff on equal opportunities to applicants and participants regardless of their status as a victim of domestic violence, dating violence or stalking, race, national origin, ethnic origin, color, sex, religion, or other protected characteristics.

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

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

B. Other Policies that Govern Eligibility, Selection, and Admissions

1. Eligibility
   a) Eligibility is established as delineated in the Section 8 Administrative Plan.
2. Selection and Admission
   a) Waiting List Organization
      (1) HCD selects applicants for the Housing Choice Voucher and Moderate Rehabilitation Programs from separate community-wide waiting lists. For the Section 8 Project-Based Voucher (PBV) Program, HCD has established site-based waiting list.

      (2) HCD, subject to the Board of County Commissioners' approval, may elect to dissolve the waiting list as needed. Once the waiting list is dissolved, applicants who are on the waiting list at the time the waiting list dissolved shall keep their ranking and shall not be required to submit new applications during the open registration period. Notwithstanding the dissolution of the waiting list, applicants who are being processed prior to dissolution of the waiting list will continue to be processed by HCD.

(3) HCD, subject to the Board of County Commissioners' approval, may elect to open the waiting list if there are insufficient applicants for a particular bedroom size, type (e.g., general occupancy, elderly designated buildings, accessible or non-accessible) or for one or more of the admission preferences.

(4) The opening and closing of registration periods will be advertised on social media platforms, newspaper publications and the radio for the purpose of reaching all segments of the community and providing advanced notice.

(5) HCD may choose from various options regarding when and how to open, administer, and populate the waiting, subject to approval by the Board.

(6) Some of these options may include an exclusive electronic open waiting list, where ranking is based on the date and time of application or any applicable factors that the agency may adopt, subject to approval by the Board.

b) Placement on the Waiting List

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

(1) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals.

(3) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.
- When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.

(4) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.

(5) Those families not selected from the pool for placement on the waiting list will be sent a notice that they were not selected, informing them that they may apply the next time HCD's waiting list is open.

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

c) Admission Preference

(1) Applicant families may qualify for the admission preferences listed below:
- Homeless (CoC Direct Referral) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
- Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
- Families terminated due to insufficient funding by HCD or families whose assistance ended due to the expiration of a time-limited special program (50 points).
- Veterans Preference (35 points).
- Families participating in HCD's Emergency Housing Voucher Program (20 points)
- NED Vouchers (30 points): Non-elderly disabled families defined as families with a head of household, co-head, or spouse who is under age 62, who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

- Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of institutions and other segregated settings or at serious risk of institutionalization homeless.
- Miami-Dade County Residency Preference (5 points).

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

(a) Unless specifically prohibited by a property's elderly/disabled designation or funding source(s), all preferences for the tenant-based waiting list also apply to all PBV site-based waiting list.

(b) HCD may announce preferences for PBV site-based waiting lists on a development-by development basis via the self-service portal and/or the developer's advertisement, or via other appropriate method.

(c) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:

- A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points).
- Elderly households (aged 62 and older) Preference (25 points).
- Near Elderly (aged 55 and older) and with a Disability Preference (25 points).

(d) HCD reserves the right to add an admission preference for humanitarian and extraordinary reasons.

(e) Income Targeting
At least 75 percent of the families admitted to the PHA's program during a PHA fiscal year must be extremely low-income families, while 25 percent may include low-income families over 30 and not to exceed 80 percent of the median income for an area.

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

4. Special Admissions (Assistance Targeted by HUD)
HCD may admit a family that is not on the waiting list or without considering the family's waiting list position if HUD awards targeted assistance for:
a) Involuntary Displacement due to Natural Disasters.
b) Displacement Due to Government Action.
c) Mandate settlements, or directives by a court of the United States or HUD in relation to the issuing of vouchers to persons not on the waiting list.
d) Family Unification Program (FUP).
e) Veterans Affairs and Supportive Housing (VASH).
f) Mainstream Vouchers (MS5).
g) Non-Elderly Disabled (NED).
h) Foster Youth Independence (FYI)
i) Tenant Protection Vouchers (TPV).
j) Settlement of Lawsuits – HCD shall comply with any mandates, settlements, or directives by a court of the United States or HUD in relation to the issuing of vouchers to persons not on the waiting list.
k) Emergency Housing Vouchers (EHV).

III. Financial Resources.

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

Notes: All amounts are approximate and subject to change.

IV. Rent Determination.

A. Rent determination policies for the Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher and Section 8 Moderate Rehabilitation Programs are found in the Section 8 Administrative Plan to include the following:

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

V. Operation and Management.

A. Section 8 Program management policies are located in:

1. Section 8 Administrative Plan (Refer to Appendix C)

On May 6, 2025, the Miami Dade County Board of County Commissioners adopted Resolution No. R-408-25 approving the Section 8 Administrative Plan.

a) Proposed Revisions

(1) HCD has established site-based waiting list for the Section 8 Project-Based Voucher (PBV) Program.

(2) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals.

(3) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.

- When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.

(4) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.

(5) Applicant families may qualify for the admission preferences listed below:

- Homeless (CoC Direct Referral) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.
- Homeless General Preference (30 points) to be verified by the CoC Lead Agency.
- Families terminated due to insufficient funding or families whose assistance ended due to the expiration of time-limited a special program that has their term limit exhausted by HCD (50 points).
- Veterans Preference (35 points).

- NED Vouchers (30 points): Non-elderly disabled families defined as families with a head of household, co-head, or spouse who is under age 62 who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of institutions and other segregated settings or at serious risk of institutionalization homeless.
- Miami-Dade County Residency Preference (5 points). This preference is not applicable to the Foster Youth to Independence (FYI) program (PIH Notice 2025-08).

(6) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:

- A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points).
- Elderly households (aged 62 and older) Preference (25 points).
- Near Elderly (aged 55 and older) and with a Disability Preference (25 points).

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

VI. Grievance Procedures.

A. To initiate the grievance process, applicants and residents may request informal reviews and hearings, respectively, from the corresponding division or management office.

B. The Section 8 Administrative Plan contains the grievance policies for the Section 8 programs in Chapter 29 except the RAD PBV program; Grievance Procedures for the RAD PBV program are found in Chapter 32.6.J.

VII. Homeownership Programs.

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

VIII. Community Service and Self-Sufficiency Programs.

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

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

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

IX. Safety and Crime Prevention.

A. A description of any crime prevention activities conducted or to be conducted by the PHA:
1. Partnership with US Attorneys' Office and Miami-Dade State Attorneys' Office.
2. Maintain Compliance's Fraud Hot line and Section 8 Crime and Fraud Hot Line.

3. Continue criminal background checks on adult applicants.
4. Continue investigating allegations received for illegal occupants/boarders in Section 8 housing programs.

X. Pet Policy.

Not Applicable to HCV

XI. Asset Management.

Not Applicable to HCV

XII. Substantial Deviation.

A. The following will be considered a Substantial Deviation from the Five-Year Plan:
   - A substantial change in the direction pertaining to its goals and objectives.
   - The undertaking of new programs that do not further the stated mission or goals as set forth in the current Five-Year Plan.

B. An exception to this definition will be made for program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency. In such cases, the administrative/programmatic changes will not be considered a Substantial Deviation from the Five-Year Plan.

C. As part of the RAD, HCD is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:
   - The decision to convert to either Project Based Rental Assistance (PBRA) or Site Based Voucher Assistance (PBV) under RAD;
   - Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
   - Changes to the construction and rehabilitation plan for each approved RAD conversion; and
   - Changes to the financing structure for each approved RAD conversion.
   - Changes to the unit distribution, total unit counts, or both in an approved RAD or RAD Blended conversion or other RAD linked programs. Note that HCD remains fully committed to complying with the RAD requirement to provide one-for-one replacement of all public housing units in all RAD conversion projects. The changes referenced in this statement pertain to unit distribution between buildings and sites and total unit counts as those may change based on the amount of residential units included in addition to the RAD units.
   - Changes to development programs as indicated between RAD, RAD Blended projects, HUD Mixed Finance, and LIHTC only projects and all within the definition of affordable housing.

XIII. Significant Amendment/Modification.

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

Attachment B.2
Significant Amendment to the FY 2026-2027 Annual PHA Plan
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SECTION B.2 - PUBLIC HOUSING

B.2.A –New Activities for Public Housing

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

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

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

I. <u>Choice Neighborhoods Grants.</u>

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

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

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

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

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

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

II. <u>Modernization or Development.</u>

A. HCD will continue an ambitious development and preservation initiative to revitalize and/or preserve affordability of the existing portfolio and to expand the availability of affordable housing units throughout Miami-Dade County. In these efforts, HCD will utilize all available and appropriate funding/financing tools and strategies including Low Income Housing Tax Credits (LIHTC), Mixed Finance Developments, Rental Assistance Demonstration (RAD) conversions, Choice Neighborhood Grants, HUD Section 18 Disposition/Demolition and/or other grants and funding sources, subject to approval by the Miami-Dade Board of County Commissioners (Board) and HUD in the coming fiscal year as it may deem appropriate for providing additional housing and/or upgrading of existing housing and ancillary facilities which may include all Public Housing sites.

B. HCD may request extension of grant obligation and expenditure deadlines, upon approval from the Board, including but not limited to Replacement Housing Factor (RHF) funding. HCD may submit appropriate demolition and/or disposition applications and also execute all other documentation as required by HUD and others having jurisdiction for rehabilitation, development, acquisition and implementation of projects and corresponding funding, as indicated herein and/or any Public Housing sites.

C. HCD intends to use all present and future RAD tools for rehabilitation and development, including blending RAD conversion with HUD Section 18 disposition approval at qualified development projects in accordance with Notices PIH 2024-40 and PIH 2025-03 (HA), Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH 2019-23 and its prior amendments (collectively, the 'RAD Notice'). Further, HCD may use RAD/Section 18 Blends for public housing properties previously developed pursuant to a mixed finance method.

D. If HCD has received Section 18 approval under normal processing, the Section 18 approvals may be subject to the provisions governing RAD/Section 18 Blends provided at least 10% of the total units in the Converting Project will be Converting Public Housing Assistance.

E. Section 18/RAD Blends allow for Section 18 disposition of a percentage of converting units and subsequent assignment of Tenant Protection Vouchers, which may be project-based under HCD's PBV program with rent limits at the lower of 110% of the applicable FMR (or approved exception payment standard) minus any Utility Allowance or the Reasonable Rent. The percentage of eligible units is based on three factors:
   1. Whether the project will be demolished and redeveloped.
   2. Whether the assistance will be transferred to a new site under RAD.
   3. The hard construction costs proposed for a rehabilitation of the Covered Project as compared to the Housing Construction Costs (HCC) as published by HUD for the given market area.

F. HCD reserves the right to review on an on-going basis its mixed-finance modernization, rehabilitation and development planned under the RAD program or any other programs and make changes as HCD may determine to be beneficial due to changes in RAD and HUD Regulations, financial and operational considerations, facility conditions and life/safety concerns, municipal and neighborhood considerations, funding availability, zoning and building code requirements, etc. Changes may also be made if transfer of assistance is an option.

G. HCD may convert Mixed Finance or other affordable developments to RAD if beneficial to the development or HCD. This may include the development of new public housing units under the Mixed Finance program and their subsequent conversion to RAD under HUD's Restore-Rebuild-to-RAD program (formerly known as Faircloth to RAD units).

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

III. Demolition and/or Disposition.

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

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

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

Demolition/Disposition Activity Description
1a. PIC Development Name: Scott Carver Phases 2A & B PIC Development No.: FL005000048 1b. HCD Property Number/Name: Scott Carver Phases 2A & B
2. Activity type: ☒Disposition ☒Demolition and/or ☒Section 18 /RAD Blend option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2027
5. Number of units affected: 110 6. Coverage of action: ☐ Partial development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2027 b. Projected end date of activity: 2029

Demolition/Disposition Activity Description
1a. PIC Development Name: Scott Carver Phase 2C PIC Development No.: FL005000049 1b. HCD Property Number/Name: Scott Carver Phase 2C
2. Activity type: ☒Disposition ☒Demolition and/or ☒Section 18 /RAD Blend option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2027
7. Number of units affected: 67 8. Coverage of action: ☐ Partial development ☒ Total development
8. Timeline for activity: a. Actual or projected start date of activity: 2027 b. Projected end date of activity: 2029

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Demolition/Disposition Activity Description
1a. PIC Development Name: Site 351 PIC Development No.: FL005000846 **1b. HCD Property Number/Name: FL005-069 /Moody Village**
2. Activity type: ☒Disposition ☒Demolition ☒ RAD/Section 18 Blend option and/or ☒Restore-Rebuild-to-RAD Conversion
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2026-2027
9. Number of units affected: 64 10.Coverage of action: ☐ Partial development ☒ Total development
9. Timeline for activity: a. Actual or projected start date of activity: 2026-2028 b. Projected end date of activity: To be determined

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

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

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

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

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

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

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

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

b) Developments Proposed for Demolition and/or Disposition:

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

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

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

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

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

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

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

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

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

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

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

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

Notes:

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

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

Development Name & Number	**Designation Type**	**Application Status**	**Date Approved**	**Units Affected** ***(Note: all units affected are total development)***
Biscayne Plaza FL005000843	Elderly	Approved	April 8, 2025	52
Edison Plaza FL005000828	Elderly	Approved	April 8, 2025	80
Florida City Gardens FL005000844	Elderly	Approved	April 8, 2025	50
Goulds Plaza FL005000847	Elderly	Approved	April 8, 2025	50
Helen Sawyer ALF FL005000834	Elderly	Approved	April 8, 2025	104
Lemon City FL005000821	Elderly	Approved	April 8, 2025	100
Palmetto Gardens FL005000826	Elderly	Approved	April 8, 2025	40
Peters Plaza FL005000823	Elderly	Approved	April 8, 2025	102
Smathers Plaza Phase 1 (LIHTC)	Elderly	Approved	April 8, 2025	100
Ward Towers FL005000822	Elderly	Approved	April 8, 2025	200
Ward Towers II FL005000817	Elderly	Approved	April 8, 2025	100
Wynwood Elderly FL005000830	Elderly	Approved	April 8, 2025	72
Smathers Phase 2 FL005000856 (LIHTC)	Elderly	Approved	April 8, 2025	82

V. <u>Conversion of Public Housing to Tenant-Based Assistance.</u>

A. Voluntary Conversion Initial Assessments

a) The Required Initial Assessment indicated that the Voluntary Conversion of public housing to tenant- based assistance is inappropriate for the following reasons:

(1) Conversion would be more expensive than continuing to operate the developments as public housing;

(2) Removal of developments would not principally benefit the residents of the public housing developments included; and

(3) It would adversely affect the availability of affordable housing in the community.

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

A. Using the RAD program, mixed finance options, and Capital funds, among others, HCD will embark on the conversion of public housing developments to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) under RAD, to upgrade its existing developments, many of which are at or near the end of their life cycle, and other important upgrades inherently required with an aging housing stock. The RAD program offers an opportunity to HCD to transition from its current public housing funding platform to a more stable funding source, the PBV under the guidelines of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C) and any successor Notices.

B. Upon conversion to PBV under RAD, HCD will adopt the resident rights, participation, waiting list and grievance procedures in accordance with Section 1.6 of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C), and any successor Notices.

C. HCD will use all existing and new RAD opportunities available to the HUD RAD program for rehabilitation and development including the supplementing of RAD units with Section 18 TPVs based on the level of Housing Construction Costs (HCCs) proposed for rehabilitation and new construction.

D. HCD reserves the right to review on an on-going basis its planned RAD portfolio and make changes as it may determine to be beneficial due to changes in RAD and HUD Regulations, financial and operational considerations, facility conditions and life/safety concerns, municipal and neighborhood considerations, funding availability, zoning and building code requirements, etc. Changes may also be made if transfer of assistance is an option.

E. Pursuant to Supplemental Notice 4B, , HUD requires that all the tenant protections provided to RAD PBV units will also be provided to non-RAD PBV units in a RAD converted development to facilitate the uniform treatment of residents. The required tenant protections are described in Paragraph H and I of this section, see below.

F. HCD may reprioritize public housing developments proposed for RAD conversions for the following reasons:
   a) Building identified with defects or conditions that are hazardous to the life, health, and safety of the resident.
   b) Heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the resident.

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

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

1. **No Rescreening of Tenants upon Conversion**. Pursuant to the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113- 235, approved December 6, 2014), and Division L, Title II, Section 237 of the Consolidated Appropriations Act (Pub. L. No. 114-113, enacted December 18, 2015) (collectively, the "RAD Statute."), pursuant to the RAD Statue, conversion, current households cannot be excluded from occupancy at the Covered Project[38] based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current

[38] For purposes of this Appendix D, the term "Covered Project" shall mean the post-conversion property with assistance converted from one form of rental assistance to another under the RAD program.

households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.[39] Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a public housing program participant that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, 24 CFR § 983.251(a)(2) and 24 CFR § 983.255(a)(1), concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Moving to Work (MTW) agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in Legacy Non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for Legacy Non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.

2. **Right to Return.** See section 1.4.A.5.b and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any Legacy Non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

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

4. **Family Self Sufficiency (FSS) and Residents Opportunities and Self Sufficiency Coordinator (ROSS-SC) programs.** Not applicable.

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

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

b. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

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

i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),[40] an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
   1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
   2. For any additional hearings required under RAD, the Project Owner will perform the hearing.

ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.

iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).

iv. The Project Owner provides opportunity for an informal hearing before an eviction.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. RAD PBV: Other Miscellaneous Provisions

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

2. **Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

3. **Review of Financial Documents.**
The Project Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. When timely requested by the Contract Administrator, the Project Owner must also submit property-specific audited year-end financial statements within a reasonable time established by the Contract Administrator. The Contract Administrator must confirm that the Project Owner is making deposits into the Reserve for Replacement account in accordance with the RCC as well as assess the financial health of the Covered Project.[46]

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4. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.

5. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions shall apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

    a. Transferring an existing site-based waiting list to a new site-based waiting list.
    b. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
    c. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
    d. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

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

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

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

    If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list

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

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

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

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

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

6. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.

7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a conversion or take-out of construction financing), such consent may be evidenced through the RAD Conversion Commitment (RCC)[48] but HUD review of liens must be performed prior to execution.

8. **Administrative Fees for Public Housing Conversions During the Year of Conversion**. For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the "year of conversion"), RAD PBV projects will be funded with public housing funds. For example, if the project's assistance converts effective July 1, 2015, the public housing ACC between HCD and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

   PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998" and 24 CFR § 982.152(b). During the year of

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

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

conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

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

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

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

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

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

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

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

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

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

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

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

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

Public Housing Development selected for RAD			
Name of Public Housing Project:	Palm Court (065)	**PIC Development No.:**	FL005000825
RAD Development Name:	Palm Courts and Palm Towers	**RAD PIC Development No.:**	FL005000825
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 88 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$298,881.44

Bedroom Type	**Number of Units Pre-Conversion**	**Number of Units Post-Conversion[2]**
Studio/Efficiency	54	54
One Bedroom	34	34

[1] May use the RAD/ Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3] Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Palm Towers (043)	**PIC Development No.:**	FL005000825
RAD Development Name:	Palm Courts and Palm Towers	**RAD PIC Development No.:**	FL005000825
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 103 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$349,827.14

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	103	103

[1] May use the RAD/ Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Gwen Cherry 23 C (828)	**PIC Development No.:**	FL005000830
RAD Development Name:	Gwen Cherry 23	**RAD PIC Development No.:**	FL005000830B
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 36 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$122,269.6 8

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	4	4
Two Bedroom	8	8
Three Bedroom	16	16
Four Bedroom	6	6
Five Bedroom	2	2

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Rainbow Village (032)	**PIC Development No.:**	FL005000830
RAD Development Name:	Rainbow Village Phase 2 Cat 1	**RAD PIC Development No.:**	FL005000830DCAT1
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 100 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$339,638.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	18	18
Two Bedroom	36	36
Three Bedroom	36	36
Four Bedroom	6	6
Five Bedroom	4	4

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Culmer Place (049)	**PIC Development No.:**	FL005000831
RAD Development Name:	Culmer Place	**RAD PIC Development No.:**	FL005000831A
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 151 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$512,853.38	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	16	16
Three Bedroom	82	82
Four Bedroom	38	38
Five Bedroom	15	15

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Culmer Gardens (075)	**PIC Development No.:**	FL005000831
RAD Development Name:	Culmer Gardens	**RAD PIC Development No.:**	FL005000831B
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 75 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$254,728.50	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	56	56
Three Bedroom	10	10
Four Bedroom	9	9

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. [2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Haley Sofge (026)	**PIC Development No.:**	FL005000835
RAD Development Name:	Gallery at Marti Park	**RAD PIC Development No.:**	FL005000835D
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 240 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$815,131.20	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency		
One Bedroom		

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Haley Sofge (026)	**PIC Development No.:**	FL005000835
RAD Development Name:	Haley Sofge 750	**RAD PIC Development No.:**	FL005000835E
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 235 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$798,149.30

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency		

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Jose Marti Plaza (090)	**PIC Development No.:**	FL005000839
RAD Development Name:	Brisas del Sol II	**RAD PIC Development Number:**	FL005000839A
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 55 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$186,800.90

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	28	28
One Bedroom	27	27

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	**Little Havana Homes** (852)	**PIC Development No.:**	FL005000839
RAD Development Name:	Gallery at Little Havana	**RAD PIC Development Number:**	FL005000839C
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 28 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 95,098.64

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	21	21
Three Bedroom	2	2
Four Bedroom	5	5

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. [2] Changes in the number of units or bedroom distribution may occur post- conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Falk Turnkey (030)	**PIC Development No.:**	FL005000839
RAD Development Name:	Brisas del Sol I	**RAD PIC Development Number:**	FL005000839A
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	48 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$163,026.24

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	40	40
One Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Harry Cain (O89)	**PIC Development No.:**	FL005000840
RAD Development Name:	Harry Cain	**RAD PIC Development Number:**	FL005000840D
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	Possible change to elderly preference
Total Units: **De Minimis Reduction:**	154 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$523,042.52

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	121	121
One Bedroom	33	33

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. [2] Changes in the number of units or bedroom distribution may occur post- conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Homestead Gardens (050)	**PIC Development No.:**	FL005000844
RAD Development Name:	Homestead Gardens Phase I	**RAD PIC Development No.**	FL005000844
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	150 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$234,350.22

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	78	78
Three Bedroom	72	72

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. [2] Changes in the number of units or bedroom distribution may occur post- conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Perrine Gardens (022)	**PIC Development No.:**	FL005000845
RAD Development Name:	Perrine Village II (Phase II)	**RAD PIC Development Number:**	FL005000845B
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 158 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$536,628.04

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	18	18
One Bedroom	4	4
Two Bedroom	24	24
Three Bedroom	64	64
Four Bedroom	36	32
Five Bedroom	10	12

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. [2] Changes in the number of units or bedroom distribution may occur post- conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Perrine Villas (082)	**PIC Development No.:**	FL005000845
RAD Development Name:	Perrine Village I	**RAD PIC Development Number:**	FL005000845C
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 20 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 67,927.60

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	15	15
One Bedroom	5	5

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Naranja (035)	**PIC Development ID:**	FL005000846
RAD Development Name:	Naranja	**RAD PIC Development No.:**	FL005000846C
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 116 **De Minimis Reduction:** May Occur		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$393,980.08

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	24	24
Three Bedroom	56	56
Four Bedroom	24	24
Five Bedroom	12	12

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:	Arthur Mays Village (040)		**PIC Development No.:**	FL005000847	
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	Yes[4], may incorporate transfer of assistance.	
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**		
Total Units: **De Minimis Reduction:**	173 May Occur	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$587,573.74	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	41	41
Three Bedroom	95	95
Four Bedroom	36	36
Five Bedroom	1	1

[1] May use the RAD/ PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD				
Name of Public Housing Project:	Ward Towers II (144)	**PIC Development No.:**	FL005000817	
RAD Development Name:	Ward Tower (ALF)	**RAD PIC Development No.:**	FL005000817	
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**		
Total Units: 100 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$339,638.00	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	100	100

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD				
Name of Public Housing Project:	Gwen Cherry 06 (825)	**PIC Development No.:**	FL005000821	
RAD Development Name:	Gwen Cherry 6	**RAD PIC Development No.:**	FL005000821	
Conversion Type:	PBV under RAD[1, 3, 5]	**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**		
Total Units: 8 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 27,171.04	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	2	2
Three Bedroom	5	5
Four Bedroom	1	1

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD conversion may occur.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 07 (824)	**PIC Development No.:**	FL005000821
RAD Development Name:	Gwen Cherry 7 and Lemon City	**RAD PIC Development Number:**	FL005000821B
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 32 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$108,684.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	2	2
Two Bedroom	6	6
Three Bedroom	18	18
Four Bedroom	5	5
Five Bedroom	1	1

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 20 (826)	**PIC Development No.:**	FL005000821
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 23 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 78,116.74

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	23	23

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 22 (823)	**PIC Development No.:**	FL005000821
Conversion Type:	PBV under RAD[1, 3, 5]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 20 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 67,927.60

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	20	20

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD conversion may occur.

Public Housing Development selected for RAD					
Name of Public Housing Project:	Lemon City (051)			**PIC Development No.:**	FL005000821
RAD Development Name:	Gwen Cherry 7 and Lemon City			**RAD PIC Development Number:**	FL005000821B
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated			**Post-RAD Unit Type if different:**	
Total Units: 100 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)				$339,638.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	62	62
One Bedroom	38	38

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:	Newberg (031)			**PIC Development No.:**	FL005000821
Conversion Type:	PBV under RAD[1, 3, 5]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family			**Post-RAD Unit Type if different:**	
Total Units: 60 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)				$203,782.80

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	60	60

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD conversion may occur.

Public Housing Development selected for RAD					
Name of Public Housing Project:	New Haven Gardens/Site 5 (827)			**PIC Development No.:**	FL005000821
Conversion Type:	PBV under RAD[1, 5]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family			**Post-RAD Unit Type if different:**	
Total Units: 82 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)				$278,503.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	8	8
Two Bedroom	20	20
Three Bedroom	34	34
Four Bedroom	12	12
Five Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD conversion may occur.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Manor Park (847)	**PIC Development No.:**	FL005000822
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 32 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$108,684.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	32	32

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Orchard Villa Homes (849)	**PIC Development No.:**	FL005000822
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 12 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 40,756.56

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	12	12

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Scattered Sites – A (815)	**PIC Development No.:**	FL005000822
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 24 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 81,513.12

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	18	18
Four Bedroom	5	5
Five Bedroom	1	1

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:	Ward Towers I (044)		**PIC Development No.:**	FL005000822	
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Elderly Designated		**Post-RAD Unit Type if different:**		
Total Units: 200 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$679,276.00	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	153	153
One Bedroom	46	46
Two Bedroom	1	1

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:	Emmer Turnkey (037)		**PIC Development No.:**	FL005000823	
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**		
Total Units: 42 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$142,647.96	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	18	18
One Bedroom	24	24

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:	Kline Nunn (046)		**PIC Development No.:**	FL005000823	
RAD Development Name:	Kline Nunn		**RAD PIC Development No.:**	FL005000823	
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**		
Total Units: 38 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$129,062.44	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	14	14
One Bedroom	24	24

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Little River Plaza (067)	**PIC Development No.:**	FL005000823
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 86 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$292,088.68

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	45	45
One Bedroom	41	41

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Little River Terrace (007)	**PIC Development No.:**	FL005000823
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 108 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$366,809.04

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	10	10
Two Bedroom	20	20
Three Bedroom	40	40
Four Bedroom	22	22
Five Bedroom	16	16

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Peter Plaza (039)	**PIC Development No.:**	FL005000823
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 102 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$346,430.76

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	78	78
One Bedroom	24	24

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Annie Coleman #14	**PIC Development No.:**	FL005000824
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 245 **De Minimis Reduction:** May Occur		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$832,113.10

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	18	18
Three Bedroom	123	123
Four Bedroom	98	98
Five Bedroom	6	6

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Annie Coleman #15	**PIC Development No.:**	FL005000824
RAD Development Name:	Annie Coleman 15	**RAD Development No.:**	FL005000824
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 144 **De Minimis Reduction :** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$489,078.72

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	48	48
Three Bedroom	96	96

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]No changes in the number of units or bedroom distribution post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Annie Coleman #16	**PIC Development No.:**	FL005000824
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 210 **De Minimis Reduction:** May Occur		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$713,239.80

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	24	24
Two Bedroom	48	48
Three Bedroom	46	46
Four Bedroom	70	70
Five Bedroom	22	22

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]No changes in the number of units or bedroom distribution post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Twin Lakes (036)		**PIC Development No.:**	FL005000825
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	76 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$258,124.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	44	44
One Bedroom	32	32

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]No changes in the number of units or bedroom distribution post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		FHA Homes Dade Co – C (836)		**PIC Development No.:**	FL005000826
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	5 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$ 16,981.90

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	1	1
Three Bedroom	4	4

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]No changes in the number of units or bedroom distribution post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:		Opa-locka Elderly (850)		**PIC Development No.:**	FL005000826
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family			**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	50 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	36	36
One Bedroom	14	14

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]No changes in the number of units or bedroom distribution post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Palmetto Gardens (088)	**PIC Development No.:**	FL005000826
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 40 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$135,855.20

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	28	28
One Bedroom	12	12

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Venetian Gardens (042)	**PIC Development No.:**	FL005000826
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 52 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$176,611.76

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	12	12
Three Bedroom	30	30
Four Bedroom	10	10

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Vista Verde – A (839)	**PIC Development No.:**	FL005000826
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 26 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 88,305.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	24	24
Four Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Liberty Square (002/ 003/ 005)	**PIC Development No.:**	FL005000827
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 32 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 0

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	0	0
Two Bedroom	13	13
Three Bedroom	7	7
Four Bedroom	12	12

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Model City S Sites-A (848/Liberty Homes)	**PIC Development No.:**	FL005000827
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 44 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$149,440.72

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	44	44

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Edison Courts (001)	**PIC Development No.:**	FL005000828
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 345 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$1,171,751.10

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	35	35
One Bedroom	156	156
Two Bedroom	124	124
Three Bedroom	30	30

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Edison Park (Family) (056)	**PIC Development No.:**	FL005000828
RAD Development Name:	Edison Park (056)	**RAD PIC Development No.:**	FL005000828
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: De Minimis Reduction:	32 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$108,684.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	6	6
Three Bedroom	16	16
Four Bedroom	6	6
Five Bedroom	4	4

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Edison Plaza (Elderly) (056)	**PIC Development No.:**	FL005000828
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: De Minimis Reduction:	80 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$271,710.40

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	52	52
One Bedroom	28	28

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Victory Homes (007)	**PIC Development No.:**	FL005000829
RAD Development Name:	Victory Homes	**RAD PIC Development Number:**	FL005000829
Conversion Type:	PBV under RAD[1, 3, 5]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: De Minimis Reduction:	144 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$486,078.72

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	90	90
Three Bedroom	46	46
Four Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD Conversion may occur.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded				
Name of Public Housing Project:	Jollivette (009)		**PIC Development No.:**	FL005000829
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	66 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$224,161.08

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	30	30
One Bedroom	36	36

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded				
Name of Public Housing Project:	Model Cities C (817)		**PIC Development No.:**	FL005000829
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	38 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$129,062.44

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	27	27
Four Bedroom	8	8
Five Bedroom	3	3

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded				
Name of Public Housing Project:	In Cities Wynwood (063)		**PIC Development No.:**	FL005000830
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	45 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$152,837.10

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	6	6
Two Bedroom	26	26
Three Bedroom	11	11
Four Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Buena Vista Homes – A (844)		**PIC Development No.:**	FL005000830
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	24 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$ 81,513.12

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	24	24

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:		Town Park (099)		**PIC Development No.:**	FL005000830
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	38 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$129,062.44

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	19	19
Three Bedroom	19	19

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Wynwood Homes – C (854)		**PIC Development No.:**	FL005000830
Conversion Type:	PBV under RAD[1]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	39 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$132,458.82

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	34	34
Three Bedroom	5	5

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Wynwood Elderly (094)	**PIC Development No.:**	FL005000830
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 72 **De Minimis Reduction:** N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	**Capital Fund allocation of Development:**	$244.539.36

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	46	46
One Bedroom	26	26

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Parkside I & II (054)	**PIC Development No.:**	FL005000832
RAD Development Name:	Parkside I & II	**RAD Development No.:**	FL005000832
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 56 **De Minimis Reduction:** N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	**Capital Fund allocation of Development:**	$190,197.28

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	40	40
One Bedroom	16	16

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Claude Pepper (025)	**PIC Development No.:**	FL005000833
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	Possible change to elderly preference
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 166 **De Minimis Reduction:** N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	**Capital Fund allocation of Development:**	$563,799.08

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	118	118
One Bedroom	48	48

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Phyllis Wheatley (091)	**PIC Development No.:**	FL005000833
RAD Development Name:	Phyllis Wheatley	**RAD PIC Development No.:**	FL005000833
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 40 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$135,855.20

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	32	32
One Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Helen Sawyer Plaza (057)	**PIC Development No.:**	FL005000834
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 104 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$353,223.52

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	83	83
One Bedroom	21	21

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Abe Arronovitz (011)	**PIC Development No.:**	FL005000837
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 55 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$186,800.90

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	39	39
One Bedroom	16	16

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Donn Gardens (008)	**PIC Development No.:**	FL005000837
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 64 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$217,368.32

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	25	25
One Bedroom	39	39

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Scattered Site 9-D (829)	**PIC Development No.:**	FL005000837
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 16 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 54,342.08

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	16	16

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:	Scattered Site 11-D (830)		**PIC Development No.:**	FL005000837	
Conversion Type:	PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]	
Pre- RAD Unit Type:	Family		**Post-RAD Unit Type if different:**		
Total Units: 40 **De Minimis Reduction:** N/A			**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$135,855.20

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	40	40

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Allapattah Homes (845)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 50 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	50	50

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Gwen Cherry 08 (822)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 21 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 71,323.98

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	11	11
Four Bedroom	8	8
Five Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Gwen Cherry 12 (821)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 6 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 20,378.28

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	4	4
Four Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Gwen Cherry 13 (820)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 31 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 105,287.78

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	4	4
Two Bedroom	6	6
Three Bedroom	16	16
Four Bedroom	5	5

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 14 (833)	**PIC Development No.:**	FL 005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 78 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$264,917.64

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	4	4
Two Bedroom	16	16
Three Bedroom	42	42
Four Bedroom	12	12
Five Bedroom	4	4

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 15 (831)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 28 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 95,098.64

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	2	2
Two Bedroom	8	8
Three Bedroom	16	16
Four Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Gwen Cherry 16 (832)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 70 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$237,746.60

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	8	8
Two Bedroom	12	12
Three Bedroom	38	38
Four Bedroom	6	6
Five Bedroom	6	6

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Santa Clara Homes (853)	**PIC Development No.:**	FL005000841
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 13 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 44,152.94

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	10	10
Three Bedroom	3	3

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Grove Homes (846)	**PIC Development No.:**	FL005000842
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 24 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 81,513.12

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	24	24

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Stirrup Plaza Family (058)	**PIC Development No.:**	FL005000842B
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 24 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 81,513.12

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	4	4
Three Bedroom	12	12
Four Bedroom	6	6
Five Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Biscayne Plaza (841)	**PIC Development No.:**	FL005000843
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly Designated	**Post-RAD Unit Type if different:**	
Total Units: 52 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$176,611.76

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	32	32
One Bedroom	20	20

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Wayside (070)	**PIC Development No.:**	FL005000843
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 30 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 101,891.40

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	27	27
Three Bedroom	3	3

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Homeownership (834)	**PIC Development No.:**	FL005000843
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 2 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 6,792.76

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Heritage Village I (064)	**PIC Development No.:**	FL005000843
RAD Development Name:	Heritage Village North	**RAD PIC Development No.:**	FL005000846A
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 26 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 88,305.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	5	5
Four Bedroom	17	17
Five Bedroom	4	4

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post- conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Heritage Village II (086)	**PIC Development No.:**	FL005000843
RAD Development Name:	Heritage Village South	**RAD PIC Development No.:**	FL005000846A
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 26 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 88,305.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	18	18
Four Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Florida City Family (078)		**PIC Development No.:**	FL005000844
Conversion Type:		PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	26 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$ 88,305.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	18	18
Four Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Florida City Gardens (080)		**PIC Development No.:**	FL005000844
Conversion Type:		PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Elderly Designated		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	50 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	29	29
One Bedroom	21	21

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Homestead East (851)		**PIC Development No.:**	FL005000844
Conversion Type:		PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	30 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)			$101,891.40

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	20	20
One Bedroom	10	10

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Homestead Village (085)	**PIC Development No.:**	FL005000844
RAD Development Name:	West Homestead Garden and Homestead Village	**RAD PIC Development No.:**	FL005000844C
Conversion Type:	PBV under RAD[1, 5]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 11 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 37,360.18

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	8	8
Four Bedroom	3	3

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends .
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-Rebuild-to-RAD conversion may occur.

Public Housing Development selected for RAD			
Name of Public Housing Project:	W. Homestead Gardens (083)	**PIC Development No.:**	FL005000844
RAD Development Name:	West Homestead Garden and Homestead Village	**RAD PIC Development No.:**	FL005000844C
Conversion Type:	PBV under RAD[1, 5]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 12 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 40,756.56

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	7	7
One Bedroom	5	5

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5]Restore-Rebuild-to-RAD conversion may occur

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	FHA Scattered Homes (840)	**PIC Development No.:**	FL005000845
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 2 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 6,792.76

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	1	1
Four Bedroom	1	1

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Richmond Homes (077)	**PIC Development No.:**	FL005000845
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 32 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$108,684.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	32	32

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Moody Gardens (081)	**PIC Development No.:**	FL005000846
RAD Development Name:	Moody and Heritage (New)	**RAD PIC Development No.:**	FL005000846A
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 34 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$115,476.92

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	19	19
One Bedroom	15	15

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2] Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Pine Island I (072)	**PIC Development No.:**	FL005000846
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 80 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$271,710.40

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	72	72
Four Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Pine Island II (073)	**PIC Development No.:**	FL005000846
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 50 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Three Bedroom	48	48
Four Bedroom	2	2

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD			
Name of Public Housing Project:	Moody Village (069)	**PIC Development No.:**	FL005000846
RAD Development Name:	Moody and Heritage (New)	**RAD PIC Development No.:**	FL005000846A
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 64 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$217,368.32

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	13	13
Three Bedroom	38	38
Four Bedroom	13	13

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends. .
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Goulds Plaza (079)	**PIC Development No.:**	FL005000847
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 50 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	30	30
One Bedroom	20	20

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Southridge I (071)	**PIC Development No.:**	FL005000847
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 76 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$258,124.88

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	68	68
Three Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Southridge II (087)	**PIC Development No.:**	FL005000847
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 30 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$101,891.40

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	6	6
Three Bedroom	16	16
Four Bedroom	8	8

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Green Turnkey Rehab (853)	**PIC Development No.:**	FL005000853
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 22 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		$ 74,720.36

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	22	22

[1]May use the RAD/PBV blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

2. The following public housing developments may undergo a RAD conversion:

Development Name and Development Number(s) per PIC:	North Park – Scott Carver Phases 2A & B FL005000048	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	September 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0.00*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*$249,541*	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ *Yes* ☐ *No*	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency	0	0	0
One Bedroom	5	5	0
Two Bedroom	40	40	0
Three Bedroom	49	49	0
Four Bedroom	16	16	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0

Development Name and Development Number(s) per PIC:	North Park – Scott Carver Phase 2C FL005000049	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	September 2027	
Current project designation:	☒ Family ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ *Yes* ☒ *No*	
Will the conversion involve a transfer of the assistance to a new location?	☐ *Yes* ☒ *No*	
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	*$0.00*	
After conversion, the annual Capital Fund grant is estimated to be reduced by:	*$147,797*	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act	☒ *Yes* ☐ *No*	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?	☐ *Yes, and* compliance will not be negatively impacted by conversion activities. ☒ *No*	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?	☐ *Yes* ☒ *No*	
Is the PHA an Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice	☐ *Yes* ☒ *No*	

Bedroom Type	*Number of Units Pre-Conversion*	*Estimated Number of Units Post-Conversion*	*Change*
Studio/Efficiency	0	0	0
One Bedroom	4	4	0
Two Bedroom	32	32	0
Three Bedroom	23	23	0
Four Bedroom	8	8	0
Five Bedroom	0	0	0
Six Bedroom	0	0	0

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Gwen Cherry/ New Haven Gdn		**PIC Development No.:**	FL005000014
Conversion Type:	PBV under RAD[1, 3]			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type: Family		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	4 N/A			**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 13,585.52

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	1	1
Three Bedroom	1	1
Five Bedroom	2	2

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD					
Name of Public Housing Project:		South Miami Gardens (060)		**PIC Development No.:**	FL005000842
RAD Development Name:	South Miami Gardens			**RAD PIC Development No.:**	FL005000842
Conversion Type:		PBV under RAD[1, 3, & 5]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	58 N/A			**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$196,990.04

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	12	12
Three Bedroom	29	29
Four Bedroom	12	12
Five Bedroom	5	5

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.
[5] Restore-rebuild to RAD Conversion may occur.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded					
Name of Public Housing Project:		Stirrup Plaza Phase Two		**PIC Development No.:**	FL005000855
Conversion Type:		PBV under RAD[1]		**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:		Family		**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	7 N/A			**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 23,774.66

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	7	7

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Smathers Phase Two	**PIC Development No.:**	FL005000856
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 82 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$278,503.16

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	50	50
One Bedroom	32	32

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Modello Apartments	**PIC Development No.:**	FL005000858
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type: Family	Family	**Post-RAD Unit Type if different:**	
Total Units: 20 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 67,927.60

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	4	4
Three Bedroom	16	16

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Martin Fine Villas	**PIC Development No.:**	FL005000859
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type: Family	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 50 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$169,819.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	43	43
Two Bedroom	7	7

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Liberty Square Phase 1	**PIC Development No.:**	FL005000861
Conversion Type:	PBV under RAD[1, & 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 73 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$247,935.74

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	14	14
Two Bedroom	28	28
Three Bedroom	25	25
Four Bedroom	6	6

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Liberty Square - Phase 2	**PIC Development No.:**	FL005000862
Conversion Type:	PBV under RAD[1 & 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 73 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$247,935.74

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	17	17
Two Bedroom	28	28
Three Bedroom	22	22
Four Bedroom	6	6

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Smathers Phase One	**PIC Development No.:**	FL005000865
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type: Family	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 100 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$339,638.00

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Studio/Efficiency	97	97
One Bedroom	3	3

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends..
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Liberty Square Phase 3	**PIC Development No.:**	FL005000866
Conversion Type:	PBV under RAD[1 & 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	71 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$241,142.98

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	5	5
Two Bedroom	45	45
Three Bedroom	9	9
Four Bedroom	12	12

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Liberty Square Phase 4	**PIC Development No.:**	FL005000869
Conversion Type:	PBV under RAD[1, 3]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	27N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$ 91,702.26

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
One Bedroom	27	27

[1] May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[3]Refer to Appendix D for details on site configuration
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Public Housing Development selected for RAD No final decision will be made until planning stage is concluded			
Name of Public Housing Project:	Lincoln Gardens Phase One	**PIC Development No.:**	FL005000867
Conversion Type:	PBV under RAD[1]	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	49 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	$166,422.62

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion[2]
Two Bedroom	34	34
Three Bedroom	15	15

[1]May use the RAD/Section 18 blending option and any other available tool. The criteria and unit mix percentages for RAD/Section 18 Blends are detailed in PIH Notice 2024-40. Further PIH Notice 2025-03, RAD – Supplemental Notice 4C, implements the comprehensive framework for RAD/Section 18 Blends.
[2]Changes in the number of units or bedroom distribution may occur post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Note: 1) Projects above are subject to funding availability and priorities, project costs, HUD requirements, environmental

and other factors. 2) RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HCD with access to private sources of capital to redevelop its affordable housing assets. Upon conversion, HCD's Capital Fund Budget will be reduced by the pro rata share of Public Housing Units converted as part of the RAD.

M. **Development Information: Potential Restore-Rebuild-to-RAD Conversions**

In July 2023, HUD issued Supplemental Notice 4B to its RAD Notice (H-2023-08 PIH-2023-19) which, among other things, provided guidance on utilization of a PHA's capacity under its "Faircloth Limit" [49] to acquire and/or construct new public housing units, receive new federal Capital and Operating funds for those units, and subsequently convert the units and funding to the RAD Section 8 platform in a streamlined process known as " Restore-Rebuild-to-RAD" conversion.

HCD may pursue Restore-Rebuild-to-RAD conversions at the developments listed below. HCD would submit Mixed-Finance Development Proposals to HUD for approval of new construction or acquisition (with or without rehabilitation) of new federal public housing units. With HUD approval, the newly constructed or acquired units would convert to RAD Site-Based Voucher units immediately or shortly after acceptance as federal public housing.

HCD is currently in the planning stage for all Restore-Rebuild-to-RAD developments described in this section. Decisions to proceed with conversions will be informed by HUD guidance, due diligence and feasibility studies, and continued engagement with residents of developments for which conversion is proposed.

As of December 31, 2023, HCD may add to its public housing portfolio as many as 2,310 units (its "Faircloth capacity") before HCD's Faircloth Limit is reached. HCD has substantial room under its Faircloth Limit to add new public housing units described in this section.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	1551 Pennsylvania[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 20 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	**Number of Units Pre-Conversion[2]**	**Number of Units Post-Conversion[2]**
One Bedroom	20	20

[1] Acquisition and rehabilitation anticipated. May be subject to change.

[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.

[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

[49] The Faircloth Limit refers to an amendment to Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") which limits the construction of new public housing units. The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a new increase in the number of units the public housing agency owned, assisted or operated as of October 1, 1999.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Jefferson Apartments[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 27 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	4	4
One Bedroom	23	23

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Meridian Place[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 34 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	23	23
One Bedroom	11	11

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Michigan I and II[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 27 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	7	7
One Bedroom	20	20

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Shelbourne House[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 24 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	12	12
One Bedroom	12	12

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	The Allen[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 39 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	36	36
One Bedroom	3	3

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Westchester[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Family	**Post-RAD Unit Type if different:**	
Total Units: 24 **De Minimis Reduction:** N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
Studio/Efficiency	12	12
One Bedroom	12	12

[1] Acquisition and rehabilitation anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded					
Name of Project:	Gran Via[1]			**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly			**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	104 N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	**Number of Units Pre-Conversion[2]**	**Number of Units Post-Conversion[2]**
Studio/Efficiency	12	12
One Bedroom	92	92

[1] Conversion not anticipated to involve substantial rehabilitation work. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded					
Name of Project:	Senator Villas[1]			**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly			**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	23 N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	**Number of Units Pre-Conversion[2]**	**Number of Units Post-Conversion[2]**
Studio/Efficiency	5	5
One Bedroom	16	16
Two Bedroom	2	2

[1] Conversion not anticipated to involve substantial rehabilitation work. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1]					
Name of Project:	9250 W. Flagler Street[1]			**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD			**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	TBD			**Post-RAD Unit Type if different:**	TBD
Total Units: **De Minimis Reduction:**	TBD N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)		N/A

Bedroom Type	**Number of Units Pre-Conversion[2]**	**Number of Units Post-Conversion[2]**
Studio/Efficiency	TBD	TBD
One Bedroom	TBD	TBD
Two Bedroom	TBD	TBD
Three Bedroom	TBD	TBD
Four Bedroom	TBD	TBD
Five Bedroom	TBD	TBD

[1] Acquisition and new construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1]			
Name of Project:	Flagler Villas I[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 60 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	60	60

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	Flagler Villas II[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 98 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	91	91
Two Bedroom	7	7

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1]			
Name of Project:	Gallery at SoMi Parc[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 102 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	102	102

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1]			
Name of Project:	Gibson Plaza[1]	**PIC Development No.:**	TBD
RAD Development Name:	Gallery in the Grove	**RAD PIC Development Number:**	
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 65 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	65	65

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	River Parc 8[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 98 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	98	98

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	River Parc 9[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: 92 **De Minimis Reduction:** N/A		**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	92	92

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	River Parc 10[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	66 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	66	66

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

Development selected for Restore-Rebuild-to-RAD conversion[1] No final decision will be made until planning stage is concluded			
Name of Project:	West Grove[1]	**PIC Development No.:**	TBD
Conversion Type:	PBV under RAD	**Transfer of Assistance:**	May occur[4]
Pre- RAD Unit Type:	Elderly	**Post-RAD Unit Type if different:**	
Total Units: **De Minimis Reduction:**	54 N/A	**Capital Fund allocation of Development:** (Total Annual Capital Fund allocation divided by total number of public housing units in HCD, multiplied by total number of units in project)	N/A

Bedroom Type	Number of Units Pre-Conversion[2]	Number of Units Post-Conversion[2]
One Bedroom	54	54

[1] New construction anticipated. May be subject to change.
[2] Changes in the number of units selected for Restore-Rebuild-to-RAD conversion or bedroom distribution may occur pre- or post-conversion.
[4] No change to the policies that govern eligibility, admission, selection, and occupancy of units as a result of transfer of assistance.

VII. Homeownership Program under Section 32, 9 or 8(Y)

While HCD has not submitted a plan to implement the Section 32 homeownership program, homeownership opportunities may be created as a component of the redevelopment of certain public housing sites, including Kline Nunn, Little River Plaza, Little River Terrace, Annie Coleman #14 & #16, Naranja, Modello, Pine Island I & II and Arthur Mays Village. These would be pursued through alternative financing and development structures.

VIII. Occupancy by Over-Income Families.

A. HCD has adopted a policy to limit public housing assistance for over-income families based on the Housing Opportunity through Modernization Act (HOTMA) of 2016. HCD amended its policy to limit public housing assistance for over-income families in accordance with HUD's Final Rule on the Housing Opportunity through Modernization Act (HOTMA) of 2016: Implementation of Sections 102, 103, and 104 final published February 14, 2023, in the Federal Register and Notice PIH-2023-03.

B. In the regulations, over-income families are determined by multiplying the applicable income limit for a very low-income (VLI) family, as defined in 24 CFR 5.603(b), by a factor of 2.4 (i.e., 120 percent of the AMI).

IX. Occupancy by Police Officers.

HCD may request HUD's approval for units to be occupied by police officers to increase security for public housing residents.

X. Non-Smoking Policies.

HCD has implemented a smoke-free policy pursuant to HUD regulations 24 CFR Parts 965 and 966 and Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.

XI. Project-Based Vouchers.

Not Applicable

XII. Units with Approved Vacancies for Modernization.

A. Public Housing's units approved for modernization are coded in HUD's Public and Indian Housing Information Center (PIC) system as "Undergoing Modernization", a sub-category of non-dwelling units.

B. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees.

C. HCD may request approval for additional units to be placed under modernization.

XIII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

A. HCD may apply for the Capital Fund Financing Program (CFFP).

SECTION B.2 - HOUSING CHOICE VOUCHER

B.2.B –New Activities for Housing Choice Voucher

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

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

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

I. Choice Neighborhoods Grants.
Not Applicable to HCV

II. Modernization or Development.
HCD may engage in Rental Assistance Demonstration (RAD).

III. Demolition and/or Disposition.
HCD may convert existing Public Housing developments to Project-Based Voucher (PBV) under RAD including through HUD's Restore-Rebuild-to-RAD program in which HCD may convert all or a portion of units in mixed-finance developments to Site-Based Voucher (PBV) under RAD.

IV. Designated Housing for Elderly and/or Disabled Families.
Not Applicable to HCV

V. Conversion of Public Housing to Tenant-Based Assistance.
Not applicable to HCV.

VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.
Using the RAD program, mixed finance options, and Capital funds, among others, HCD will embark on the conversion of public housing developments to Project-Based Vouchers (PBV) under RAD, to upgrade its existing developments, many of which are at or near the end of their life cycle, and other important upgrades inherently required with an aging housing stock.

Upon conversion to PBV under RAD, HCD will adopt the resident rights, participation, waiting list and grievance procedures in accordance with Section 1.6 of under the guidelines of PIH Notice 2019-23, RAD Final Implementation, REV-4, (as amended by Supplemental Notice 4B and 4C) and any successor Notices. future supplemental instructions or amendments.

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

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

HCD certifies that all sites converting assistance will comply with the site selection requirements set for at 24 CFR § 983.55, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act.

VII. Homeownership Program under Section 32, 9 or 8(Y)

In accordance with 24 CFR 982.625, "Homeownership Option: General," HCD supports a homeownership program for its participant families. To meet this objective, eligible Housing Choice Voucher recipients may purchase a home using the voucher subsidy. With the competitive rental market and increasing need for affordable housing in Miami-Dade County, the establishment of a Housing Choice Voucher Homeownership program will create a larger selection of housing choices which eligible Housing Choice Voucher families can use (Section 8 Administrative Plan, Chapter 26).

VIII. Occupancy by Over-Income Families.

Pursuant to PIH Notice 2019-23, RAD Final Implementation, REV-4, HUD has waived the regulatory requirements to allow a unit that was over-income at the time of conversion to continue receiving assistance. Once the grandfathered household moves out, the unit must be leased to an eligible family.

IX. Occupancy by Police Officers.

Not Applicable to HCV

X. Non-Smoking Policies.

Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.

XI. Project-Based Vouchers

A. Based on availability of additional funding, HCD estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based Voucher (PBV) assistance. HCD is permitted by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) to project-base an additional 10% of units meeting certain conditions, and is permitted to exclude certain PBV units from the calculation of the PBV percentage limitation.

1. The following units, if part of a HAP contract executed on or after April 18, 2017, or added to any HAP contract after that date, may be included in the additional 10% category:
   - Units specifically made available to house individuals and families meeting the definition of homeless at 24 CFR 578.3
   - Units specifically made available to house families comprised of or including a veteran
   - Units providing supportive housing to elderly persons or persons with disabilities, as defined in 24 CFR 5.403
   - Units located in an area where vouchers are difficult to use, as defined in 24 CFR 983.3
   - Units replacing, on a different site, units for which HCD had authority to commit PBV assistance on the original site without the units counting against the limitation.

2. The following units, if part of a HAP contract executed on or after December 27, 2020 or added to any HAP contract after that date, may be included in the additional 10% category:
    - Units exclusively made available to eligible youth as described in Section 8(x)(2)(B) of the U.S. Housing Act.

3. The following units are excluded from the calculation of the PBV percentage limitation.
    - Units that previously received HUD assistance, including public housing funding, Section 8 project-based rental assistance, Section 202 elderly assistance, Section 811 assistance for persons with disabilities, Rental Assistance Program assistance, or Flexible Subsidy Program assistance.
    - Units that have been subject to a federally required rent restriction under one of the following programs: the Low-Income Housing Tax Credit (LIHTC) Program, Section 515, Section 236, Section 221(d)(3), Section 202, Section 811, Flexible Subsidy Program, or any other program identified by HUD.
    - Newly constructed units developed under the PBV program, provided the primary purpose is or was to replace units meeting the criteria above, the units are constructed on or adjacent to the original site, and the development plan meets HUD requirements at 24 CFR 983.59(c).

B. Current project-based vouchers are located at:
1. Verde Gardens (65)
2. Dr. Barbara Carey-Shuler Manor (20)
3. Del Prado Gar (31)
4. Marcia Garden (70)
5. Coalition Lift (8)
6. Golden Lakes (74)
7. Coquina Place (24)
8. Wagner Creek (18)
9. Modello Apartments (80)
10. Centerra Townhomes (16)
11. Joe Moretti 2B (24)
12. Robert King High (78)
13. Northside Commons (15)
14. Brisas Del Rio (112)
15. Three Round Tower B & C (22)
16. Max Landing (19)
17. The Gallery at Smathers Plaza Phase III (65)
18. Brisas Del Este Phase Two (11)
19. Haley Sofge (144)
20. Paseo Del Rio (39)
21. Mosaico (271)
22. Lincoln Gardens (33)
23. Sawyer's Walk (289)
24. Lincoln Gardens Elderly (77)
25. Imperial Club (102)
26. Liberty Square Phase 4 (50)
27. Qual Roost 1 (28)
28. Gallery at West Brickell (55)
29. Cordova Estate (50)
30. Wellspring Apartments (99)
31. Royal Pointe (7)
32. Metro Grande III (7)

C. PBV unit approval is expected to increase to approximately 196 units.

D. Includes the following public housing projects converted to PBV under RAD that may include units under regular PBV (RAD/Section 18 Blend option):
1. Joe Moretti – Phase I
2. Joe Moretti – Phase 2A

3. Joe Moretti – Phase 2B
4. Dante Fascell Apartments
5. Stirrup Plaza
6. South Miami Plaza
7. Jack Orr Plaza Phase 1
8. Collins Park Apartments
9. Three Round Tower A
10. Three Round Towers B and C
11. Robert King High
12. Brisas Del Este
13. Paseo Del Rio
14. Gallery at River Parc
15. Brisas del Rio
16. Haley Sofge Building 800
17. South Miami Gardens
18. Quail Roost Transit Village I
19. Culmer Apartments
20. Gallery at Marti Park
21. Brisas Del Este Apartments
22. Gallery at West Brickell
23. Jose Marti Villas (Brisas del Sol)
24. Residences at Palm Court
25. Haley Sofge 750
26. Heritage Village South
27. Rainbow Village Phase I
28. Perrine Phase II
29. Homestead Gardens Phase I

N. HCD may select additional projects for PBV assistance. HCD's Administrative Plan describes the procedures for submission and selection of PBV proposals under methods of competitive selection and circumstances under which exceptions to competitive selection may be granted.

XII. Units with Approved Vacancies for Modernization.

Not Applicable to HCV

XIII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Not Applicable to HCV

Attachment B.3
Significant Amendment to the FY 2026-2027 Annual PHA Plan

SECTION B.3 – PROGRESS REPORT

B.3.A PUBLIC HOUSING

I. Increase the availability of affordable housing that reflect HUD and local requirement.

A. HCD will allocate 50 units (or waiting list slots) exclusively for direct referrals from the CoC Lead Agency.

B. Redevelopment
1. The Scott Homes revitalization project (historic building) was completed (HOPE VI Project).
2. The following mixed-finance projects have been completed or are under construction:
   a) Northpark at Scott Carver
   b) Green Turnkey
   c) Stirrup Plaza Phase Two
   d) Smathers Plaza – Phases 1 and 2
   e) Martin Fine Villas
   f) Modello Homes
   g) Liberty Square Phases 1, 2, 3 and 4
   h) Brisas Del Rio
   i) Gallery at River Parc

3. The following public housing developments have been converted to PBV under RAD that may include units under regular PBV (Section 18 /RAD Blend option):
   a) Joe Moretti – Phases I, 2A, and 2B
   b) Dante Fascell Apartments
   c) Stirrup Plaza
   d) South Miami Plaza
   e) Jack Orr Plaza Phase 1
   f) Collins Park Apartments
   g) Three Round Tower A
   h) Three Round Towers B and C
   i) Robert King High
   j) Brisas del Este
   k) Paseo Del Rio
   l) Gallery at River Parc
   m) Brisas Del Rio
   n) Haley Sofge Building 800
   o) South Miami Gardens
   p) Quail Roost Transit Village I
   q) Culmer Apartments
   r) Gallery at Marti Park
   s) Brisas Del Este Apartments
   t) Gallery at West Brickell
   u) Jose Marti Villas (Brisas del Sol)
   v) Joe Moretti- Phase 1
   w) Joe Moretti- Phase 2
   x) Residences at Palm Court
   y) Haley Sofge 750
   z) Heritage Village South
   aa) Rainbow Village Phase I

bb) Perrine Phase II
cc) Homestead Gardens Phase I

4. It is anticipated that future development opportunities will be offered to develop existing public housing sites and/or vacant land sites through competitive solicitations.

II. Improve community quality of life and economic vitality

A. On May 5, 2023, HCD requested that HUD approve a two-year extension for Public Housing's Designated Housing Plan, designating units for occupancy by elderly families only.
B. HCD will continue developing partnerships with Resident Councils and other community partners.
C. HCD will continue providing Section 3 business applications online, promoting Section 3 training, employment and contracting opportunities and increasing the number of Section 3 employed persons, in accordance with 24 CFR Part 75.

III. Ensure equal opportunity in housing for all Americans.

A. The Voluntary Compliance Agreement (VCA) expired in January of 2019 and official notification from HUD of compliance is pending. In the interim, HCD continues to submit reports as required by the VCA. The Reasonable Accommodation Policies and Procedures, Effective Communication Policies, and ACOP were revised as required by the VCA have been completed.
B. Complied with the Fair Housing Act and provided Fair Housing Training to staff.
C. Collected data from the current waitlists via post-application questionnaires to gauge clients' disability-related needs. Subsequently, HCD submitted the needs assessment information to HUD. Applicants and residents receive documents at move-in and annual recertification advising them about their disability-related rights.

SECTION B.3 – Progress Report
B.3.B HOUSING CHOICE VOUCHER

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

A. HCD identifies a specific allocation of 50 vouchers (or waiting list slots) exclusively for direct referrals from the CoC Lead Agency.
B. Under the Section Eight Management Assessment Program (SEMAP), HCD earned the rating of a High Performer (scored 97 percent) for fiscal year ended September 30, 2024.

II. Improve community quality of life and economic vitality.

A. HCD continues efforts in creating a Resident Advisory Board, developing relationships with other community partners and increasing owner participation in the Housing Choice Voucher Program.

III. Ensure equal opportunity in housing for all Americans.

A. Complied with the Fair Housing Act, and other civil rights laws and regulations, and provided Fair Housing Training to staff.

Appendix D

RAD/Section 18 Blend Option and Site Configuration

I. RAD/Section 18 Blend Option

On December 26, 2024, HUD issued Notice PIH 2024-40 (the Section 18 Demolition/Disposition Notice), which supersedes Notice PIH 2021-07 and details the requirements for Section 18 demolitions and dispositions, including the criteria and unit mix percentages for RAD/Section 18 Blends. Subsequently, on January 16, 2025, HUD issued Notice PIH 2025-03 (HA), Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH 2019-23 and its prior amendments (collectively, the 'RAD Notice') to implement the comprehensive framework for RAD/Section 18 Blends.

The Notice PIH 2025-03 (HA) states the following:

> *A PHA that is converting a portion of the public housing units within a Converting Project and is replacing the units proposed for disposition with project-based Section 8 assistance within the Covered Project may be subject to the provisions governing RAD/Section 18 Blends, as the terms "Converting Public Housing Assistance" and "Converting Tenant-Protection Voucher (TPV) Assistance", and "RAD/Section 18 Blends" are defined in the Rental Assistance Demonstration (RAD) –* Supplemental Notice 4C *as amended from time to time (the "RAD Notice").*
>
> *This Supplemental Notice implements a statutory change from the FY2024 Appropriations Act, allowing HUD to convert Tenant Protection Voucher (TPV) assistance to a RAD HAP Contract (either Project-Based Rental Assistance (PBRA) or Project-Based Voucher (PBV)) when a Converting Property partially converts Section 9 assistance under RAD and a Section 18 event occurs that results in TPV eligibility. This means TPVs can be directly incorporated into a RAD project's contract, rather than remaining as separate tenant-based assistance. All assistance, both "Converting Public Housing Assistance" and "Converting TPV Assistance," will be placed under a single RAD HAP contract and governed by a single RAD Use Agreement upon conversion.*
>
> *PIH 2025-03 clarifies that units generating "Converting Public Housing Assistance" reduce the PHA's Faircloth Limit, but units generating "Converting TPV Assistance"* ***do not*** *reduce this limit.*
>
> *The RAD relocation requirements (PIH 2016-17 (HA)) must be followed in lieu of 24 CFR 970.21 for all residents of the Converting Project within a RAD/Section 18 Blend.*

The Notice PIH 2024-40 states the following.

> ***RAD/Section 18 Construction Blend.***
> *A PHA that has received a Section 18 approval under normal processing shall be subject to the provisions governing RAD/Section 18 Blends provided they request and receive SAC approval to conditionally rescind the Section 18 approval for some portion of RAD eligible units and provided that at least 10% of the total units in the Converting Project will be Converting Public Housing Assistance.*
>
> *The percentage of units eligible for disposition under Section 18 within the Converting Project is based on the following: 1) whether that project will be demolished and redeveloped; 2)*

whether the assistance will be transferred to a new site under RAD; or 3) the hard construction costs, including general requirements, overhead and profit, and payment and performance bonds, proposed for a rehabilitation of the Covered Project as compared to the Housing Construction Costs (HCC) as published by HUD for the given market area. The following table sets forth the eligibility criteria for a RAD/Section 18 Construction Blend and, for each criteria, the maximum percentage of units eligible for Section 18 and the minimum number of units that will convert under RAD within the Converting Project:

Eligibility	**Unit Mix Percentage (Section 18/RAD)**
• Proposed rehab where hard construction costs exceed 90% of the HCC for the given market area OR • Demolition and Redevelopment of the project OR • Transfer of Assistance	up to 90% Section 18 at least 10% RAD
• Proposed rehab where hard construction costs exceed 60% of the HCC for the given market area	up to 60% Section 18 at least 40% RAD
• Proposed rehab where hard construction costs exceed 30% of the HCC for the given market area	up to 30% Section 18 at least 70% RAD

II. Site Configuration

A. Haley Sofge – Building 800

Haley Sofge (FL005000835) is comprised of 475 public housing units, which includes two towers – Tower 750 and Tower 800.

Building 800 consists of 240 units that have been converted to RAD under a RAD/Section 18 blend conversion. The PHA received replacement tenant protection vouchers (TPVs) prior to the RAD conversion which will be used for this project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions.

B. Haley Sofge – Building 750

Haley Sofge (FL005000835) is comprised of 475 public housing units, which includes two towers – Tower 750 and Tower 800.

Building 750 is comprised of 235 units. Out of 235 units, 195 were transferred as follows: 1) 66 units were transferred to Paseo del Rio, an adjacent new construction project under a RAD/Section 18 blend through transfer of assistance; 2) 93 units were transferred to Gallery at West Brickell under a RAD/Section 18 blend through transfer of assistance (described below); and 36 units were transferred to Gallery at Marti Park under a RAD/Section 18 blend through transfer of assistance (described below).

The remaining 40 units will be replaced through a RAD/Section 18 blend conversion on-site in the existing building as part of a rehabilitation project. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project will be subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- **Gallery at West Brickell**

Gallery at West Brickell is comprised of 465 units, new construction, mixed-income LIHTC project in the Brickell neighborhood of the City of Miami. Ninety-three (93) assisted units were transferred from Haley Sofge Building 750 (FL005000835) under a RAD/Section 18 blend transfer of assistance. Housing and Community Development (HCD) applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Gallery at Marti Park**

Gallery at Marti Park will be an approximately 176-unit new construction, mixed-income LIHTC project in the Little Havana neighborhood of the City of Miami. Approximately, 36 assisted units were transferred from Haley Sofge Building 750 (FL005000835) under a RAD/Section 18 blend transfer of assistance. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences, which will be administered in accordance with RAD Program requirements.

C. Rainbow Village/Gwen Cherry 23

Rainbow Village/Gwen Cherry 23 (FL005000830) is currently comprised of 136 public housing units consisting of multiple two-story buildings. Rainbow Village/Gwen Cherry 23 will be a 136-unit conversion.

This 136-unit project will be converted under RAD and/or RAD/Section 18 blend in multiple phases. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Rainbow Village Phase I**
  Rainbow Village Phase I is comprised of 310 new construction mixed income units. 84 of these units are RAD/Section 18 blend replacement units converted from the original Rainbow Village and Gwen Cherry 23 public housing sites.
- **Rainbow Village Phase II**
  Rainbow Village Phase II will be comprised of approximately 200 new construction mixed income units. 52 of these units will be RAD/Section 18 blend replacement units converted from the original Rainbow Village and Gwen Cherry 23 public housing sites.

D. South Miami Gardens

South Miami Gardens which was part of AMP FL005000842 is comprised of 58 public housing units. All 58 units were converted in Phase I under the RAD program and is newly constructed, mixed-income, and mixed-use multi-family site. A variety of funding sources were pursued, including RAD and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences, which will be administered in accordance with RAD Program requirements.

Phase II of the South Miami Gardens redevelopment (SoMi Parc) will be new construction, mixed-income, and mixed-use. A variety of funding sources will be pursued, including LIHTC to assist with construction costs, transaction costs and overall project funding. Project will be subject to LIHTC restrictions. This project may include Restore-Rebuild units (f/k/a Faircloth to RAD units) (which may be converted to RAD). A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

E. Jose Marti Plaza, Falk Turnkey, and Little Havana Homes

Jose Marti Villas (FL005000839) is currently comprised of 131 public housing units spread across three (3) developments – Jose Marti Plaza, Falk Turnkey, and Little Havana Homes. Jose Marti Villas and Falk Turnkey are being redeveloped into 146 affordable units of which 103 are public housing replacement units under RAD/Section 18 blend. This AMP also includes an additional 7 scattered site units associated with the Little Havana Homes development which will be converted separately. The remaining 21 units in the AMP will be redeveloped at Gallery at Little Havana as described below.

This 146-unit project will include the replacement and conversion of 103 public housing units RAD/Section 18 blend. HCD applied for replacement TPVs prior to the RAD conversion and will project-base those vouchers in the project. A variety of funding sources were pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements.

- **Gallery at Little Havana**

Gallery at Little Havana is a planned project in the Little Havana neighborhood in the City of Miami that will replace the existing 21 public housing units at the site as new construction through RAD or RAD/Section 18 blend. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs will be submitted to HUD for the purpose of replacing the Section 18 units and, if awarded by HUD, be project-based and placed at the project.

A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements. The post-conversion unit mix may differ from the current unit mix (i.e., unit reconfiguration).

F. Liberty Square

Liberty Square (FL005000827) is a public housing site currently undergoing a multi-phase redevelopment under a 2018 Mixed-Finance HUD approval (amended in 2022) to bring back 640 public housing units. Some or all of the units may be replaced under RAD, RAD/Section 18 blend, or a hybrid of RAD with non-RAD PBVs resulting from a TPV award under the existing Section 18 disposition approval. In the event RAD is utilized to replace public housing units at the site, the existing Mixed-Finance HUD approval from SAC may be amended or terminated.

The individual phases are:

- Phase I is a 204-unit completed and occupied property with 73 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.

- Phase 2 is a 204-unit completed and occupied property with 73 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.

- Phase 3 is a 192-unit completed and occupied property with 71 public housing units. These public housing units may be converted to RAD. The project was funded with LIHTCs and other financing sources. Due to funding requirements, some of the assisted units may have tenant selection preferences.

- Phase 4 is a 193-unit property that is currently under construction and will have approximately 27 replacement public housing units that may be converted to RAD. LIHTCs will be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project. Due to funding requirements, some of the assisted units may have tenant selection preferences.

- Future Phases – There are five (5) remaining phases rental contemplated which will incorporate the balance of the promised 640 public housing units. Future phases with replacement public housing units may be brought back as RAD, RAD/Section 18 blend, or a hybrid of RAD with non-RAD PBVs. TPVs will be applied for to replace the Section 18 units and, if awarded by HUD, be project-based and placed at the project. RAD/Section 18 blend may be pursued to maximize project income and fund more construction costs. LIHTCs may be used to fund construction and transaction costs, so LIHTC restrictions may also apply to this project. Funding sources may require that some of the assisted units have tenant selection preferences. Affordable homeownership units and commercial/retail space are also contemplated.

G. Culmer Place / Culmer Gardens Phase 1

Culmer Place / Culmer Gardens (FL005000831) is comprised of 226 public housing units spread across multiple buildings within one site. Culmer Place / Culmer Gardens Phase 1 will be a 119-unit partial conversion.

A variety of funding sources will be pursued, including RAD/Section 18 and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs will be submitted to HUD for the purpose of replacing the Section 18 units and, if awarded by HUD, be project-based and placed at the project. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD Program requirements. Culmer Place/Culmer Gardens was awarded a FY2023/24 Choice Neighborhoods Initiative (CNI) Implementation grant in July 2024. Project phasing and unit mix are subject to revision to reflect grant program requirements.

- **Culmer Apartments V**

Culmer Apartments V is the second phase of the redevelopment of the Culmer Place and Culmer Gardens and will consist of approximately 375 new construction mixed-income units, including the remaining 107 public housing units from the existing Culmer Place and Culmer Gardens public housing sites.

H. Homestead Gardens

Homestead Gardens (FL005000844) is comprised of 150 public housing units, all of which will be converted under RAD. Homestead Gardens Phase I will consist of 162 units, of which 81 will be replacement units (10 one-bedrooms, 31 three-bedrooms, and 40 three-bedrooms). The units will be built on the east side of the Homestead Gardens site.

TML Homestead Residence, phase 2 of the development, is a proposed approximately 100-unit new construction, mixed income development and will include approximately 50 RAD (two and three bedrooms with some converting to one bedrooms) transfer of assistance units from FL005000844 (Homestead Gardens). The units will be transferred and built on nearby non-profit owned land. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

Homestead Gardens Phase II, the third phase, is a proposed approximately 88-unit new construction, mixed income development and will include the remaining approximately 19 RAD replacement units. The units will be built on the west side of FL005000844 (Homestead Gardens) site. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements

I. Palm Court/Palm Tower

Palm Court/Palm Tower (FL005000825) is comprised of 191 public housing units, all of which will be converted under RAD. A variety of funding sources will be pursued, including RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs and overall project funding. Project is subject to LIHTC restrictions. An application for TPVs was submitted to HUD for the purpose of replacing the Section 18 units and will be project based at the project. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

J. Perrine Gardens and Perrine Villas

Perrine Gardens and Perrine Villas (FL005000845) is comprised of 178 public housing units, all of which will be converted under RAD in multiple phases. Phase one which includes 48 RAD replacement transfer of assistance units (32 studios, 10 one-bedrooms, 1 two-bedroom, 1 three-bedroom, 3 four-bedrooms, 1 five-bedroom) has already closed and is currently under construction.

- Perrine Village II, phase 2, is a proposed 150-unit, new construction, mixed income development includes 57 RAD replacement units (23 studios, 12 one bedrooms and 22 two bedrooms). The units are currently designated as general occupancy under public housing and will have an elderly preference implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements

- Perrine Village I, phase 3, is a proposed 100-unit, new construction, mixed income development and will include up to 50 RAD replacement units, unit mix to be determined. The units are currently designated as general occupancy under public housing but elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend LIHTC to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements

- Future phases contemplated will incorporate the balance of the remaining 23 RAD replacement public housing units and may include transfer of assistance to the Perrine Villas or other new development sites. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and LIHTC to assist with construction costs, transaction costs, and overall project funding. TPVs will be applied for to replace the Section 18 units and, if awarded by HUD, be project-based and placed at the project. A portfolio-wide waiting list will be utilized. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration). The units are currently designated as general occupancy under public housing and may change post conversion.

K. Heritage Village I and II, Moody Gardens and Moody Village

Heritage Village I & II (FL005000843) is comprised of 52 public housing units, and Moody Village & Moody Gardens (FL005000846) is comprised of 98 public housing units, all of which will be converted under RAD. Transfer of assistance from Moody Village and Moody Gardens to Heritage Village will be implemented.

- Heritage Village South is a proposed 116-unit new construction mixed-income development and will include 58 RAD replacement units (12 one-bedrooms, 3 two-bedrooms, 39 three-bedrooms and 4 four-bedrooms). The 58 units will include six three-bedrooms transfer of assistance units from FL005000846 (Moody Village) to Heritage Village South. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- Heritage Village North, phase two, is a proposed approximately 114-unit new construction mixed-income development and will include approximately 52 RAD (6 studios, 26 one-bedrooms, 9 two-bedrooms, 9 three-bedrooms, and 2 four-bedrooms) transfer of assistance units from Moody Village & Moody Gardens (FL005000846). The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding.

  Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration).

- Phase 3 of this redevelopment will be on the Moody Village site and will have approximately 40 RAD replacement units. The units are currently designated as general occupancy under public housing and will remain general occupancy/family after conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements. The post-conversion unit mix may differ from the current unit mix (i.e. unit reconfiguration).

L. <u>Harry Cain</u>

Harry Cain (FL005000840) is comprised of 154 public housing units. As part of the redevelopment of the Harry Cain site, 51 units will transfer to Gallery at Lummus Parc Phase I, 29 units will transfer to Gallery at Lummus Parc Phase 2, and 74 units will transfer to a to-be-named development on property acquired by Miami-Dade County from Miami-Dade College.

- Gallery at Lummus Parc Phase 1 is a proposed approximately 256-unit new construction mixed-income development and will include approximately 57 RAD (42 studios, nine 1-bedroom, and six-2 bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- Gallery at Lummus Parc Phase 2 is a proposed approximately 200-unit new construction development and will include approximately 28 RAD (all studios that may be converted to 1-bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

- A to-be-named development is a proposed project on property to be acquired from Miami-Dade College in downtown Miami that will have approximately 33 RAD (9 studios that may be converted to 1-bedrooms and 24 1-bedrooms) transfer of assistance units. The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. The project will include RAD transfer of assistance units from FL005000840 (Harry Cain). A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project is subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

1. **Gallery Riverwalk**
   Gallery Riverwalk is a proposed approximately 236-unit new construction development and will include approximately 36 RAD (all studios that may be converted to 1-bedrooms) transfer of assistance units from FL005000840 (Harry Cain). The units are currently designated as general occupancy under public housing, but an elderly preference may be implemented post-conversion. A portfolio-wide waiting list will be utilized. A variety of funding sources will be pursued, including but not limited to, RAD/Section 18 blend and Low-Income Housing Tax Credits (LIHTC) to assist with construction costs, transaction costs, and overall project funding. Project will be subject to LIHTC restrictions. A portion of the assisted units may have tenant selection preferences which will be administered in accordance with RAD program requirements.

M. Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22

Newberg, New Haven Gardens, Gwen Cherry 06, and Gwen Cherry 22 are comprised of 170 public housing units. All 170 public housing units are slated to be redeveloped under the RAD or RAD/Section 18 blend program as part of a multiphase, new construction, mixed-income, mixed-use redevelopment of the site, although certain parcels of land or phases of this redevelopment may be taken through Section 18 demolition-disposition.

A variety of funding sources will be pursued, including debt, grants, and LIHTCs, which will be used to assist with construction costs, transaction costs, and overall project funding. RAD transfer of assistance of approximately eight units from Gwen Cherry 06 to the other sites is contemplated. Certain phases of the project will be subject to LIHTC and other affordability restrictions. A portion of the assisted units may have tenant selection preferences, including but not limited to tenant selection preferences required by funding partners of the project. Unit reconfiguration from the existing public housing unit mix may be pursued for this project. Certain phases of this redevelopment may include Restore-Rebuild units (f/k/a Faircloth to RAD units) and these units may have tenant selection preferences, which will be administered in accordance with HUD and local requirements.

N. Victory Homes

Victory Homes is comprised of 144 public housing units. All 144 public housing units are slated to be redeveloped under the RAD or RAD/Section 18 blend program as part of a multiphase, new construction, mixed-income, mixed-use redevelopment of the site, although certain parcels of land or phases of this redevelopment may be taken through Section 18 demolition-disposition. A variety of funding sources will be pursued, including debt, grants, and LIHTCs, which will be used to assist with construction costs, transaction costs, and overall project funding.

All units at this project will be replaced within the existing site, which may be considered RAD transfer of assistance. Certain phases of the project will be subject to LIHTC and other affordability restrictions. A portion of the assisted units may have tenant selection preferences, including but not limited to tenant selection preferences required by funding partners of the project. Unit reconfiguration from the existing public housing unit mix may be pursued for this project. Certain phases of this redevelopment may include Restore-Rebuild units (f/k/a Faircloth to RAD units) and these units may have tenant selection preferences, which will be administered in accordance with HUD and local requirements.

O. <u>Arthur Mays, Naranja, Pine Island I & II, Modello II (Vacant Land)</u>

Arthur Mays, Naranja, Pine Island I & II and Modello II are anticipated to be redeveloped in a coordinated manner and include the demolition of the existing public housing units and new construction of replacement, affordable and workforce rental units as well as for-sale homeownership units. A variety of repositioning options may be employed, including RAD, RAD Transfer of Assistance, Restore-Rebuild, Section 18 demolition and/or disposition and Section 32 homeownership. De minimis reduction may be requested for long term vacant units.

P. Kline Nunn, Little River Plaza, Little River Terrace

Kline Nunn, Little River Plaza, and Little River Terrace are anticipated to be redeveloped in a coordinated manner and include the demolition of the existing public housing units and new construction of replacement, affordable and workforce rental units as well as for-sale homeownership units. A variety of repositioning options may be employed, including RAD, RAD Transfer of Assistance, Restore-Rebuild, Section 18 demolition and/or disposition and Section 32 homeownership. De minimis reduction may be requested for long term vacant units.

III. Development Information: Potential Restore-Rebuild-to-RAD Conversions

In July 2023, HUD issued Supplemental Notice 4B to its RAD Notice (H-2023-08 PIH-2023-19) which, among other things, provided guidance on utilization of a PHA's capacity under its "Faircloth Limit" [1] to acquire and/or construct new public housing units, receive new federal Capital and Operating funds for those units, and subsequently convert the units and funding to the RAD Section 8 platform in a streamlined process known as "Restore-Rebuild units (f/k/a Faircloth to RAD units).

HCD may pursue Restore-Rebuild units (f/k/a Faircloth-to-RAD units) conversions at the developments listed herein. HCD would submit Mixed-Finance Development Proposals to HUD for approval of new construction or acquisition (with or without rehabilitation) of new federal public housing units. With HUD approval, the newly constructed or acquired units would convert to RAD Site-Based Voucher units immediately or shortly after acceptance as federal public housing.

[1] The Faircloth Limit refers to an amendment to Section 9(g)(3) of the Housing Act of 1937 ("Faircloth Amendment") which limits the construction of new public housing units. The Faircloth Amendment stipulates that HUD cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a new increase in the number of units the public housing agency owned, assisted or operated as of October 1, 1999.

HCD is currently in the planning stage for all Restore-Rebuild-to-RAD developments described in this section. Decisions to proceed with conversions will be informed by HUD guidance, due diligence and feasibility studies, and continued engagement with residents of developments for which conversion is proposed.

As of December 31, 2023, HCD may add to its public housing portfolio as many as 2,310 units (its "Faircloth capacity") before HCD's Faircloth Limit is reached. HCD has substantial room under its Faircloth Limit to add new public housing units described in this section.

Newspaper Advertising
For the
Significant Amendment to the Annual Public Housing Agency Plan for Fiscal Year 2026-2027

1. **45-Day Comment Period**: From May 29, 2026, through July 12, 2026

2. **Public Hearing:** Held on October 14, 2026, before the Miami-Dade County Board of County Commissioners. Originally, the public hearing was scheduled for July 14, 2026, and rescheduled for September 9, 2026, and finally held on October 14, 2026.

Note:
The public notice for the comment period and public hearing for this document was published in The Miami Herald (the largest newspaper of daily general circulation), The Miami Times (largest African-American newspaper), El Diario las Americas (Spanish language newspaper), and Haitian American Business News (Haitian newspaper), and HCD's website: https://www.miamidade.gov/global/housing/notices.page.

Originally, the public hearing was scheduled for July 14, 2026, and rescheduled for September 9, 2026, and finally held on October 14, 2026. HCD published the rescheduled dates in The Miami Herald (the largest newspaper of daily general circulation), The Miami Times (largest African-American newspaper), El Nuevo Herald (Spanish language newspaper), and Le Floridien (Haitian newspaper).

ATTACHMENT A

PUBLIC NOTICE

HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN
FOR FISCAL YEAR 2026–2027

NOTICE OF PLAN STATUS AND PROPOSED AMENDMENT:

IMPORTANT NOTICE: The primary Annual Public Housing Agency (PHA) Plan for Fiscal Year 2026–2027 is currently pending final approval from the Miami-Dade County Board of County Commissioners (BCC), with a scheduled hearing date of June 2, 2026. Following BCC approval, the Annual PHA Plan will be formally submitted to the U.S. Department of Housing and Urban Development (HUD) for final federal review and approval.

PROPOSED AMENDMENT: Concurrent with this process, notice is hereby given that the Miami-Dade County Department of Housing and Community Development (HCD) is proposing an Amendment to the Annual PHA Plan for Fiscal Year 2026–2027. This amendment proposes the utilization of demolition, disposition, and/or a Section 18/Rental Assistance Demonstration (RAD) Blend option (RAD conversion) for the following properties: **Scott Carver Phase 2A, Phase 2B, and Phase 2C.**

COMMENT PERIOD
Miami-Dade Department of Housing and Community Development (HCD) hereby advertises **a 45-day comment period** beginning **May 29, 2026, through July 12, 2026,** for the public to review and comment on the proposed Amendment to the Annual PHA Plan for Fiscal Year 2026–2027.

These documents are available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., except on holidays, at each 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, July 14, 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 ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AVISO SOBRE EL ESTADO DEL PLAN Y LA ENMIENDA PROPUESTA:

AVISO IMPORTANTE: El Plan Anual principal de la Agencia de Vivienda Pública (PHA) para el Año Fiscal 2026–2027 se encuentra actualmente pendiente de la aprobación final por parte de la Junta de Comisionados del Condado de Miami-Dade (BCC), con una fecha de audiencia programada para el 2 de junio de 2026. Tras la aprobación de la BCC, el Plan Anual de la PHA se presentará formalmente al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) para su revisión y aprobación federal final.

ENMIENDA PROPUESTA: De manera concurrente con este proceso, por la presente se notifica que el Departamento de Desarrollo Habitacional y Comunitario (HCD) del Condado de Miami-Dade propone una Enmienda al Plan Anual de la PHA para el Año Fiscal 2026–2027.

Esta enmienda propone la utilización de demolición, disposición y/o una opción de Mezcla de la Sección 18/Demostración de Asistencia de Alquiler (RAD) (conversión RAD) para las siguientes propiedades: Scott Carver Fase 2A, Fase 2B y Fase 2C.

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 **29 de mayo de 2026 hasta el 12 de julio de 2026**, para que el público revise y comente sobre la Enmienda propuesta al Plan Anual de la PHA para el Año Fiscal 2026–2027.

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, 14 de julio 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 Retrasmisión de la Florida (Florida Relay Service) por el 800-955-8771.

AVI PIBLIK
DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ
PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA)
POU ANE FISKAL 2026–2027

AVI SOU ESTA PLAN AN AK AMANDMAN YO PWOPOZE A:
AVI ENPÒTAN: Plan Anyèl Ajans Lojman Piblik (PHA) pou Ane Fiskal 2026-2027 la ap tann apwobasyon final nan men Konsèy Komisyonè Konte Miami-Dade (BCC), ak yon dat odyans ki pwograme pou 2 jen 2026. Apre apwobasyon BCC a, y ap soumèt Plan Anyèl PHA a fòmèlman bay Depatman Lojman ak Devlopman Iben Etazini (HUD) pou revizyon ak apwobasyon federal final.

AMANDMAN YO PWOPOZE: An menm tan ak pwosesis sa a, nou bay avi Depatman Lojman ak Devlopman Kominotè Konte Miami-Dade (HCD) ap pwopoze yon Amandman nan Plan Anyèl PHA pou Ane Fiskal 2026-2027 la. Amandman sa a pwopoze itilizasyon demolisyon, dispozisyon, ak/oswa yon opsyon Melanj Seksyon 18/Demonstrasyon Asistans pou Lwaye (RAD) (Konvèsyon RAD) pou pwopriyete sa yo: Scott Carver Faz 2A, Faz 2B, ak Faz 2C.

PERYÒD KÒMANTÈ
Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) fè konnen gen yon **peryòd 45 jou pou fè komantè** ki kòmanse **29 me 2026, pou rive 12 jiyè 2026**, pou piblik la revize epi fè komantè sou Amandman yo pwopoze pou Plan Anyèl PHA pou Ane Fiskal 2026-2027 la.

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 14 Jiyè 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, sitiyasyon kòm yon viktim vyolans domestik, vyolans nan frekantasyon, oswa asèlman, sous revni, laj, gwosès oswa sitiyasyon familyal 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.

PUBLIC NOTICE

HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN
FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Tuesday, September 9, 2026, at 12:30 p.m.** (originally scheduled for July 14, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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 ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AUDIENCIA PÚBLICA

El Departamento de Viviendas y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) anuncia la reprogramación de una **Audiencia Pública** ante el Comité de Vivienda (HC). La **Audiencia Pública** se llevará a cabo **el martes 9 de septiembre del 2026 a las 12:30 p.m.** (originalmente programada para el 14 de julio de 2026 a la misma hora). El propósito de la **Audiencia Pública** es permitir que el público tenga la oportunidad de comentar sobre el Plan Anual Enmendado de la Agencia de Vivienda Pública propuesto para el Año Fiscal 2026-2027.

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 Retrasmisión de la Florida (Florida Relay Service) por el 800-955-8771.

AVI PIBLIK
DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ
PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA)
POU ANE FISKAL 2026–2027

ODYANS PIBLIK

Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) ap fè konnen la a ke yo repwograme yon **Odyans Piblik** devan Komite Lojman an (HC). Kounye a, **Odyans Piblik** la pral fèt jou **madi 9 septanm 2026, a 12:30 p.m.** (li te okòmansman pwograme pou 14 jiyè 2026, nan menm lè a). Objektif **Odyans Piblik** la se pou pèmèt piblik la jwenn yon opòtinite pou fè kòmantè sou Plan Anyèl Amande Ajans Lojman Piblik yo pwopoze pou Ane Fiskal 2026-2027 la.

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.

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PUBLIC NOTICE

HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN
FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Wednesday, October 14, 2026, at 12:30 p.m.** (previously scheduled for September 9, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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 ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AUDIENCIA PÚBLICA

El Departamento de Viviendas y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) anuncia la reprogramación de una **Audiencia Pública** ante el Comité de Vivienda (HC). La **Audiencia Pública** se llevará a cabo **el miércoles 14 de octubre de 2026 a las 12:30 p.m.** (anteriormente programada para el 9 de septiembre de 2026 a la misma hora). El propósito de la **Audiencia Pública** es permitir que el público tenga la oportunidad de comentar sobre el Plan Anual Enmendado de la Agencia de Vivienda Pública propuesto para el Año Fiscal 2026-2027.

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

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AVI PIBLIK
DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ
PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA)
POU ANE FISKAL 2026–2027

ODYANS PIBLIK

Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) ap fè konnen la a ke yo repwograme yon **Odyans Piblik** devan Komite Lojman an (HC). Kounye a, **Odyans Piblik** la pral fèt jou **mèkredi 14 oktòb 2026, a 12:30 p.m.** (te deja pwograme pou 9 septanm 2026, nan menm lè a). Objektif **Odyans Piblik** la se pou pèmèt piblik la jwenn yon opòtinite pou fè kòmantè sou Plan Anyèl Amande Ajans Lojman Piblik yo pwopoze pou Ane Fiskal 2026-2027 la.

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.

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Announcement of Comment Period/Public Hearing for the Amended Annual PHA Plan for FY 2026-2027

Important Notice: The primary Annual Public Housing Agency (PHA) Plan for Fiscal Year 2026–2027 is currently pending final approval from the Miami-Dade County Board of County Commissioners (BCC), with a scheduled hearing date of June 2, 2026. Following BCC approval, the Annual PHA Plan will be formally submitted to the U.S. Department of Housing and Urban Development (HUD) for final federal review and approval.

Proposed Amendment: Concurrent with this process, notice is hereby given that the Miami-Dade County Department of Housing and Community Development (HCD) is proposing an Amendment to the Annual PHA Plan for Fiscal Year 2026–2027. This amendment proposes the utilization of demolition, disposition, and/or a Section 18/Rental Assistance Demonstration (RAD) Blend option (RAD conversion) for the following properties: Scott Carver Phase 2A, Phase 2B, and Phase 2C.

Comment Period

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises a 45-day comment period beginning **May 29 through July 12**, for the public to review and comment on the proposed Amendment to the Annual PHA Plan for Fiscal Year 2026–2027 These documents are available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., except on holidays, at each PHCD's site management offices and administrative offices; and available on our website.

Please send written comments to: HCD, 701 NW 1 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, July 14, 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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- Public Notice (/resources/housing/documents/notices/2025-2029-public-hearing.pdf)
- Amended Annual PHA Plan for FY 2026-2027 (/resources/housing/documents/notices/amended-annual-plan-fy-2026-2027.pdf)

Surtax/SHIP Homeownership Development Program Request For Applications Workshop

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

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

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

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

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

Housing Public Notices

Share:

FY 2026-2027 Amended Annual PHA Plan- Rescheduled Public Hearing Date

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Tuesday, September 9, 2026, at 12:30 p.m.** (originally scheduled for July 14, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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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FY 2026 SHIP Homebuyer Education and Counseling Funding Recommendations

Announcement of Comment Period/Public Hearing for the Amended Annual PHA Plan for FY 2026-2027

Surtax/SHIP Homeownership Development Program Request For Applications Workshop

2026 Action Plan for CDBG, HOME, and ESG Funds

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

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

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

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

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

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

Notice of Public Hearing on Proposed Substantial Amendments to the U.S. Housing and Urban Development (HUD) Fiscal Year (FY) 2025 Action Plan and Corresponding FY 2025-2029 Consolidated Plan to Allocate Community Development Block Grant (CDBG) Program Income

Notice of Public Hearing of the Affordable Housing Advisory Board to adopt its 2025 Housing Incentive Strategies Recommendations

Public Notice Housing and Community Development Proposed Fiscal Year 2025-2026 Capital Fund Program Plan

Housing Public Notices

Share:

Notice of Extended Comment Period and Rescheduled Public Hearing on the Proposed Section 8 Administrative Plan

FY 2026-2027 Amended Annual PHA Plan- Rescheduled Public Hearing Date

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Wednesday, October 14, at 12:30 p.m.** (previously scheduled for September 9, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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.

Miami postpones vote on mayor's $450M public safety bond to the summer

BY TESS RISKI
triski@miamiherald.com

With votes from three out of five city commissioners needed to send her $450 million public safety bond to the November ballot, Miami Mayor Eileen Higgins is asking for more time to secure buy-in from the majority of her colleagues.

On Thursday, the Miami City Commission deferred a vote on Higgins' bond proposal to July 9, six weeks from now. That still puts Higgins on track to land her proposal on the November ballot, after the commission earlier this month blocked her from sending the measure to voters on this summer's primary ballot.

Higgins had initially hoped to ask voters in August to approve $450 million in spending to replace the city's deteriorating public safety infrastructure, including building a unified public safety building estimated to cost approximately $300 million that would house various emergency services and new headquarters for the Miami Police Department.

But with the deadline for sending referendums to the August ballot passing this month, Higgins has now set her sights on November.

So far, two commissioners have publicly stated they are ready to support the bond measure: Rolando Escalona and Ralph Rosado. Commissioner Miguel Angel Gabela said at the previous meeting that he was generally supportive but wasn't fully on board yet.

Speaking to the Miami Herald after Thursday's meeting, Higgins said the deferral to July will allow her to address her colleagues' concerns.

"This way they get the time to get their questions answered, I get to answer questions, I get more time to explain the need to the residents," Higgins said. "And so July 9 works perfectly with the new timing for [the] November ballot."

The mayor also said she has asked City Manager James Reyes to have his administration create a website to report the status of the $400 million Miami Forever Bond, passed by voters in 2017. Some residents at the May 14 commission meeting had expressed concern about passing another bond on the heels of Miami Forever. She said her bond, dubbed the Safe and Ready Bond, is "totally different" from the Miami Forever Bond.

"It is a complete project-based bond," Higgins said. "That means we know exactly what we're building."

Higgins, who was elected in December, has spent a great deal of political capital pushing her bond measure through, arguing in recent weeks that the city's aging police and fire facilities need to be addressed urgently. She's described poor conditions that include mold, faulty plumbing and major electrical issues. Those infrastructure issues, the mayor has said, pose safety issues to the public by affecting things like response times.

If things go according to plan, Higgins' bond would be on the same ballot as Gov. Ron DeSantis' property tax amendment, which would raise the homestead exemption to $250,000 and require the Legislature to enact a plan to eliminate property taxes entirely for the vast majority of Floridians who own the homes they live in.

Some residents have raised concerns about how cutting property taxes would impact the city's financial health by decreasing revenue. Higgins said she wasn't concerned about the two measures being on the same ballot.

She pointed to a poll recently commissioned by her political committee showing about two-thirds of Miami voters supported the bond after receiving detailed information about it.

In some areas of the city, Higgins said, "our response times are far in excess of the national average, or national standard, of six minutes, and that's the difference between life and death."

"Our residents understand that," Higgins said. "They want to be safe, they want to live in a safe city, and they also want the people that protect them to be in buildings and facilities that are adequate."

FROM PAGE 4A

COSTS

of which dates back to the 1930s, according to the city administration. That includes upgrading and replacing pipes and pump stations.

Commissioner Tanya Katzoff Bhatt, who voted against the moratorium, said the decision would set a "dangerous precedent" by preventing rate increases without either the approval of five out of seven elected officials, a declaration of a "public safety emergency," or a mandate to make repairs by a higher government authority.

"We see our friends and our neighbors on fixed incomes, or folks who have lost jobs, really struggling. Nobody is trying to punish anybody," Bhatt said. "We desperately, though, cannot afford to not move forward with these projects."

SHIFTING FUNDING TOWARD INFRASTRUCTURE

Commissioner Joseph Magazine said he would support the moratorium due to cost of living concerns but urged his colleagues to admit that it would mean certain projects, like the one on First Street, may not get done.

"Let's be honest with people," Magazine said at the meeting. "I will say I'll vote for this moratorium, but I'm not going to go and promise that we're going to do First Street, because we're not."

But Commissioner David Suarez, who co-sponsored the moratorium proposal with Fernandez, said he believes the city can do both: address its infrastructure problems and keep utility rates stable.

He suggested that the city reduce the property tax rate for its general fund — which includes an operating budget that has risen sharply from $627 million five years ago to $911 million today — and increase the tax rate for its capital budget, which covers infrastructure work.

Effectively, the city would be shifting funding from operating to infrastructure needs.

"We can get there without having to raise the rates," Suarez said.

Suarez's proposal was referred to a June 5 committee meeting for further discussion. The city is already planning to reduce its operating budget slightly this year, based on a plan championed by Suarez to reduce the millage rate so that property owners don't see a tax increase.

City Manager Eric Carpenter told elected officials that, whatever avenue the city takes to pay for infrastructure, it may need to involve borrowing money in the form of issuing bonds.

Raising water and sewer rates would mean issuing "revenue bonds" that are repaid through utility fees. Otherwise, the city could pursue a general obligation bond that is repaid through taxes and would require a voter referendum in November.

'TIME IS OF THE ESSENCE'

Some city officials seemed uneasy about the move to prevent utility rate increases without an alternative plan immediately in place.

John Norris, the city's public works director, said at the meeting last week that "time is of the essence," citing a string of recent infrastructure failures like water main breaks and a sewer main backup.

"We don't have answers for the residents if we don't have a plan moving forward," Norris said. "I go out to many residents' homes and I tell them, 'We've got this project, it's going to solve the problems.' And without a funding mechanism for these projects, we no longer have those answers."

At a committee meeting in April, Norris noted that failing to fix aging water and sewer pipes could have dire consequences. He invoked disastrous incidents elsewhere in Florida, including massive sewage spills in Fort Lauderdale in 2019 and 2020 and spills in Tampa in 2015 and 2016.

"We have an opportunity right now to start addressing these issues," Norris said.

In response to Norris' warnings last week, Suarez said the public works director was presenting a false choice.

"I don't appreciate the city administration giving kind of this, like, doom and gloom situation: 'If you don't do this, if you don't tax your most vulnerable residents, you're going to have all these pipes breaking,'" Suarez said.

"We get it. It's old infrastructure. But we're going to find a way soon to do this where we think it's much more equitable and responsible."



PEDRO PORTAL pportal@miamiherald.com

Phase two of the West Avenue neighborhood improvement project in Miami Beach, pictured on Feb. 26, 2025, includes the installation of a new pump station to help minimize flooding from rain events.

FROM PAGE 4A

POLL

Another 61% oppose additional funding for U.S. Immigration and Customs Enforcement without guardrails.

The survey finds 40% say they or people in their communities fear immigration authorities may harass or arrest them, even if they are U.S. citizens or legal residents. It also finds 32% report employers have lost workers due to immigration enforcement concerns.

The UnidosUS poll comes after a New York Times analysis published Friday, showing Florida leading the nation in Immigration and Customs Enforcement arrests. ICE's Miami field office, which covers Florida, Puerto Rico and the U.S. Virgin Islands, recorded 41,310 arrests since Trump returned to office last January — the highest total of any field office.

REPUBLICANS STILL HOLD AN EDGE IN RACES

Despite Trump's diminished standing with Hispanic voters, Republicans maintain narrow leads in several hypothetical statewide matchups ahead of the midterms.

In potential U.S. Senate contests, Republican Sen. Ashley Moody leads Democrats Alex Vindman 40% to 33% and Florida state Rep. Angie Nixon 40% to 32%. In possible gubernatorial matchups, Republican Rep. Byron Donalds leads Democratic former Rep. David Jolly 40% to 33% and Orange County Mayor Jerry Demings 39% to 34%.

In the generic congressional ballot, 42% of Florida Hispanic voters say they would support Republicans, compared with 38% for Democrats, while 20% are undecided.

More than one-quarter of Hispanic voters in Florida say they are undecided or do not know enough to make a decision in key races.

Public Notice

MIAMI-DADE COUNTY

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FISCAL YEAR 2026–2027

NOTICE OF PLAN STATUS AND PROPOSED AMENDMENT:

IMPORTANT NOTICE: The primary Annual Public Housing Agency (PHA) Plan for Fiscal Year 2026–2027 is currently pending final approval from the Miami-Dade County Board of County Commissioners (BCC), with a scheduled hearing date of June 2, 2026. Following BCC approval, the Annual PHA Plan will be formally submitted to the U.S. Department of Housing and Urban Development (HUD) for final federal review and approval.

PROPOSED AMENDMENT: Concurrent with this process, notice is hereby given that the Miami-Dade County Department of Housing and Community Development (HCD) is proposing an Amendment to the Annual PHA Plan for Fiscal Year 2026–2027. This amendment proposes the utilization of demolition, disposition, and/or a Section 18/Rental Assistance Demonstration (RAD) Blend option (RAD conversion) for the following properties: **Scott Carver Phase 2A, Phase 2B, and Phase 2C.**

COMMENT PERIOD

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises **a 45-day comment period** beginning **May 29, 2026, through July 12, 2026**, for the public to review and comment on the proposed Amendment to the Annual PHA Plan for Fiscal Year 2026–2027.

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

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

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, July 14, 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.

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MDC154

CITY OF SOUTH MIAMI NOTICE OF PUBLIC HEARING REGARDING PROPOSED COMMUNITY REDEVELOPMENT PLAN

Notice is hereby given that the City Commission will hold a public hearing on **Tuesday, June 9, 2026, at 7:00 p.m.** at **South Miami City Hall Commission Chambers, 6130 Sunset Drive, South Miami, FL 33143**, to consider approval and adoption of the proposed Community Redevelopment Plan pursuant to Part III, Chapter 163, Florida Statutes.

The proposed Community Redevelopment Area ("Redevelopment Area") generally consists of the area generally bound by SW 57th Avenue to the East, SW 76th Street to the South, SW 62nd Avenue to the West, and SW 62nd Street to the North.

The Community Redevelopment Plan ("CRA Plan") consists of an Executive Summary, an analysis of the City's authority to undertake community redevelopment, a discussion of background conditions and stakeholder involvement, redevelopment goals, redevelopment initiatives and projects, and financial projections. The redevelopment goals include (i) economic development; (ii) public improvements and infrastructure; (iii) transportation, mobility, and parking; and (iv) redevelopment support. The general scope of the CRA Plan includes revitalization and cultural preservation of the Redevelopment Area by addressing urgent physical challenges, such as deteriorating infrastructure, underutilized parcels, and inadequate mobility connections, while investing in people, public spaces, and neighborhood identity. The Redevelopment Area's needs include improving multimodal transportation, including integration with The Underline, Metrorail, and pedestrian-oriented corridors; preserving passive open spaces, such as Marshall Williamson Park; improving and enhancing the streetscape, utilities, and network; and infrastructure investment to support and align with major redevelopment efforts, such as Sunset Place redevelopment, City Hall redevelopment, and other catalytic private investments

The CRA Plan establishes a focused framework to guide redevelopment to help ensure that reinvestment aligns with the community's goals and values, including prioritizing infrastructure and mobility improvements, especially near the Metrorail and Sunset Drive; limiting administrative overhead; emphasizing visible, impactful capital projects; supporting the financing of infrastructure for catalytic redevelopment projects; and enhancing walkability, public spaces, and the local business environment with a focus on cultural preservation.

Copies of the proposed CRA Plan are available for inspection at **South Miami City Hall Commission Chambers, 6130 Sunset Drive, South Miami, FL 33143** during normal business hours and may also be reviewed on the City's website.

Commission members will participate in Chambers or by video conferencing through the Zoom platform and members of the public may join the meeting via Zoom at (https://zoom.us/j/3056636338), by phone by calling +1-786-635-1003 and entering Meeting ID: 3056636338 when prompted, or in person in the Commission Chambers, and where their appearance will be broadcast on the Zoom platform, and where they can participate.

All interested parties are invited to attend and will be heard. For further information, please contact the City Clerk's Office at: 305-663-6340.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that if a person decides to appeal any decision made by the Commission with respect to this matter, such person must ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

ADA: To request a modification to a policy, practice or procedure or to request an auxiliary aide or service in order to participate in a City program, activity or event, you must on or before 4:00 p.m. 3 business days before the meeting (not counting the day of the meeting) deliver your request to the City Clerk by telephone: 305-663-6340, by mail at 6130 Sunset Drive, South Miami, Florida or email at nkenga.payne@somifl.gov.

Nkenga A. Payne, CMC, FCRM
City Clerk

FOR RENT

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8475 NE 2 Avenue
One and two bdrms., Section 8 Welcome. 305-754-7776.

9535-A NW 26 Avenue
Large studio, tiled, yard, air and appliances. $1300 monthly. 305-992-1303

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13377 NW 30 Avenue
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Houses

1137 NW 40 Street
Fully renovated four bedrooms, two baths, central air, $3400. Section 8 Ok.
305-778-2613

133 Street NW 18 Avenue
Three bedrooms, two baths. Section 8 Welcome.
Call 305-754-7776.

1800 Rutland Street
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191 Street NW 32 Avenue
Four bedrooms, one and half bath. Call 305-754-7776

2461 NW 58 Street
Remodeled three bedrooms, one bath. Section 8 Welcome. $2400 monthly, $1000 deposit. 305-318-2607

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The Miami Times

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Call The Miami Times
305-694-6210

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Legals

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Poll: More families struggling with cost of food

GABRIELLE RUSSON
Florida Politics

A new poll shows 4 out of 5 Floridians are struggling to afford food as the cost of groceries outpaces their income.

The survey found families are hit hard by the affordability crisis, with about 47% of families surveyed saying they choose between buying nutritious food or paying for gas, a car repair or transportation. About 38% of families say they were forced to decide between making a rent or mortgage payment or feeding their household.

Aspect Strategic conducted the poll on behalf of No Kid Hungry Florida, surveying 1,021 Floridians 18 and up. The survey taken April 14-22 had a margin of error of 3.1 percentage points.

"I'm alarmed by these results, but I'm not surprised," said Sky Beard, director of No Kid Hungry Florida.

"The cost of food and essentials remains stubbornly high, and Floridians are really struggling. We continue to hear about tough trade-offs parents are being forced to make, forgoing time with their children to work multiple jobs, or skipping out on medical care to afford enough healthy food. Florida families deserve better."

About 74% of Republicans, 89% of independents and 98% of Democrats say they want Florida elected officials to do more to make sure children aren't going hungry.

Some of the parents surveyed shared personal stories of living paycheck to paycheck as gas and food bills continued to increase.

"We now are in the red every month and using savings to stay afloat," one St. Lucie dad said.

The news release said 70% said their financial situation has suffered in the past year from food prices while 49% surveyed said they have gone into more debt from food costs, which is a figure similar to last year's debt findings.

"Over a quarter (27%) have used 'buy now, pay later' (BNPL) plans like Afterpay or Klarna to cover the cost of food," the new release said.

The poll said 57% opposed, and nearly half 47% strongly opposed the SNAP funding cuts coming from the federal government.

"SNAP is overwhelmingly viewed as a solution to bridge the gap for families who cannot afford enough food for their families (75%)," the news release said. "More than 60% believe food assistance programs directly or indirectly benefit Florida's state economy and local businesses in their area."



Michael Ux Charlton

PUBLIC HEARING

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Miami-Dade County Public Schools

JOB TITLE/POSITION: Superintendent of Schools

On April 29, 2026, the School Board of Miami-Dade County, Florida approved a job description, including the minimum qualifications, and *Desired Attributes of the Superintendent*, for candidates wishing to apply for the position of Superintendent of Schools. This is a contracted position.

The Superintendent is the chief executive officer of the School District (School Board Policy 1010) and reports directly to the school board. The Superintendent shall be responsible for the administration and management of the District's schools and for the supervision of instruction. (School Board Policy 1030).

Pursuant to state law and Board Policy, the Board is authorized to appoint the Superintendent and to enter into an employment contract with the selected candidate.
Below are the minimum qualifications for this position as approved by the School Board on April 29, 2026.

MINIMUM QUALIFICATIONS
FOR POSITION OF SUPERINTENDENT OF SCHOOLS

- At a minimum, a Master's degree or higher; Doctoral degree preferred.
- Demonstrated experience as a classroom teacher or equivalent instructional experience: Three (3) years of Highly Effective/Effective public school classroom teaching experience or equivalent instructional experience.
- Demonstrated experience as a school-site principal, and school district-wide experience.
- Seven (7) years of progressively responsible public school administrative experience.
- Proven leadership experience at a school-site, District, or organizational level including responsibility for improving student outcomes, managing teams, and driving educational performance.
- An understanding of our diverse community and knowledge of the needs of our students, including English Language Learners, Exceptional Education Students, low performing students, our most gifted and talented students, and our students who come from economically disadvantaged neighborhoods.
- Knowledge of administration, supervision, curriculum, business and financial affairs, personnel management, and program evaluation of large complex systems especially through change.
- Oral and written communication skills.
- Ability to work with diverse groups of people.
- Demonstrated understanding of and ability to leverage technology, data systems, and emerging innovations to improve student outcomes and organizational effectiveness.
- Demonstrated commitment to and belief in the critical role of strong public education systems in community success.

The full job description, *Desired Attributes of the Superintendent,* and other related information concerning the superintendent search can be found at:
https://superintendentapplicants.dadeschools.net

DEADLINE FOR SUBMISSION OF LETTER OF INTENT AND RESUME:
Interested applicants must submit a letter of intent and their resume to the School Board Attorney by no later than 5:00pm, Wednesday, June 10, 2026. Applicants must submit their documents both by electronic mail and U.S. Mail at the addresses listed below. These documents must be received by the prescribed deadline in order to be considered by the School Board for the position of Superintendent of Schools. Please note that all documents submitted will be considered public records.

MAIL REQUIRED DOCUMENTS TO THE FOLLOWING ADDRESS:
Mr. Walter J. Harvey
General Counsel
Office of the General Counsel
1450 N.E. 2nd Avenue, Suite 430
Miami, Florida, 33132
Also E-mail to superintendentapplicants@dadeschools.net

VIENE DE LA 4A

NOCHE

alguien de la edad de Almirón –30 años– incluye una cena tarde y luego baile o reunión con amigos en un bar o boliche. En Miami ellos cierran más temprano, sobre las 11 p.m. los fines de semana, pero planean quedarse más tarde las tres "noches argentinas" y prometen mucha música, pop y rock.

Si de noches al aire libre se habla hay que nombrar uno de los *rooftop* más populares de Miami, La Fernetería, que pone el sabor porteño en Wynwood, con un menú que también incluye la parte más europea de la cocina argentina, y en especial la italiana.

Algo memorable de Buenos Aires son sus cafés, y el sur de la Florida tiene su versión en Andy's Corner Coffee, en Fort Lauderdale, que además tiene noches de Latin dance con frecuencia.

Se suman a esta noche argentina Danielle Gellato en Main Highway, Coconut Grove; Tostado Cafe, en Midtown; Bē Bakery, Key Biscayne; Nahuen Market, en Doral, que además de mercado de productos argentinos, es restaurante, y allí tienen sandwiches de miga espectaculares.

El evento también contará con presentaciones en vivo de artistas y músicos argentinos, incluyendo a los bailarines de tango Germán & Rocío, el músico Juan A Fourcade, The Latin Band y otros artistas, que traen la pasión y el ritmo de Argentina al corazón de Miami.

Muchos de estos cafés, restaurantes y bares ofrecerán especiales para ver los partidos de fútbol del Mundial, así que hay que estar atentos a sus perfiles de Instagram.

Para una lista completa de los negocios que participan en La Noche Argentina, visita lanocheargentina.com.

VIENE DE LA 2A

PLAN

bién porque es un lugar maravilloso, que ofrece una gran calidad de vida", comentó Mosteller.

La propuesta de DeSantis constituye "más un plan para elaborar un plan que una propuesta de política pública propiamente dicha", opinó Jeff Brandes, exsenador estatal republicano que actualmente dirige el grupo de expertos Florida Policy Project.

Brandes señaló que dicha propuesta impondría una enorme responsabilidad a la Legislatura en lo que respecta a la gestión del proceso de eliminación gradual de los impuestos a la propiedad.

Si los legisladores generan incertidumbre sobre cómo los gobiernos locales reemplazarán esos ingresos, advirtió, las ciudades y los condados podrían enfrentar presiones sobre sus calificaciones crediticias y de bonos.

"Hoy, las ciudades y los condados controlan su propio destino", dijo Brandes. "Esto pondría ese destino en manos de la Legislatura".

Brandes también predijo que los gobiernos locales de toda Florida probablemente aumentarían las tasas impositivas sobre la propiedad o buscarían otras vías para incrementar los ingresos a fin de compensar la pérdida de fondos provenientes de los impuestos inmobiliarios.

Los inquilinos —que constituyen aproximadamente un tercio de los residentes de Florida— podrían terminar absorbiendo esos costos más elevados mediante aumentos en el alquiler, mientras reciben escasos beneficios directos de la desgravación fiscal sobre la propiedad, señaló.

EL RETO POLÍTICO: CONVENCER A LOS VOTANTES

La gran interrogante es si la propuesta logrará obtener el respaldo del 60% de los votantes.

En la última década, dos propuestas mucho más modestas fracasaron, obteniendo ambas alrededor del 58% de los votos.

Una propuesta de 2018 habría elevado la exención máxima por vivienda habitual a $75,000. Una iniciativa de 2022 habría otorgado una exención adicional de $50,000 a ciertos trabajadores del sector público, como policías, maestros y miembros de las fuerzas armadas en servicio activo.

Sin embargo, ninguna de las propuestas anteriores contaba con el respaldo político del gobernador, quien ha pasado más de un año acaparando titulares y cobertura en los medios conservadores con la idea de eliminar los impuestos sobre la propiedad: un concepto que podría servirle como plataforma de lanzamiento para una nueva candidatura presidencial.

DeSantis declaró el miércoles que las realidades políticas inherentes a la necesidad de alcanzar el 60% de los votos influyeron en su propuesta final.

"Muchos de mis amigos, ya saben, dirán: '¿A quién le importa? Simplemente eliminenlos; ya se las arreglarán, y todo lo demás'", comentó DeSantis. "Pero creo... que ese argumento solo obtendría el 50% de los votos".

Señaló que a muchos votantes podría gustarles la idea de recortar los impuestos sobre la propiedad, pero "quieren asegurarse de que sea algo factible".

"El hecho de que estemos implementando una eliminación gradual, que contemos con este fondo y que estemos limitando los impuestos sobre la propiedad restantes a los servicios esenciales, creo que responde a esas inquietudes de una manera verdaderamente reflexiva", afirmó.

El reportero de la oficina de Tallahassee del Herald/Times, Garrett Shanley, y la redactora del Times, Nina Moske, contribuyeron a este reporte.

VIENE DE LA 1A

EXAMEN

cambio ha creado una nueva pregunta: ¿los estudiantes están aprendiendo la ley o solo están memorizando los términos que necesitan para aprobar?

En Tri-County Traffic School, en Hialeah, la examinadora e instructora Alina Díaz Massino dijo que la semana antes de que la regla entrara en vigor mostró cuán urgente era para muchas personas lo que estaba por venir.

"Cientos de personas vinieron a clases la semana antes del 6 de febrero", dijo Díaz. "¿Qué te dice eso? Que hay muchas más personas allá afuera sin licencia. Están manejando ilegalmente, poniéndose en peligro a sí mismas y a quienes las rodean".

Antes de que cambiara la regla, dijo Díaz, sus clases se enfocaban en ayudar a los estudiantes a entender las leyes de tránsito de Florida, por qué importan y qué puede pasar cuando los conductores las ignoran. La mayor parte de esa instrucción ocurría en español.

Ahora, dijo, las lecciones suelen empezar con traducción y repetición de términos de tránsito en inglés.

Una clase sobre cómo doblar se convierte en una lección para reconocer "left" y "right". Una clase sobre semáforos se convierte en una lección para identificar palabras en la pantalla antes de que se acabe el tiempo. Una clase sobre marcas en el pavimento se convierte en un ejercicio de vocabulario sobre líneas amarillas, líneas blancas, líneas discontinuas y líneas continuas.

Díaz ahora dibuja ejemplos de cómo se ve la pantalla del examen, mostrando a los estudiantes dónde hacer clic y cómo avanzar por las preguntas. Divide el manual del conductor en palabras clave, distancias y frases comunes, tratando de ayudar a los estudiantes a reconocer qué está preguntando la computadora antes de que el tiempo y los nervios los dominen.

Estudiantes que antes tomaban dos o tres clases antes de aprobar el examen escrito ahora pasan semanas o meses preparándose, dijo. Algunos con un conocimiento básico del inglés han tomado el examen cinco o seis veces. Otros no han aprobado desde que la regla entró en vigor.

LA PRESIÓN POR APROBAR EL EXAMEN

Para obtener una licencia de conducir en Florida, los residentes primero deben sacar al menos un 80% en el examen de conocimiento, que se toma en una computadora. Luego sigue el examen práctico, una prueba de habilidades detrás del volante. Los exámenes pueden tomarse en centros de licencias operados por el condado o el estado, pero los conductores también pueden tomarlos en una instalación privada aprobada por el estado, como Tri-County.

En Tri-County, los estudiantes pagan un precio fijo por cada examen —$160 por la parte escrita o $250 por la prueba práctica de manejo— y pueden asistir a tantas clases como necesiten hasta aprobar. Pero Díaz dijo que el problema no es solo el costo, sino el tiempo, la presión y el temor de que los estudiantes estén aprobando porque memorizaron frases en inglés, no porque entiendan completamente la ley.

Muchos estudiantes ya saben manejar y tenían licencias en sus países de origen, dijo.

"Pueden manejar perfectamente", dijo Díaz. "Simplemente no pueden tomar el examen en inglés".

Ese fue el caso de Rafael Pérez, de 39 años, quien se mudó de República Dominicana a Miami hace poco más de un año.

Pérez tenía licencia en su país. En Miami, dijo, el verdadero reto era leer en inglés lo suficientemente rápido para responder preguntas en un examen computarizado con tiempo limitado.

Pérez describe su inglés como "básico".

Estudió durante aproximadamente un mes. Iba a la escuela, tomaba el examen, reprobaba, regresaba a casa, estudiaba otra vez y volvía. Cada vez, trataba de recordar las preguntas que había fallado.

Reprobó siete veces antes de aprobar en su octavo intento.

Para Pérez, obtener una licencia está ligado al trabajo. En su país, trabajaba como mecánico, pero ha tenido dificultades para encontrar empleo en su área porque aún no tiene historial laboral en Estados Unidos. Por ahora, se mueve en bicicleta y trabaja en un almacén cerca de su casa en Hialeah.

Aun así, la esperanza de conseguir un mejor empleo lo empujó a seguir intentando aprobar tanto el examen escrito como el examen práctico de habilidades.

"Cada vez que iba, memorizaba las preguntas nuevas que salían en la computadora", dijo Pérez en español. "Si fallaba una, decía: 'OK, esta dice que no puedo pasar aquí', o 'esta dice que no puedo doblar a la izquierda'. Después iba a mi casa y la escribía para que no se me olvidara".

Pérez dijo que pasaba horas repasando las preguntas. Una vez, se quedó en la escuela el día entero, leyendo, estudiando y practicando mientras los instructores lo animaban a seguir.

El proceso se convirtió en un ciclo: tomar el examen, recordar las palabras que lo confundieron, escribirlas, volver a la guía e intentarlo de nuevo.

La parte más difícil, dijo, era cuando el examen le presentaba párrafos largos en inglés.

"Si leo demasiado, se me acaba el tiempo", dijo Pérez. "Ese es el mayor reto en la computadora".

Pérez dijo que sabe algo de inglés, pero no lo suficiente para leer rápido bajo presión. Podía reconocer algunas preguntas cuando las veía, aunque no pudiera pronunciar las palabras en voz alta.

"No soy perfecto en inglés", dijo. "Pero sí lo veo en la computadora, te puedo decir cuál es la pregunta".

En Amigos Driving School, en Miami, la instructora Lolien Valdez dijo que el requisito de inglés solamente ha aumentado la cantidad de horas que muchos estudiantes necesitan para prepararse, encareciendo el proceso para adultos mayores e inmigrantes recién llegados que quizá ya están equilibrando trabajo, responsabilidades familiares e ingresos limitados.

"Una persona que antes tenía un presupuesto fijo para aprender a manejar ahora tiene que pagar más", dijo Valdez. "Necesitan más horas porque es más complicado. Tienen que aprender la habilidad de manejar y entender el idioma".

En Amigos, el costo puede aumentar con cada hora adicional de preparación. La escuela enumera varios precios de cursos, incluidos $50 por el curso de cuatro horas para conductores primerizos, $80 por un curso de seis horas de educación vial, $100 por un paquete de seis horas de educación vial y $150 por un paquete de seis horas con práctica. Otros cursos de mejoramiento para conductores varían entre $100 y $150.

Para los estudiantes que tienen dificultades para aprobar el examen escrito en inglés, la barrera del idioma también puede convertirse en una carga económica.

Valdez dijo que la regla ha cambiado no solo cuánto tiempo estudian los alumnos, sino también cómo llegan a clase. Algunos llegan ya con miedo, dijo, preocupados de reprobar antes incluso de sentarse frente a la computadora.

El trabajo de enseñar también ha cambiado. Los instructores ya no solo explican las leyes de tránsito. Están ayudando a los estudiantes a ir más despacio con las preguntas, aislar palabras familiares y conectar términos en inglés con reglas que quizá ya entienden en español.

El resultado, dijo Valdez, es un camino más largo y más ansioso hacia la licencia.

Daniel Delgado, examinador en Amigos, vio cómo ese miedo se convirtió en urgencia la semana antes de que comenzara el requisito de inglés solamente. Esa semana, dijo, la escuela completó casi 200 exámenes prácticos mientras las personas se apresuraban a obtener la licencia antes del cambio.

Después, dijo, la escuela volvió a quedarse vacía.

"Hice cuatro exámenes hoy", dijo Delgado. "Eso te dice que hay mucha gente que no está viniendo porque tiene miedo".

El Departamento de Seguridad Vial y Vehículos Motorizados de Florida no respondió de inmediato a preguntas sobre cómo la regla ha afectado las tasas de aprobación, los reintentos o el volumen de exámenes en el condado de Miami-Dade.

En Margarita Driving School, en West Miami, la gerente Margarita Cardentey dijo que la disminución de estudiantes ya ha afectado su negocio. Dijo que ha tenido que decirles a algunos empleados que no vayan porque no hay suficientes estudiantes.

Después de la avalancha inmediata de febrero, dijo, las personas que no confían en poder aprobar los exámenes en inglés tienen demasiado miedo para siquiera intentarlo.

La regla la ha obligado a reescribir la manera en que enseña. Aún explica señales de tránsito, marcas en el pavimento, zonas escolares, vehículos de emergencia y reglas de seguridad en español porque así es como muchos de sus estudiantes realmente entienden la información. Luego les enseña cómo esas ideas pueden aparecer en inglés en el examen.

"Creo que esto no está cumpliendo realmente el objetivo" de la clase, dijo Cardentey, porque los instructores tienen que reducir las lecciones para que los estudiantes aprendan "las palabras más importantes".

Cardentey dijo que recordar las palabras correctas puede ayudar a algunos estudiantes a aprobar, pero no reemplaza entender las reglas de tránsito.

"Es memorizar", dijo. "Es más que nada una memoria fotográfica de las palabras".

MIAMI-DADE COUNTY

Aviso público

DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO

PROPUESTA DE ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AVISO SOBRE EL ESTADO DEL PLAN Y LA ENMIENDA PROPUESTA:

AVISO IMPORTANTE: El Plan Anual principal de la Agencia de Vivienda Pública (PHA) para el Año Fiscal 2026–2027 se encuentra actualmente pendiente de la aprobación final por parte de la Junta de Comisionados del Condado de Miami-Dade (BCC), con una fecha de audiencia programada para el 2 de junio de 2026. Tras la aprobación de la BCC, el Plan Anual de la PHA se presentará formalmente al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (HUD) para su revisión y aprobación federal final.

ENMIENDA PROPUESTA: De manera concurrente con este proceso, por la presente se notifica que el Departamento de Desarrollo Habitacional y Comunitario (HCD) del Condado de Miami-Dade propone una Enmienda al Plan Anual de la PHA para el Año Fiscal 2026–2027.

Esta enmienda propone la utilización de demolición, disposición y/o una opción de Mezcla de la Sección 18/Demostración de Asistencia de Alquiler (RAD) (conversión RAD) para las siguientes propiedades: Scott Carver Fase 2A, Fase 2B y Fase 2C.

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 29 de mayo de 2026 hasta el 12 de julio de 2026**, para que el público revise y comente sobre la Enmienda propuesta al Plan Anual de la PHA para el Año Fiscal 2026–2027.

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, 14 de julio 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 Retrasmisión de la Florida (Florida Relay Service) por el 800-955-8771.

EQUAL HOUSING OPPORTUNITY

Para ver más avisos legales en línea, visite **http://legalads.miamidade.gov**

Haiti Is Back in the World Cup—But High Ticket Prices May Keep Many Fans Out of the Stadium

ANALYSIS

By Dessalines Ferdinand
Chief Editor, Le Floridien



AI-generated illustration depicting Haitian soccer fans watching World Cup matches from home while others attend games in person.

For decades, Haitian soccer fans dreamed of seeing their national team return to the FIFA World Cup. That dream became a reality when Haiti qualified for the 2026 tournament, setting up highly anticipated group-stage matches against Scotland, Brazil, and Morocco.

For many Haitians living in the United States, especially in South Florida, New York, New Jersey, Massachusetts, Georgia, Chicago, and other diaspora communities, the opportunity to watch Haiti compete on the world's biggest stage seemed closer than ever. After all, the 2026 World Cup is being hosted largely in the United States.

Yet for thousands of Haitian-American supporters, attending the matches in person may remain financially out of reach.

Ticket Prices Put the Dream Out of Reach

The biggest obstacle is the cost of tickets, particularly for Haiti's highly anticipated June 19 matchup against soccer powerhouse Brazil at Lincoln Financial Field in Philadelphia.

Among Haiti's three group-stage matches, the Haiti-Brazil showdown is expected to be one of the most sought-after games involving the Haitian national team. Brazil remains one of the world's most popular soccer nations, and strong demand has driven ticket prices sharply upward.

While official FIFA ticket categories for group-stage matches in Philadelphia ranged from approximately $60 to $445, resale prices for Haiti vs. Brazil have climbed well beyond those levels. Some resale platforms have listed tickets starting between $500 and $1,000, with average prices exceeding $1,100 for many seats.

For a Haitian family of four, the cost becomes staggering. Four tickets at current resale prices could easily exceed $3,000 to $4,000 before accounting for transportation, hotel accommodations, parking, food, and other expenses associated with traveling to Philadelphia.

The high prices are not limited to the Haiti-Brazil match. Across the tournament, FIFA's use of dynamic pricing and the strong demand for World Cup tickets have generated widespread criticism. Attorneys general in New York and New Jersey have even launched investigations into FIFA's ticketing practices, citing concerns about affordability and pricing transparency.

For many Haitian fans, the result is painful. Haiti's return to the World Cup is a historic moment, but the cost of witnessing it in person may be beyond the reach of many families who have supported the Grenadiers for generations.

Last-Minute Deals May Not Help Everyone

Still, many supporters have not given up hope. Some believe ticket prices could decline in the days leading up to the match, as resellers lower prices to avoid being left with unsold inventory. Historically, last-minute deals have sometimes become available for major sporting events, giving patient buyers a chance to attend at a lower cost.

That strategy may benefit Haitian fans living closer to Philadelphia, including those in Pennsylvania, New Jersey, Delaware, Maryland, Washington, D.C., and the New York metropolitan area. Many of them can drive to the stadium on game day if affordable tickets become available.

For Haitians living in South Florida, Georgia, Chicago, and other parts of the country, however, the situation is very different. Even if ticket prices fall shortly before kickoff, last-minute airfare and hotel accommodations could still make the trip prohibitively expensive. Families traveling from Miami, Fort Lauderdale, West Palm Beach, Orlando, Atlanta, or Chicago would likely face additional costs for flights, hotels, transportation, meals, and other expenses.

As a result, many Haitian supporters in the United States may find themselves in the same position as fans living in Haiti: watching the match on television rather than from inside the stadium.

The irony is difficult to ignore. Haiti's long-awaited return to the World Cup is taking place on American soil, including in regions not far from some of the largest Haitian communities outside Haiti. Yet the price of attending one of the tournament's most attractive matches may place the experience beyond the reach of many of the very fans who helped keep Haitian soccer pride alive in the diaspora.

For the Haitian community, the World Cup represents far more than soccer. It is a rare opportunity to celebrate national pride, cultural identity, and unity on a global stage. Many parents dreamed of bringing their children to witness a historic moment in Haitian sports history, especially a matchup against a legendary nation such as Brazil.

Instead, countless supporters may gather in homes, restaurants, sports bars, churches, and community centers across the United States to cheer for the Grenadiers from afar.

That reality does not diminish the significance of Haiti's achievement. However, it highlights a growing concern in international sports: major events are increasingly becoming experiences accessible mainly to those who can afford premium prices.

Whether ticket prices eventually decline or remain beyond reach, one thing is certain: on the day Haiti faces Brazil, millions of Haitians around the world will be watching. Unfortunately, many of those living in the United States may be doing so from in front of a television screen rather than from a seat inside the stadium.

MIAMI-DADE COUNTY

Avi Piblik

DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ

PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA) POU ANE FISKAL 2026–2027

AVI SOU ESTA PLAN AN AK AMANDMAN YO PWOPOZE A:

AVI ENPÒTAN: Plan Anyèl Ajans Lojman Piblik (PHA) pou Ane Fiskal 2026-2027 la ap tann apwobasyon final nan men Konsèy Komisyonè Konte Miami-Dade (BCC), ak yon dat odyans ki pwograme pou 2 jen 2026. Apre apwobasyon BCC a, y ap soumèt Plan Anyèl PHA a fòmèlman bay Depatman Lojman ak Devlopman Iben Etazini (HUD) pou revizyon ak apwobasyon federal final.

AMANDMAN YO PWOPOZE: An menm tan ak pwosesis sa a, nou bay avi Depatman Lojman ak Devlopman Kominotè Konte Miami-Dade (HCD) ap pwopoze yon Amandman nan Plan Anyèl PHA pou Ane Fiskal 2026-2027 la. Amandman sa a pwopoze itilizasyon demolisyon, dispozisyon, ak/oswa yon opsyon Melanj Seksyon 18/Demonstrasyon Asistans pou Lwaye (RAD) (Konvèsyon RAD) pou pwopriyete sa yo: Scott Carver Faz 2A, Faz 2B, ak Faz 2C.

PERYÒD KÒMANTÈ

Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) fè konnen gen yon **peryòd 45 jou pou fè komantè** ki kòmanse **29 me 2026, pou rive 12 jiyè 2026**, pou piblik la revize epi fè komantè sou Amandman yo pwopoze pou Plan Anyèl PHA pou Ane Fiskal 2026-2027 la.

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 14 Jiyè 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, sitiyasyon kòm yon viktim vyolans domestik, vyolans nan frekantasyon, oswa asèlman, sous revni, laj, gwosès oswa sitiyasyon familyal 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.

EQUAL HOUSING OPPORTUNITY

Pou anons piblisitè legal sou entènèt, ale nan **http://legalads.miamidade.gov**

FROM PAGE 1A

BOATS

of his neighbors are wondering whether they will be able to remain in the waters they have long called home.

Miami-Dade County is considering new restrictions on overnight anchoring that would prohibit vessels from remaining in the same location for more than 30 days within a six-month period unless they are in a designated mooring field or conducting permitted marine construction or maintenance. The proposal would align county code with a Florida law signed by Gov. Ron DeSantis last year that applies to counties with populations of 1.5 million or more, including Miami-Dade, and limits how long boaters can anchor overnight in one location.

The county's proposal follows similar action by coastal municipalities. Palm Beach adopted the restrictions in November 2024, while Miami Beach and several other municipalities in Miami-Dade began enforcing the limits in May 2025 after the state law took effect.

More recently, on June 1, St. Lucie County and the city of Fort Pierce cleared out all liveaboards on sailboats in the Fort Pierce Inlet between Wesley's Island and South Causeway Beach.

The Miami-Dade bill's sponsor, County Commissioner Vicki Lopez, said the legislation is intended to encourage liveaboards to dock their vessels or move into mooring fields — designated, managed areas where boats are secured to permanent moorings, basically anchors attached to floating balls, instead of anchoring freely.

"If you want to live on the water, you want to stay for an extended period of time, you will do it in a safe place," Lopez said.

If approved, boaters who remain anchored beyond the 30-day limit could face a civil citation and a $100 fine for a first offense. Repeated violations could result in fines of up to $250, while vessels that continue to violate the ordinance may be subject to removal under state law.

Lopez said the ordinance is intended to curb long-term vessel living and address derelict boats, which contribute to water pollution and can damage other vessels when they drift or break free.

"The waterways are not intended to be long-term and permanent housing," she said. "It's intended to make sure that people can traverse the waters for a short period of time. For those that want to live in their boats, they can go to the mooring fields or to the marinas, whichever works best for them."

But many boaters say those alternatives are already at capacity, leaving them with few places to go if the ordinance is approved.

The Miami Herald contacted several Miami-Dade marinas to gauge the availability of wet slips — designated spaces where boats remain in the water full-time.

Pelican Harbor Marina and Regatta Harbour had no wet slips available. Crandon Park Marina has a waiting list for wet slips, with an estimated wait of six years for 30-foot boats and seven to 10 years for 45-foot vessels. Matheson Hammock Marina had a waiting list of more than 482 people for its most in-demand 30-foot slips, with at least one applicant waiting since 2012. Herbert Hoover Marina said it expects about 15 wet slips to become available this month.

Mooring fields also have limited capacity, and many restrict the size of vessels they can accommodate. The Dinner Key Mooring Facility, for example, accepts boats up to 50 feet long, leaving boaters with larger vessels — including 55-year-old Capt. Burt Korpela — without an option.

"Our hands are tied," said Korpela. "It's like, where are you going to take your boat? There's no place to go."

Korpela has spent nearly his entire life on the water. His father founded the family's marine towing and salvage business in Miami in 1957, and Korpela grew up living on boats in Coconut Grove and around Dinner Key.

Today, he lives aboard a 65-foot sportfishing boat anchored off Dinner Key and works in the same business his family started nearly seven decades ago.

Like many liveaboards, Korpela agrees that abandoned and derelict vessels have become a serious issue in Biscayne Bay. But he argues the proposed ordinance unfairly treats responsible boaters the same as neglected vessels.

"There could be a better program on getting rid of these derelict boats," said Korpela. "Yeah, it sucks. It should not have happened, these boats should not have sunk. But when you run everybody out, it isn't fair, either."

Korpela said the shortage of marina slips has worsened in recent years as more people have purchased boats without a corresponding increase in dockage. He said working-class boaters have increasingly been priced out of marinas, leaving anchorages as one of the few affordable options.

Boaters first began leaving Palm Beach County after restrictions were adopted there. Many later relocated to Miami Beach before moving to the waters around Miami Marine Stadium and Watson Island as enforcement expanded. As those areas also became subject to tighter regulations, many eventually settled off Coconut Grove.

"They left one municipality to go to another one," Korpela said. "Now they're here in Coconut Grove."

The debate unfolding in Miami-Dade is part of a broader push across South Florida to regulate long-term anchoring and vessel living. Officials say the rules are intended to reduce pollution, address public safety concerns and curb the number of abandoned or derelict vessels in local waterways.

Some waterfront communities have taken an even stricter approach. Miami Beach has implemented regulations that make it difficult for liveaboards to come ashore, including limits on where dinghies can land.

Last December, the city of Miami approved an ordinance sponsored by Commissioner Damian Pardo establishing an overnight anchoring limitation area within portions of Biscayne Bay. The ordinance prohibits vessels from remaining anchored in designated waters for more than 30 nights within a six-month period and restricts anchoring within 300 feet of a public mooring field.

The legislation cites concerns about "unregulated vessel living," which officials say contributes to pollution, including human waste and trash entering the bay, and increases the number of abandoned vessels that require public funding to remove.

"These changes will help prevent marine squatters from occupying public waterways, address abandoned vessels, and ensure we can better manage transient dockage for residents and visitors alike," Pardo said in a social media post.

But liveaboards say they are increasingly being pushed from one jurisdiction to another, and are just moving around the problem. And with each new ordinance, they say, the available places to anchor shrink further.

For Chandler, the uncertainty is becoming harder to ignore. The water has been home for as long as he can remember, and for now, he is unsure what he and his wife — who both work in the marine industry, he repairing boats and she at a marine supply store — would do if the ordinance passes.

"My wife's family business, they've been here for since the '60s, so we can't just up and leave," he said. "I have no intention of moving to a dock by any means. That ruins the beauty of it. ... It'd be a horrible thing to have to leave."

The Board of County Commissioners is scheduled to review the ordinance during a July 14 public hearing before the Recreation, Tourism and Resiliency Committee.



CARL JUSTE cjuste@miamiherald.com

A dog barks as a liveaboard anchors at Dinner Key on June 18.



CARL JUSTE cjuste@miamiherald.com

A derelict boat floats against pilings as another is submerged and tipped on its side at Dinner Key.



CARL JUSTE cjuste@miamiherald.com

A derelict boat is submerged and tipped on its side and remained parked among other vessels at Dinner Key.

MIAMI-DADE COUNTY

PUBLIC HEARING

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Tuesday, September 9, 2026, at 12:30 p.m.** (originally scheduled for July 14, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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

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

EQUAL HOUSING OPPORTUNITY

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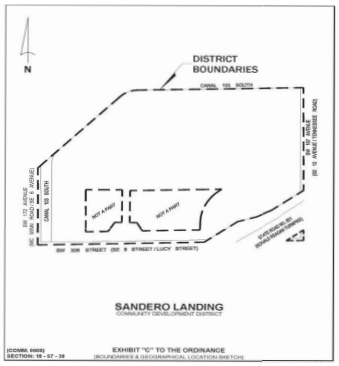
MIAMI-DADE COUNTY

Public Notice

CREATION OF SANDERO LANDING 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, at 9:30 A.M., on July 21, 2026, to consider an ordinance to create the Sandero Landing Community Development District (CDD). The district boundaries, as shown on the map below, are bounded by:

SW 167 Avenue (Tennessee Road/SE 12 Avenue) on the east, SW 172 Avenue (McMinn Road/ SE 6 Avenue) on the west, SW 328 Street (Lucy Street/SE 8 Street) on the south and Canal 103 South 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 Sandero Landing CDD. The CDD boundaries encompass approximately 82.95 acres with approximately $35.384 million in infrastructure costs servicing approximately 258 (2-story) townhome units, 436 (3-story) townhome units, and 66 live/work 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 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 **agendco@miamidade.gov** in advance of the meeting to initiate your request. TTY users may also call 711 (Florida Relay Service).

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One bedroom - $1400; two bedrooms - $1800. First and last to move in. Call Tony 305-213-5013

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Furnished Studio, parking, private entrance, Eat-in-Kitchen, central air. Water and Electric included. Call 256-388-6835.

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Three bedrooms, plus den, two baths, renovated, central air, security bars, private parking. Section 8 Ok. $2800 monthly. 305-778-2613

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Fully renovated three bedrooms, two baths, Section 8 OK, $2800 monthly. Call 305-778-2613

Duplexes

30 Street NW 19 Avenue
One bedroom. Section 8 Welcome. 305-754-7776

NORTH MIAMI AREA
One bedroom, one bath with laundry. Section 8 Accepted. Rent is $1700 plus deposit. 305-502-2074

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2467 NW 90 Street
For rent, Charming Efficiency. $1300 monthly includes light, water and lawn care. Call for an Appointment Only 954-218-6993, realtor Zedrick.

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Three bedrooms, two baths. Section 8 Welcome. Call 305-754-7776.

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MOVE IN SPECIAL! Three bedrooms, one bath with central air. Section 8 Welcome. Call 786-356-1457

191 Street NW 32 Avenue
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HUD pushes work requirements for housing help

ROBBIE SEQUEIRA
Florida Phoenix

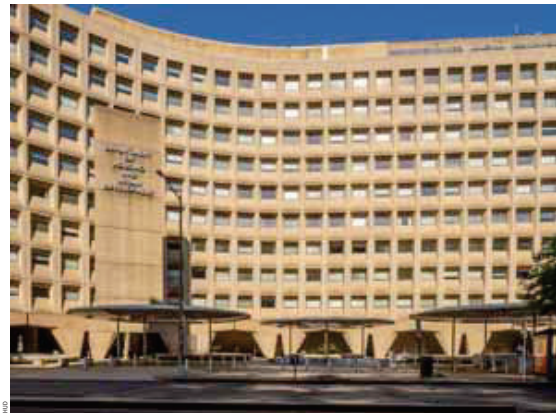
Dozens of public housing authorities, tribes, property owners and community groups have joined a new coalition organized by the U.S. Department of Housing and Urban Development to promote work requirements and time limits for people who receive federal housing help.

HUD is currently finalizing a rule that would allow public housing authorities and property owners who participate in federal housing voucher programs to impose work requirements and time limits on work-ready adults, or working-age adults (younger than 62) who are not disabled.

The federal agency says members of the coalition support the idea of giving housing authorities and providers discretion to require work of up to 40 hours per week for nonelderly, nondisabled adults, supplementing those rules with job training and other supportive services.

HUD argues that current housing policies discourage work and self-sufficiency, and extend the amount of time that people remain on housing assistance. In a social media post, Public and Indian Housing Assistant Secretary Ben Hobbs said the new requirements could generate over $500 million in new resident income.

In 2023, 31% of the people receiving federal housing assistance were nonelderly, nondisabled adults. Of that group, 44% were working and 56% were not, according to a 2025 report by the Congressional Research Service.



The U.S. Department of Housing and Urban Development is finalizing a rule that would allow public housing authorities and property owners who participate in federal housing voucher programs to impose work requirements and time limits on aid recipients.

More than a hundred public housing authorities, tribes, property owners and community groups have joined the Work & Dignity Coalition, according to HUD. The National Housing Law Project, a nonprofit that advocates for more low-income housing, produced a list of 58 entities, including the public housing authorities in Fort Worth, Jacksonville, Orlando, Philadelphia, Pittsburgh and Tampa.

Less than 1% of public housing authorities, known as Moving-to-Work agencies, are currently allowed to impose time limits or work requirements on people receiving housing assistance. HUD cites Champaign County, Illinois — which requires each able-bodied adult to work or be in school for at least 15 hours per week, and each household to generate 30 hours of work income at the minimum wage.

"I think that the important thing to note is that this is all about self-sufficiency, even if there might be some fear over what is required and how that would affect their housing," said Peyton Pannell-Johnson, a spokesperson for the Housing Authority of Champaign County. "There is a team that needs to connect people to work, and then a team that follows up with each client."

But housing advocates argue that the proposed requirements will make it more difficult for people to keep their housing assistance. The Congressional Research Service also warned in its 2025 report that imposing work requirements on federal aid recipients often trips up people who are working already.

"Work requirements can increase the burden for working recipients to prove that they remain eligible for benefits by requiring that they produce additional or more frequent information about their wages and hours," the research agency stated.

Experts: This A/C strategy saves energy and money

KIKI SIDERIS AND ISABELLA O'MALLEY
The Associated Press

Having air conditioning at home is a luxury that keeps people comfortable during the hottest months of the year, and it's debated whether the AC should stay blasting or be turned off when people head to work during the day.

Three experts interviewed by The Associated Press agreed that setting the thermostat a few degrees higher than normal while you're away is generally the best way to balance energy efficiency against comfort and humidity.

While turning an AC unit off for several hours and turning it back on can save money and energy compared to continuously running it, that approach can lead to mold problems in humid environments as well as wear and tear that can cause more frequent repairs. The equation can also vary depending on other factors including comfort level, AC unit type and building insulation.

STRATEGIES DIFFER IN HUMID OR DRY CLIMATES

According to the U.S. Department of Energy, adjusting your thermostat by 7-10 degrees Fahrenheit (4-6 degrees Celsius) for eight hours a day can save up to 10% a year on heating and cooling.

Experts say there are a lot of factors to consider when deciding what AC habits save the most energy and money.

"If you're gone for like 15 minutes to go to the grocery store, you don't get any gain" by turning off your AC, said Elizabeth Hewitt, professor and urban planning expert at Stony Brook University.

Public Notice

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a Public Hearing before the Housing Committee (HC) has been rescheduled. The Public Hearing will now take place on Tuesday, September 9, 2026, at 12:30 p.m. (originally scheduled for July 14, 2026, at the same time). The purpose of the Public Hearing is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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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JOB OPPORTUNITIES
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Tuesday, July 14, 2026
3:30 p.m. – 5:30 p.m.
South Miami Plaza Community Center
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Construction Jobs Include:
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- Construction Jobs (various trades)
- Job Seeker Resources, Training, Special Assistance
- Section 3 Business Concerns & Section 3 Worker Information

de que los alimentos no causarán daño al consumidor se ve gravemente amenazada, convirtiéndose en un foco potencial de enfermedades".

Riesgos para salud pública

La Organización Panamericana de la Salud (OPS) y la OMS han señalado reiteradamente que los desastres naturales, además de causar traumas directos, alteran el saneamiento básico, facilitan el hacinamiento en refugios y contaminan las fuentes de agua.

Y, además, provocan:

Enfermedades infecciosas: la interrupción del agua potable y el saneamiento inadecuado elevan el riesgo de brotes de gastroenteritis y otras enfermedades transmisibles relacionadas con la contaminación fecal.

Malnutrición y vulnerabilidad: la falta de una dieta balanceada debilita el sistema inmunológico de las poblaciones refugiadas, haciéndolas más propensas a contraer enfermedades. Especial atención requieren los grupos más vulnerables: niños, mujeres embarazadas y adultos mayores.

Colapso de servicios: en un sistema sanitario ya limitado, la carga adicional de personas heridas, sumada a la posibilidad de brotes infecciosos, estresa al límite la capacidad de respuesta hospitalaria.

La urgencia de un mecanismo de respuesta internacional

López recomienda que Venezuela no intente actuar en solitario. La propuesta de crear un mecanismo internacional de respuesta rápida y financiamiento busca centralizar y articular recursos de manera transparente.

El plan que propone tiene cinco ejes principales:

Financiamiento directo: apalancado por multilaterales como el Banco Mundial, el BID y la CAF. Ya están actuando en esta crisis sísmica.

Logística de refugio: gestión eficiente del desplazamiento y atención a damnificados. Ya se han creado, 26 en La Guaira y 39 en Caracas.

Protección social: implementación de subsidios y transferencias directas para sostener el consumo familiar. Se anunció un pago mensual a los afectados durante cerca de 183 días, pero no se fijó monto.

Recuperación temprana: rehabilitación coordinada de la vialidad y redes de transporte.

Criterios de prioridad: distribución con enfoque humanitario, garantizando que la ayuda llegue primero a quienes más lo necesitan.

Evitar el control social con sociedad civil y sector privado

"Ya ocurrió una denuncia. La del alcalde de Panamá sobre un presunto desvío de ayuda humanitaria"

El ingeniero agrónomo insiste en el enfoque humanitario, coordinado, por supuesto, en el que esté el interinato, las agencias multilaterales, la sociedad civil, priorizando a las poblaciones más vulnerables, que son niños, mujeres embarazadas y adultos mayores.

Acota que este es el enfoque lógicamente, porque los números que han informado de manera oficial son bastante alarmantes. Más de 17.000 personas sin viviendas.

"Para evitar el uso del alimento como una herramienta de control social y asegurar la dignidad de los afectados es imperativo que las agencias de la ONU, las ONG locales y el sector privado trabajen en conjunto".

La cita de López hace recordar, épocas pasadas cuando el gobierno ha utilizado la distribución de alimentos como control social, por ejemplo, con el Programa de Comités Locales de Abastecimiento y producción, conocidos popularmente como CLAP.

Reiteró que el sector privado es fundamental en esta tarea. Contar con gremios como la Cámara Venezolana de Industria de Alimentos, (CAVIDEA), es primordial para garantizar la cadena de frío, la preservación de productos proteicos y la manipulación técnica adecuada de los alimentos.

Recomienda la descentralización de los procesos de registro para ONG, lo que permitirá que la sociedad civil organizada sea un brazo ejecutor vital en los territorios afectados.

"La respuesta a esta emergencia no es un tema coyuntural, sino una carrera larga que requiere la articulación técnica de especialistas, nutricionistas, médicos y logísticos, para garantizar que el derecho a la alimentación sea protegido como un baluarte contra la crisis sanitaria que amenaza a la nación".

Agregó que, uno de los primeros aspectos que está vinculado con la alimentación y que repercute directamente en la salud, es justamente lo que se consume, o sea, desde el punto de vista de la disponibilidad, el acceso a los alimentos, la estabilidad y la inocuidad de esos alimentos.

Distribución con base en las necesidades

López señaló que esa instancia de respuesta rápida también va a permitir que no solo el interinato, sino la sociedad civil y el sector privado estén vigilantes de la distribución de alimentos, medicinas e insumos, sobre todo cuando ya hay desplazados de La Guaira y Caracas a otros estados del país, sean equitativamente distribuidas.

"Ya ocurrió una denuncia. La del alcalde de Panamá sobre un presunto desvío de ayuda humanitaria, hay que evitar este tipo de temas. Procurar que también las organizaciones, la sociedad civil, las asociaciones civiles sin fines de lucro, tanto nacionales como internacionales, sobre todo las internacionales articulan arriba y las nacionales son los socios locales que vayan implementando".

Aboga, porque la distribución se haga con base en las necesidades de las personas y una vez que lleguen a esos refugios se haga una clasificación.

"Para saber quién es celiaco o padece ciertas enfermedades, cuáles deben ser los regímenes alimenticios y con base en eso poder dar seguridad en la alimentación, porque es un derecho que se tiene que garantizar a la población vulnerable como consecuencia de esta tragedia", afirmó.

Son grandes los desafíos que entrañan una tragedia como la que vive Venezuela que ya tenía una crisis humanitaria y ahora, con los dos terremotos tiene una crisis multisistémica dentro de la misma ●

Comando Sur amplía su presencia tras los terremotos

La emergencia aceleró una inédita coordinación entre la administración provisional del país sudamericano y Estados Unidos, para la reconstrucción



Mayor Jarrard, del Cuerpo de Marines de Estados Unidos, llega a Caracas para supervisar las labores de socorro. (AFP)

CARLOS AGUIRRE
Especial

Los terremotos del 24 de junio no solo dejaron una de las peores tragedias naturales de la historia reciente de Venezuela. También modificaron, o aceleraron, el escenario político y operativo del país al dar paso a una cooperación sin precedentes entre la encargada Delcy Rodríguez y Estados Unidos, en la que el Comando Sur ha asumido un papel cada vez más visible sobre el terreno.

Lo que comenzó con el envío de equipos de rescate y ayuda humanitaria ha evolucionado hacia una coordinación que abarca infraestructura, transporte, logística y planificación para la recuperación. La visita a Caracas del jefe del Comando Sur, general Francis Donovan, terminó de confirmar esa nueva etapa.

Durante su reunión con Rodríguez, ambas delegaciones acordaron avanzar en una "nueva agenda de cooperación que ayude en la reconstrucción de la infraestructura afectada" en La Guaira, el estado más golpeado por los sismos. En el encuentro participaron también el encargado de negocios estadounidense, John Barrett; el mayor general Kevin Jarrard; así como autoridades venezolanas de las áreas de seguridad, defensa y relaciones exteriores.

La presencia de la máxima autoridad del Comando Sur en Caracas coincide con una ampliación de las funciones desempeñadas por personal estadounidense desde el inicio de la emergencia. La Embajada de Estados Unidos informó que el Departamento de Defensa fortaleció las operaciones en las zonas devastadas y señaló que sus efectivos trabajan "día y noche para llevar asistencia vital" a las comunidades afectadas.

De la ayuda a la reconstrucción

Con el paso de los días, la respuesta estadounidense dejó de concentrarse únicamente en la búsqueda y rescate. La asistencia supera los 310 millones de dólares, incluye más de 680 toneladas de suministros y más de 60.000 kits humanitarios distribuidos entre los damnificados.

Barrett describió el despliegue como "la más grande en la historia de Venezuela", al asegurar que existe una "fuerte y sólida red de asistencia sobre el terreno". El diplomático también afirmó que la encargada de Venezuela, tras la detención del depuesto dictador Nicolás Maduro, "ha cumplido con todas las solicitudes para poder movilizar esta gran respuesta humanitaria", en referencia a la coordinación desarrollada durante las últimas dos semanas.

A esa estructura se suman casi 2.000 militares estadounidenses, aeronaves de transporte, helicópteros y el buque USS Fort Lauderdale, desplegados para facilitar la distribución de ayuda y apoyar las operaciones en La Guaira. Militares estadounidenses colaboran además en el control del tráfico aéreo de Maiquetía, en el transporte de suministros y en tareas relacionadas con la recuperación del aeropuerto internacional.

Barrett informó igualmente que el personal estadounidense contribuyó a salvar seis personas y participa en el almacenamiento e identificación de víctimas mediante equipos especializados.

Un nuevo escenario

Mientras la emergencia entra en una fase centrada en la reconstrucción, también crece la cooperación institucional. La administración chavista mantiene conversaciones con el Departamento de Estado, el Fondo Monetario Internacional, el Banco Mundial y el Banco Interamericano de Desarrollo para financiar la recuperación de infraestructura y servicios esenciales.

En paralelo, la estrategia de Washington hacia Venezuela no ha cambiado. Barrett reiteró que el plan de "estabilización, recuperación y transición" permanece vigente, aunque la tragedia obligó a concentrar los esfuerzos en la atención inmediata.

Especialistas consultados por DIARIO LAS AMÉRICAS consideran que la magnitud del desastre aceleró una relación que ya venía desarrollándose tras el cambio político ocurrido en enero. El consultor Ricardo Ríos sostiene que el respaldo estadounidense configura una relación de "tutelaje", mientras que el comandante Jesús Romero afirma que la ayuda llegó acompañada de "una cadena logística militar mucho más grande de lo que puede apreciar los medios de Venezuela".

Sin necesidad de anuncios extraordinarios, la emergencia ha permitido una presencia cada vez más amplia del Comando Sur en áreas sensibles para la recuperación del país. La coordinación en rescate, logística, transporte, infraestructura y planificación perfila un modelo de cooperación inédito cuya dimensión definitiva comenzará a medirse cuando concluya la fase de emergencia y Venezuela entre de lleno en la reconstrucción ●

MIAMI-DADE COUNTY

AVISO PÚBLICO

DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
PROPUESTA DE ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AUDIENCIA PÚBLICA

El Departamento de Viviendas y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) anuncia la reprogramación de una **Audiencia Pública** ante el Comité de Vivienda (HC). La Audiencia Pública se llevará a cabo **el martes 9 de septiembre del 2026 a las 12:30 p.m.** (originalmente programada para el 14 de julio de 2026 a la misma hora). El propósito de la **Audiencia Pública** es permitir que el público tenga la oportunidad de comentar sobre el Plan Anual Enmendado de la Agencia de Vivienda Pública propuesto para el Año Fiscal 2026-2027.

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

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EQUAL HOUSING OPPORTUNITY

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

Avi Piblik

DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ
PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA)
POU ANE FISKAL 2026–2027

ODYANS PIBLIK

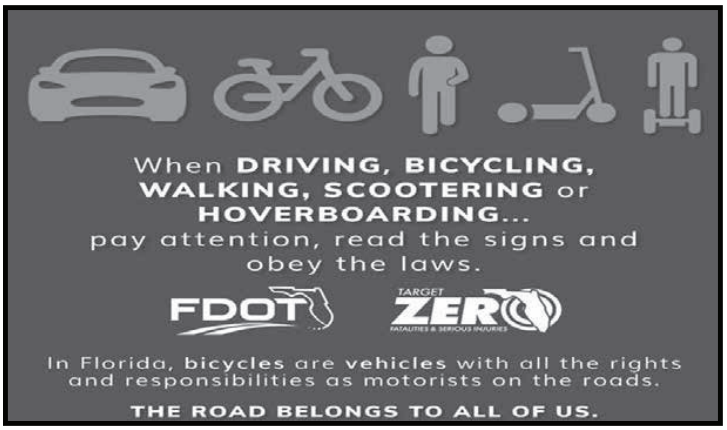
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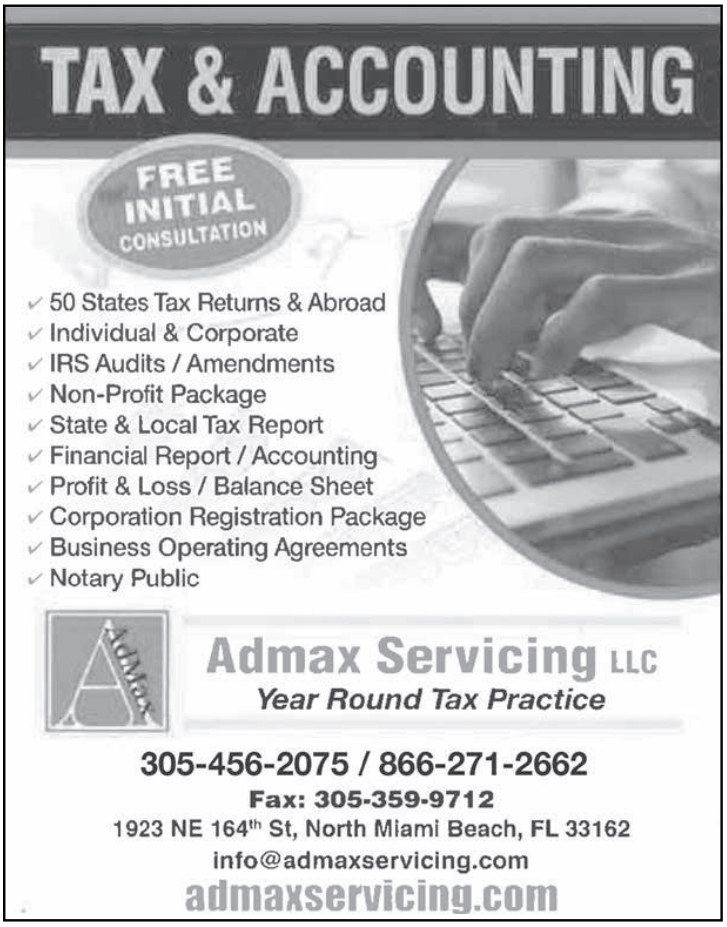
Odyans piblik sa a va fèt andedan Chanm Konsèy Komisyon Konte a, ki nan dezyèm etaj bilding Stephen P. Clark Center, 111 N.W. 1st St., Miami, FL 33128.

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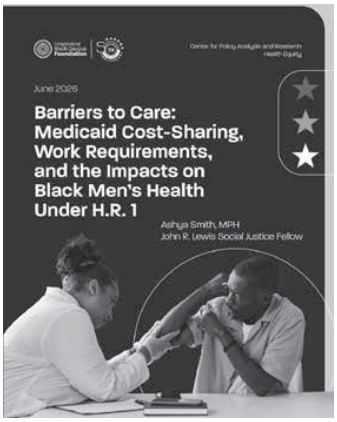
Pou anons piblisitè legal sou entènèt, ale nan **http://legalads.miamidade.gov**





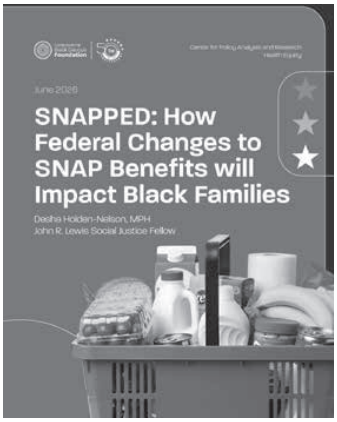


Barriers to Care: Medicaid Cost-Sharing, Work Requirements, and the Impacts on Black Men's Health Under H.R. 1



Millions of people could lose or see reduced access to Medicaid coverage as new federal changes under H.R. 1 are implemented–but Black men, who already face some of the most severe health disparities in the United States, may be among the most impacted. New cost-sharing fees and work requirements risk creating added financial and administrative barriers to care, putting essential physical and mental health services further out of reach. This fact sheet shows how these policy changes could worsen existing inequities and shape health outcomes in communities across the country. Scan the QR code to read the full article.

SNAPPED: How Federal Changes to SNAP Benefits will Impact Black Families



Millions of families could lose critical food assistance as new federal SNAP changes take effect–but Black families, who already face disproportionately high rates of food insecurity, may be among the hardest hit. This brief explores how these cuts could affect household budgets, children's health, local economies, and access to opportunity in communities across the country. Scan the QR code to read the full article.

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MIAMI-DADE COUNTY

PUBLIC NOTICE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a **Public Hearing** before the Housing Committee (HC) has been rescheduled. The **Public Hearing** will now take place on **Wednesday, October 14, 2026, at 12:30 p.m.** (previously scheduled for September 9, 2026, at the same time). The purpose of the **Public Hearing** is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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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EQUAL HOUSING OPPORTUNITY

LEGACY PALM DRIVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The Legacy Palm Drive Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four (4) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Miami-Dade County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2026, be completed by June 30, 2027.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address listed below.

Proposers must provide one (1) hard copy and One (1) digital copy of their proposal to Matthew Huber (or by email mhuber@rizzetta.com and dkronick@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Legacy Palm Drive Community Development District." 3434 Colwell Avenue Suite 200, Tampa, FL 33614. Proposals must be received by 12:00 p.m. on September 21, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

Legacy Palm Drive Community Development District
Matthew Huber, District Manager
Run Date: September 6, 2026

IPL0371224
Sep 6 2026

PUBLIC NOTICE
SEPTEMBER 17 PUBLIC BUDGET HEARING -- PROPOSED TRANSPORTATION SERVICE CHANGES

NOTICE IS GIVEN that a **Public Budget Hearing** will be held by the Miami-Dade County Board of County Commissioners ("Board") on **Thursday, September 17, 2026, at 5:01 p.m.**, regarding the County's Tentative Budget and proposed millage rates for Fiscal Year 2026-27. The hearing will take place in the Miami-Dade Commission Chambers, located on the second floor of the Stephen P. Clark Government Center, 111 N.W. First Street, Miami, Florida 33128.

Members of the public may comment on matters being considered as part of the Fiscal Year 2026-27 County Budget, including any proposed budget-driven service changes to Miami-Dade Transit routes. The proposed budget, released on July 15, 2026, included the following changes to Metrobus service:
PROPOSED ELIMINATION OF ENTIRE BUS ROUTES
Routes 16, 25, 42, 57, 70, 132, 203, 204, 272, 279, 288 and 338
PROPOSED ELIMINATION OF BUS SERVICE BEFORE 6 A.M.
Routes 3, 7, 8, 9, 12, 14, 17, 20, 21, 22, 24, 26, 27, 32, 35, 36, 37, 40, 52, 54, 62, 72, 73, 75, 79, 87, 88, 95, 101, 103, 104, 107, 125, 135, 137, 150, 152, 183, 199, 208, 211, 287, 510, 836 and 837
PROPOSED ELIMINATION OF BUS SERVICE AFTER 10 RM.
Routes 3, 7, 8, 9, 11, 12, 14, 15, 17, 20, 21, 22, 24, 26, 27, 32, 35, 36, 37, 40, 52, 54, 62, 72, 75, 77, 79, 87, 88, 101, 103, 104, 107, 125, 135, 137, 150, 183, 199, 400 and 510
These proposed Metrobus service changes are not final until the Fiscal Year 2026-27 County Budget is approved by the Board at the final budget hearing. Proposed adjustments may be modified during the County's budget process, including as a result of consideration at the September 3 and September 17, 2026 Public Budget Hearings where the public has an opportunity to be heard. As proposed service adjustments are tied to funding, whatever service changes are reflected in the final approved Fiscal Year 2026-27 County Budget will also be considered approved by the Board.
For additional budget information, visit **www.miamidade.gov/budget**.
HOW TO ACCESS AND PARTICIPATE IN THE PUBLIC BUDGET HEARING
Interested parties may:
(1) view a live broadcast of the Budget Hearing in the lobby of the Stephen P. Clark Government Center, located on the first floor;
(2) speak, where permissible, in the Miami-Dade 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 **www.miamidade.gov/webcasting**;
(5) after the meeting, view an archived copy of the meeting at **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 appear and be heard at the time and place specified in accordance with the Board's Rules of Procedure.
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 an accessible format, sign language interpreters, Communication Access Real-time Translation (CART), and/or any accommodation to participate, please contact the Miami-Dade County Agenda Coordinator's Office at 305-375-2035 or agendco@miamidade.gov at least five days in advance. TTY users may also call 711 (Florida Relay Service).

IPL0371565
Sep 6 2026

BOARD OF SUPERVISORS MEETING DATES
SOUTH-DADE VENTURE COMMUNITY DEVELOPMENT DISTRICTFISCAL YEAR 2026/2027

The Board of Supervisors of the South-Dade Venture Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at the Waterstone Bay Clubhouse, 1355 Waterstone Way, Homestead, FL 33033 at 4:00 p.m. on the fourth Thursday of each month as follows.
October 22, 2026
November 19, 2026 Exception
December 17, 2026 Exception
January 28, 2027
February 25 2027
March 25, 2027
April 22, 2027
May 27, 2027
June 24, 2027
July 22, 2027
August 26, 2027
September 23, 2027
The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at http://southdadedcd.com
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ben Quesada
Manager

IPL0371856
Sep 6 2026

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Fictitious Names

NOTICE OF FICTITIOUS NAME
NOTICE IS HEREBY GIVEN that the undersigned, The Scratch Pad Golf, LLC, desiring to engage in business under the fictitious name of The Scratch Pad, with a mailing address of 650 NE 97th Street, Miami Shores, FL 33138, in Miami-Dade County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, Tallahassee, Florida.
IPL0371863
Sep 6 2026

Auctions

Auctions

City of Homestead
Online Surplus Auction

2014 BMW 740i
2010 Ford Edge
2007 GMC Sierra 4x4
2007 Chevy Tahoe 4x4
2005 Ford F150XL
2004 Ford F450XL Crew Utility
(2) 2014 Ford Dump Trucks
2000-05 Ford F-350XL Utility
2004 Ford F450XL Crew Utility
2000-2008 Ford F-550 Utility
2005-07 Ford F-750 Trash
2003 Ford E-250XL Cargo Van
2006-07 Ford Expeditions
2013-16 Dodge Chargers Pursuit
2005-11 Ford Crown Victoria's
2012 Mack Garbage Trucks
1999 Sterling Dump Trucks
2004 Gradall XL3100 EPA
2004 INT 7400 6x4 Vac Truck
1991-2005 Honda ATV's
Junk Vehicles Scrap Yard
Electronics & Office Misc.
Generators & Cables
Fitness Equipment & More...

View Pictures, Video & Bid Today!
www.BIDERA.com
Online Auction Ends:
Tues, September 8th @ 7pm

BIDERA GOV'T AUCTIONS
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BIDERA.com / 305-822-5000

ABSOLUTE AUCTION
Surplus Vehicles, Trucks, Equip. & More
City of Miami
City Solid Waste Facility
1290 NW 20th Street, Miami

Sat., Sep. 12th · 10 AM
Info/Terms (954) 942.0917
Preview: 2 hrs. prior to Auction
$100 Ref. Cash Dep. to Bid
www.fisherauction.com
L. Fisher - AU#93, AB #106
Subject to all Terms of Sale

FISHER AUCTION COMPANY

Garage Sales

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2640 NW 21ST TERRACE, MIAMI
September 4th, 5th and 6th. Furniture, clothing, ski equipment
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Merchandise

Miscellaneous

*** GUN SHOW ***
Sat. Sept 5th 9AM-5PM
Sun. Sept 6th 10AM-4PM
South Florida Fairgrounds
Southern Blvd 7 miles West of I95, West Palm Bch. Concealed Permit Class at 10am or 2pm
321-777-7455

Real Estate

Commercial

AIRPORT - NW 58 ST
WAREHOUSE-RENT
Warehouse & office complex Lease 1200, 1800, 2500, 3300, 4200, 5000, 6000, 6600, 8500 sq ft up
Street or Dock
Free rent until September 30, 2026
Rental Off. - 8400 NW 66 St.
305-591-1647

For Rent

Kendall
Efficiency 1/1 todo incluido
(786) 426-1429

Coral Way & 27th ave Miami
Efficiency Coral way & 27th
Efficiency for 1 person all included.
Private entrance and parking
$1250/mo plus security deposit
786-326-8929

For Sale

Lote 1.4 Acres para la venta
area de Ocala
a solo pasos de un bello lago
Hermoso vecindario
954-461-1941
USD$25,000.00

Berlin, Germany
For sale by owner, no commision! Lakefront Building Plot for 20k sq.ft. residential living space for $12M. Valuation report at info@jfk-berlin.de

AIRPORT/Palmetto Warehouses for Rent
NW 58 St to 74 St Area
Free Rent until
September 30, 2026
STREET LEVEL
1250, 1350, 1500, 1800
2500, 3600, 4400 Sq Ft
DOCK & DOCK/RAMP
2100, 2500, 3300, 3500, 3600
4200, 5000, 6600, 9685 & up
Lrg Offices & Ample Parking
Rental Office 8190 NW 66 St
www.caribenational.com
Caribe National Realty Corp.
305-593-0587 Realtor

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Miami Herald

Recruitment

Employment

ConstellationX Inc. seeks a full-time Tax Accountant in Miami, FL. Resp: Federal/state tax compliance & filings, GAAP financial reporting, ASC 606 revenue analysis, internal controls mgmt., variance/general ledger analysis, audit facilitation, and tax planning strategy. Req: Master's degree in Accounting. Fax resume to: 877-337-4318.

Import/Export Business Operations Specialist; IVAAL USA LLC (Doral, FL): Analyze costs, pricing, inventory/profit margins for construction machinery/parts. Conduct market/demand analysis for Latin American infrastructure projects. Develop pricing models (logistics, duties, taxes, exchange rates). Prep business forecasts/reports. Coord logistics/order fulfillment. Monitor KPIs. Ensure trade compliance. Req: Bachelor's in Business Admin, Int'l Business, Marketing, Econ, or related + 12 months exp. Apply to: IVAAL USA LLC, 2653 NW 79TH AVE, Doral, FL 33122.

Economist
Conduct research on various commercial and residential properties to be developed and study economical, geographical and statistical data that would impact their development. Study the socio-economic impact of policies and population trends in specific areas to determine which geographic locations would provide the highest yield over time. Prepare reports with above findings and present to supervisor for approval. Prepare presentations to potential property investors and suggest best investment portfolios based on investors' individual needs, using the following software for support: analytical software (IBM SPSS Statistics, Minitab, SAS, The MathWorks MATLAB), Business intelligence and data analysis software (Microsoft Power BI, Tableau), development environment software (Formula translation/translator FORTRAN; Microsoft Visual Basic, Microsoft Visual Basic for Applications), geographic information system ESRI ArcView, presentation software Microsoft PowerPoint, financial analysis software Palisade @ Risk, spreadsheet software (Corel QuattroPro; IBM Lotus 1-2-3; Microsoft Excel). Requirements: Master's degree in Economics and Geography & full time 3 year experience in job offered in all of the above subsequent to attainment of Master's degree. 40hrs/wk, 9-5. Job in Aventura, FL. Applicants must show proof of legal authority to work in the U.S. Email resume to **Landmark Companies LLC dba Landmark Companies I LLC** at Lidesis@landmarkcompanies.us. An Employer Paid Ad

Operations Coordinator: support day-to-day biz operations of a wholesale distributor of consumer electronics & relted tech products. Duties incl: coordinating order processing, documentation, & inventory tracking; invoicing & logistics support; preparation, review, & maintenance of the operational & biz documentation; communicating w/suppliers, service providers, & internal teams; maintaining accurate compliance & reporting records. Reqmnts: 3 yrs progressive exp in administrative or operational coordination; strong organizational skills & attn to detail; exp handling biz documentation & operational workflows. Job site/interview: Dania Beach, FL. Send resume to: Cybershop LLC, 113 North Federal Hwy, Dania Beach, FL 33004

World Kinect Corporation seeks IT Software Developer II in Miami, FL to contribute to the design and development of developer productivity solutions. Some telecommuting is permitted. Apply to jobpostingtoday.com (Ref#54782)

Amazon.com Services LLC seeks candidates for the following (multiple positions available) in Miami, FL. Apply at: https://www.amazon.jobs/en/, referencing job ID AMZ27585.1:

Product Mgr III (Job ID: AMZ27585.1). Develop product strategy vision and roadmaps, and create short, medium, and long-term features to achieve the vision. Gain buy-in for the strategy and roadmap from partner teams through collaboration, documentation, and negotiation. Salary Range: $180816 - $204600

Technical Client Specialist: Research potential clients and contact clients to discuss services. Support RFI responses, client outreach, account research, CRM management, feasibility activities, and development of client proposals and contractual documents. May telecommute. Job is at Biorasi, 19505 Biscayne Blvd, Ste 2350, Aventura, FL 33180. EMAIL resume to: technicalspecialistbiorasi@gmail.com

Business Development Specialist for UBICA LLC in Miami, FL. Collect, analyze, & interpret data on customer behavior, mkt trends, & competitor performance w/in the South FL real estate invest mkt to identify sales opps, potential new locations, & emerging consumer patterns. Duties incl: conduct primary & secondary mkt research; analyze demand for luxury & new-constr. properties among int'l investors; eval effectiveness of mktg & promo campaigns; manage customer feedback tools; prep analytical reports & business recs; support mgmt w/ strategies on pricing, product dev, & promo planning; collab w/ external agencies to align brand strategies; & monitor industry devs to identify innovation opps & mkt shifts. Master in Mktg, Business Admin, Econ, or rltd field req'd. Mail resume UBICA LLC, 1000 Brickell Ave, Ste 1112, Miami, FL 33131.

Employment

EXECUTIVE CHEF sought by BONJOUR EXPRESS CORAL GABLES, LLC. A Bakery. High School diploma and 24 months on cooking experience. Mail resume to 997 N Greenway Dr, Coral Gables, FL 33134.

GRAPHIC DESIGNER. Bachelor's degree in Communication or related field required. 100% remote position. Send resume to alinazerpa@gmail.com. Miami, FL 33175. A TO Z SOCIAL, LLC.

Warehouse/Distribution Manager. Req. U.S. Associate's degree (or foreign equiv.) in Business, Management, or general studies 24 mos. experience as Manager, or any management related position & Prior Employment reference letter & Background check. Mail resume to: Discount Price Miami LLC, ATTN: Habibur Karim, 2055 NE 151st Street, North Miami FL 33162.

Senior Tax Accountant - International Division (Doral, FL) Prep individual & business tax returns, incl cases involving international tax issues. Communicate with clients located throughout Latin America. File FBAR reports with FINCEN to report client foreign bank accounts. Min reqs: Bachelors (or foreign equiv) in Accounting or Taxation, 2 yrs exp in accounting & ability to read & write Spanish, ability to understand & interpret foreign tax returns & audited financial statement prepared under standards from various Latin American countries. Mail resume to: Diaz, Lopez & Simon LLP 8400 NW 36th St, Ste 130 Doral FL 33166

Child Care Worker. (2) years of work experience required. Send resume to stilemansholmo@gmail.com. Miami Beach, FL 33140. Employer: Sholmo Stirleman Household

Sun Africa (Miami, FL) seeks Project Analyst to prepare technical proposals, analysis & feasibility reports; provide peer review; coordinate consultants; & engage stakeholders on renewable energy & infrastructure projects. U.S./int'l travel 2–4 times/yr req'd. Remote work 25% w/ approval. Sbm. resumes to hr@sunafrica.com, ref. Job ID: PA2026 in the sbj. line.

Java Develpr, SW Designr (Globant IT Services Corp) - Work out of Miami, FL Design/develop system & app architecture per project goals. Analyze user needs & system reqs to define tech specs. Create flowcharts, diagrams & models for software solutions. Reqs: BS in Systems Engineering, IT, or related field (or foreign equiv.) + 2 yrs as Java Develpr or related. Exp. w/ developing, testing & maintaining Java apps; designing/implementing microservices & enterprise apps via Spring Boot. Exp. w/ designing, querying & optimizing relational DBs (MySQL); implementing/managing cloud infrastructure. Exp. w/ developing/integrating RESTful APIs; implementing auth via SAML & OAuth2. Exp. w/ configuring/managing AWS (IAM, S3, Aurora, RDS, Redis); applying algorithms & data structures to optimize performance. Exp. w/ high-performance inter-service comms via gRPC; building/managing distributed event-streaming apps via Apache Kafka. Exp. w/ configuring/managing in-memory caching (Redis); analyzing/improving app performance, scalability & efficiency. Position is 100% remote and reports to the IT dept of the Miami office. Resumes: na_hr@globant.com, Ref: Job# 000125.

Interior Designer
Pepe Calderin Design Inc in Miami, FL seeks Interior Designer to Assisting Senior designers in presentations with clients sourcing materials, drafting layouts in AutoCAD. Create 3D renderings and material Boards, complete site visits to oversee project progress. Requires Bachelors Degree or foreign equivalent in Interior Design, Architecture or related field. Coursework or Certification or Experience in the following fields required: 1. Architectural Space Planning & Layout Design, 2. AutoCAD (2D Drafting & Technical Drawings), 3. SketchUp (3D Modeling & Visualization), 4. Material Selection & Interior Finishes Specification, 5. Interior Design Presentation & Rendering Development. Email resume to: info@pcdmiami.com

CONSTRUCTION FOREMAN. 2 yrs of work experience. Send resume to: tbppino@charleytoppino.com. Key West, FL 33040. CHARLEY TOPPINO & SONS, INC.

O'Donnell & Naccarato seeks Project Coordinator for construction prjcts in s. Florida. Reqs: B.S. in Civil/Strctrl Eng./simi. for foreign equiv.) + 3 yrs' exp.w/design/analysis of comrcl/indstrl structures from concept to construction. Exp. w/ AutoCAD/ETABS/RAM + Concept/Enercalc/SAFE/Revit. Miami, FL worksite. Resumes: HumanResources@o-n.com; Ref: SK in subject line

HUMAN RESOURCES SPECIALIST.
For a MINING & INDL EQUIP PRO-CUR. & DISTRIB Co. Req.: B.A./B.S. in HR, Bus. Admin., or Psych.or related field + 12 mos. HR exp. Mail Resum:Group Garay USA Inc., 2520 NW 97th Ave., Ste. 200, Doral, FL 33172.

Accounting Specialist (Doral, FL) sought my accounting services Company to record fin'l transactions for client accts, assist in the prep'n of fin'l reports. Reqmts: 2 yrs of exp in the job offd or a rltd acctg or fin'l exp; using acctg s/ware such as QuickBooks or SAP; w/ accts payable, accts receivable, & bank reconciliation procedures; using Microsoft Excel, to prep fin'l spreadsheets, pivot tables, & spreadsheet automation tools such as macros or VBA functions. Send resume: YCC Accounting & Tax Counseling LLC (dba YCCTAX LLC) to 10530 NW 26th St, Ste F202, Doral, FL 33172. Att: Y. Castellanos

STORAGE UNIT RUNNING OUT OF SPACE?
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WOULD SOME EXTRA CASH COME IN HANDY?
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MDC162

SNAP

CONTINUED FROM 7B

the last year — 2,285,099 residents enrolled in the program in June, down from 2,970,283 in June 2025, data maintained by the DCF shows.

That's about a 23% reduction.

SNAP provides nutritional support for low-income seniors, people with disabilities living on fixed incomes, and other individuals and families with low incomes. Although funded by the federal government, SNAP in Florida is administered by DCF's Office of Economic Self-Sufficiency, which is responsible for determining eligibility.

Before the One Big Beautiful Bill Act became law, SNAP benefits were funded entirely by the federal government. The new law slashes $186 billion in funding and for the first time puts cost-sharing requirements on states beginning in FFY 2028.

States with payment error rates of 6% or higher are required to contribute to the costs of food as follows:

- 5% of the cost of benefits for error rates above 6%.
- 10% of the cost of benefits for payment rates between 8% and 10%.
- 15%, of the costs of benefits for error rates above 10%.

ON THE OTHER HAND ...

But the federal law delays the cost-sharing requirements for states with comparatively high payment error rates compared to the rest of the nation.

For instance, states with payment errors of 13.33% or more in FFY 2025 aren't required to contribute to the costs of the program until FFY 2029.

Florida's payment error rate had been 12.97% and the state didn't qualify for that one-year delay. Based on the cost-sharing calculations, Florida faced a $1 billion tab beginning Oct. 1, 2027.

However, the law gives states a second chance to delay the cost-sharing requirements by allowing them to use either their FFY 2025 or FFY 2026 error rates.

Florida economists agree that the unofficial 2026 error through March rate is high enough, according to the report, to push cost sharing requirements back another three years.

"If Florida's final FFY 2026 (payment error rate) is at least 13.33 percent, implementation of the state cost-sharing requirement would be delayed until FFY 2030," the Long Term Financial Outlook notes.

Economists annually prepare a snapshot of the state's budget situation for the next three years. The outlook, required by the Florida Constitution, is meant to put legislators and other state officials on notice about whether a budget surplus or deficit looms.

HOUSING

CONTINUED FROM 7B



Pexels

These are people with annual incomes either below the federal poverty guidelines — just under $16,000 for a single-person household — or 30% of the median income in their area, whichever is higher. They comprise about a quarter of U.S. renter households, and include many people working low-wage jobs, seniors and those with disabilities living on fixed incomes.

About three-quarters of extremely low-income renter households pay over half their income on rent and utilities, the report said, leaving little leftover for other necessities.

Yet homes set aside for these renters were only about 12% of the affordable housing units financed in 2024 by the Low-Income Housing Tax Credit — a federal program providing tax credits to developers in exchange for keeping rents low for at least 30 years, according to figures from the National Council of State Housing Agencies.

The majority are for those earning at least 50% of an area's median income, or AMI. In Miami, that's a single person earning roughly $43,400 a year, as compared with an extremely low-income person earning under $28,600.

The program has financed nearly 4 million affordable units nationwide since its creation 40 years ago. But some experts say it's inefficient — and more costly than housing vouchers.

"It's enormously complex and bureaucratic, and it raises the cost of construction enormously because the rules are so complicated," said Chris Edwards, an economist at the Cato Institute, a libertarian think tank, who told Congress the program's complexity "spawned" an industry of law and accounting firms just to administer it.

"If you're going to subsidize affordable housing, you should give the money directly to tenants," he said, referring to housing vouchers.

Other experts say the two programs work together well because properties built with the tax credit are required to accept vouchers — while landlords of market-rate apartments in many states are not.

Still, there's a major federal funding shortfall: Experts estimate only one-in-four eligible families ever receive vouchers. Vouchers can help the poorest pay for housing that's targeted to higher income groups, but the waitlist can be yearslong.

Some affordable housing developers say that without vouchers, it's not economically feasible to provide units for extremely low-income people.

True Ground Housing Partners, an affordable housing developer in the Washington, D.C., area, gives an example: A unit for those earning 60% of the area's median income — nearly $70,000 a year — brings in $1,715 per month in rent. But after $1,575 in mortgage and operating expenses, only $140 is left.

"The math does not lie," said president and CEO Carmen Romero, noting that an extremely low-income person would pay only half that rent.

"Our expenses don't make it really possible to create a 30% AMI unit, unless there was this extraordinary amount of subsidy that just doesn't exist."

AFFORDABLE HOUSING COMPETES WITH MARKET-RATE RENTS

Meanwhile, affordable housing rents for 60% AMI units are approaching those of market-rate apartments in U.S. cities like Austin, Denver and Portland, Oregon.

As a result, some people are opting to pay a bit more for market-rate apartments with less income-verification and faster approval — leaving growing numbers of affordable units vacant.

In Austin, the vacancy rate for all affordable housing is nearly 16% with over 4,500 vacant units, according to real estate data and analytics firm CoStar. A healthy vacancy rate is around 5%.

LDG Development, an affordable housing developer, cited a 12% vacancy rate for its 60% AMI units in Austin. Chief portfolio officer Rebekah Fischer said LDG is "in direct competition" with the thousands of new market-rate apartments recently built in Austin.

"I have to have every bank statement, every pay check, every bill, every Venmo transaction that you had with your friends," Fischer said of affordable housing applicants.

"When we're almost going after the same renter, you can be approved within two minutes at a market-rate deal, where unfortunately in affordable housing ... it takes time."

In Denver, there's a 13% vacancy rate among 60% AMI units financed by the federal tax credit program — and a 21% vacancy rate for 80% AMI units, according to the Colorado Housing and Finance Authority. Meanwhile, there is far too little housing for the city's poorest.

In Portland, where there is also a housing shortage for the lowest income groups, there are over 1,700 vacant affordable units for an overall vacancy rate of 7.5%, according to the Portland Housing Bureau. Most are for those earning 60% AMI, or about $54,000 for a single-person household, with rent capped at $1,444 per month.

That's close to the average rent of $1,581 for a one-bedroom market-rate apartment, according to CoStar figures shared by the bureau.

Portland resident Jaiden Barbee earns around 55% of the area median income and is on waitlists for affordable housing. But, he says, he'd pay more for a market-rate apartment to avoid the lengthy application process.

"I'd rather spend the $200 extra just to get into a place easier that's wherever I want" and doesn't have "all these hoops," he said.

'I WANT TO SHUT THE DOOR AT NIGHT AND SLEEP'

Austin officials set a goal of building 20,000 units between 2018 and 2027 for extremely low-income people — 17% of the city's households.

Just 543 were built as of 2024, city documents show.

Meanwhile, all 15,000 units planned for those earning between 60% and 80% of area median income were built.

In response to questions from The Associated Press, the Austin housing department said it recognized the need to do more to produce housing for the poorest people and was taking steps to do that, including giving preference to funding proposals that include 30% AMI units.

For Davis, who lived in his car for a year before getting a bed in the Austin shelter, the housing shortage for people like him is frustrating.

"I want to shut the door at night and be able to sleep," he said. "I really just want to find the right place."

PUBLIC NOTICE

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
PROPOSED AMENDED ANNUAL
PUBLIC HOUSING AGENCY (PHA) PLAN
FOR FISCAL YEAR 2026–2027

PUBLIC HEARING

Miami-Dade Department of Housing and Community Development (HCD) hereby advertises that a Public Hearing before the Housing Committee (HC) has been rescheduled. The Public Hearing will now take place on Wednesday, October 14, 2026, at 12:30 p.m. (previously scheduled for September 9, 2026, at the same time). The purpose of the Public Hearing is to allow the public an opportunity to comment on the proposed Amended Annual Public Housing Agency Plan for Fiscal Year 2026-2027.

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.

EQUAL HOUSING OPPORTUNITY

For legal ads online, go to **http://legalads.miamidade.gov**

Public Notice

Housing and Community Development
Proposed Fiscal Year 2026 Capital Fund Program Plan

COMMENT PERIOD

Miami-Dade Housing and Community Development (HCD) hereby advertises a 45-day comment period beginning September 11, 2026 through October 26, 2026 for the public to review and comment on the following proposed documents:

- Fiscal Year 2026 Capital Fund Program Plan

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each HCD's site management offices, administrative offices, and website at **www.miamidade.gov/housing**. 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 Housing and Community Development (HCD) hereby advertises that a **public hearing** has been scheduled to be held at the Housing Committee (HC), **on November 10, 2026 at 2:00 PM**. 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., Miami, FL 33128.

NOTIFICATION OF A CONFERENCE CALL:

- HCD on Friday, September 11, at 3:00 p.m. will host a meeting at Lemon City Community Center, 150 NE 69 Street, Miami, FL 33138.
- At 5:00 pm the meeting will be Virtual with the Call in # 786-635-1003 and the Access Code 257262#

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.

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Florida

Aprueban primera etapa de presupuesto de $14.200 millones

La Comisión de Miami-Dade respalda las tasas de impuestos y varias partidas para el año fiscal 2026-2027, pero deja abierta decisiones sobre transporte y la Oficina del Sheriff



Vista parcial del pleno de la Comisión Miami-Dade. (CÉSAR MENÉNDEZ)

VIENE DE PÁG. 1A

Área de Servicios Municipales no Incorporada, conocido como UMSA.

El nuevo presupuesto deberá entrar en vigor el 1 de octubre de 2026 y permanecerá vigente hasta el 30 de septiembre de 2027. Antes de su adopción definitiva, los comisionados celebrarán una segunda audiencia pública el 17 de septiembre, cuando podrán introducir nuevos cambios.

La propuesta de Levine Cava asciende a 14.200 millones de dólares, aproximadamente 1.000 millones más que el presupuesto vigente. Sin embargo, la alcaldesa sostuvo que ese crecimiento no significa que el Condado cuente con dinero libre para ampliar programas, debido al encarecimiento de las operaciones, el aumento de los costos laborales y la reducción de algunos recursos estatales y federales.

Reclamos ciudadanos

Durante las primeras tres horas de la audiencia, residentes, activistas y representantes de organizaciones comunitarias expusieron sus preocupaciones ante la Comisión.

Las intervenciones abordaron la protección del medioambiente, los fondos destinados a las artes y la cultura, el respaldo a organizaciones sin fines de lucro, la seguridad pública y, de manera insistente, el funcionamiento del sistema de transporte.

También comparecieron representantes de las oficinas constitucionales del Condado, que defendieron sus necesidades operativas y solicitaron recursos suficientes para cumplir sus nuevas responsabilidades.

Una parte considerable del debate posterior entre los comisionados se concentró en los recortes de rutas, el costo del servicio, el futuro de MetroConnect y la necesidad de encontrar una fuente estable de ingresos para el transporte público.

Disciplina fiscal

Antes de comenzar la discusión de los artículos, Levine Cava explicó que el presupuesto fue elaborado en momentos de fuerte presión económica para las familias de Miami-Dade.

"Nuestras familias están luchando con el alto costo de vida y con la dificultad para pagar sus necesidades básicas", señaló. "Así como los residentes están vigilando cada dólar, nosotros también lo hacemos y debemos hacerlo".

La alcaldesa aseguró que su administración mantuvo la tasa de amillaramiento en su nivel históricamente bajo, después de reducirla durante dos años consecutivos. Según explicó, la tasa se encuentra en su punto más bajo desde 1982 y la propuesta no contempla aumentarla.

No obstante, advirtió que los ingresos derivados del crecimiento de las propiedades se han desacelerado, mientras los gastos del gobierno continúan aumentando por encima de ese ritmo.

Como parte de la iniciativa "Wise 305", la administración identificó 121 millones de dólares en ahorros y eliminó más de 400 puestos financiados por el fondo general. Levine Cava dijo que los departamentos tuvieron que revisar sus presupuestos tres veces para encontrar reducciones.

A pesar de esos recortes, sostuvo que la propuesta evita disminuir los recursos destinados a parques, bibliotecas, vivienda, programas culturales y organizaciones comunitarias.

Seguridad pública

Levine Cava afirmó que la seguridad pública fue protegida frente a los ajustes aplicados al resto de los departamentos. Mientras las agencias del fondo general debieron limitar su crecimiento aproximadamente al 3%, las áreas de seguridad pública recibieron autorización para crecer hasta el 6%.

Esa categoría incluye a la Oficina del Sheriff, Correcciones y Rehabilitación, Bomberos, Manejo de Emergencias y la Oficina del Médico Forense.

La propuesta contempla 55 millones de dólares adicionales para la Oficina del Sheriff y cerca de 200 puestos nuevos. Según la alcaldesa, la asignación elevaría el financiamiento y la plantilla policial a los niveles más altos registrados por el Condado.

Sin embargo, varios comisionados consideraron insuficiente la cantidad frente a la petición presentada por el sheriff. Por iniciativa del comisionado Roberto González, la Comisión ordenó a la administración identificar todos los fondos legalmente disponibles para atender esa solicitud y presentar diferentes escenarios antes de la audiencia del 17 de septiembre.

González aclaró que la administración deberá mostrar dónde podría encontrarse el dinero y qué programas tendrían que ser reducidos. La decisión final sobre cualquier recorte corresponderá a la Comisión.

La alcaldesa había advertido previamente que "cada dólar de este presupuesto está programado" y que cualquier incremento para una agencia obligaría a identificar qué otro gasto sería eliminado.

En este punto, se habló de destinar más fondos provenientes de RedSpeed, las cámaras que controlan el exceso de velocidad, a la oficina del Sheriff. Algunos comisionados se opusieron a la idea ya que parte de este dinero se destina a las 13 oficinas de los distintos de los propios comisionados.

Transporte a discusión

El sistema de transporte ocupó buena parte del debate. Levine Cava explicó que solo alrededor del 12% de los gastos de transporte se cubre con el dinero recaudado de los pasajeros. El resto depende principalmente de fondos públicos.

La contribución del Condado ascendería a 336 millones de dólares, unos 66 millones más que en el año fiscal anterior. Aun así, la administración propuso recortes de rutas y cambios en el servicio debido al déficit operativo.

"Necesitamos aumentar la tarifa del transporte. Esa es realmente la conclusión", afirmó Levine Cava. La alcaldesa reconoció que pueden encontrarse ahorros adicionales, pero insistió en que las medidas aisladas no resolverán un problema financiero que calificó de "sistémico".

La comisionada Raquel Regalado presentó una propuesta para reducir de 4,5 millones a 1 millón de dólares la asignación de MetroConnect, negociar una modificación del contrato y ofrecer a los usuarios un crédito de 3,75 dólares por viaje. Los 3,5 millones restantes se utilizarían para restaurar servicios de autobús antes de las 5:59 de la mañana.

Regalado argumentó que el subsidio anual por usuario de MetroConnect se acerca a los 500 dólares, mientras el respaldo destinado a los pasajeros afectados por la reducción de autobuses en la madrugada equivale a unos 113 dólares por persona.

"No estoy pidiendo eliminar el servicio. Estoy pidiendo continuidad y equidad", sostuvo la comisionada.

La propuesta generó reservas porque MetroConnect atiende a unos 8.000 pasajeros y su contrato actual paga al operador por hora, no por cada viaje. Funcionarios de transporte indicaron que sería necesario negociar con la compañía y analizar si su plataforma puede aplicar el crédito propuesto.

Tiempo para cambios

La comisionada Eileen Higgins reconoció el valor de explorar nuevas fuentes de ingresos, pero cuestionó que una transformación de esa magnitud fuera planteada apenas dos semanas antes de la aprobación definitiva del presupuesto.

"Me gusta la idea y la apoyo, pero me preocupa el plazo y si realmente se puede lograr algo para este ciclo presupuestario", expresó Higgins. Lo mismo solicitó el comisionado René García.

La directora de Transporte, Stacy L. Miller, explicó que el departamento había realizado análisis sobre el posible impacto de cobrar tarifas en determinados servicios, pero todavía no había calculado todos los costos tecnológicos y operativos de implementar esos cambios.

El presidente de la Comisión, Anthony Rodríguez, también rechazó precipitar una decisión sobre MetroConnect sin conocer las alternativas que tendrían los pasajeros.

Rodriguez sostuvo que la igualdad no puede medirse únicamente por el monto del subsidio. A su juicio, también debe considerarse si los usuarios cuentan con una ruta de autobús, un trolley u otra opción para llegar a su destino.

"Ocho mil personas son muchas vidas", recalcó el presidente, quien declinó realizar una votación informal sobre la propuesta y pidió desarrollar un plan más completo antes de decidir.

Aunque no prosperó de inmediato el cambio de financiamiento de MetroConnect, sí avanzaron instrucciones para que la administración presente información detallada sobre los costos operativos y de mantenimiento del Metromover y para reclamar a la ciudad de Miami u otras entidades los gastos asumidos por el Condado durante el FIFA Fan Festival en Bayfront Park.

En primera audiencia

El artículo A, aprobado por nueve votos contra cuatro, estableció una tasa de 4,5740 mills para el fondo general del Condado. Aunque representa un 5,63% más que la denominada tasa de reversión -rolled-back rate- calculada por el Estado, no supone un incremento de la tasa nominal respecto al nivel propuesto por la administración.

Es decir, la tasa de reversión indica cuál tendría que ser la tasa de amillaramiento para que un gobierno local recaude aproximadamente el mismo impuesto a la propiedad que el año anterior, excluyendo las nuevas construcciones entre otros factores. Porque, aunque el Condado mantenga sin cambios la tasa de amillaramiento, puede recaudar más en concepto de impuesto de la propiedad e incluso algunos propietarios pagar una factura mayor.

El artículo B, relacionado con el pago de la deuda respaldada por impuestos, recibió 12 votos a favor y uno en contra. Fijó una tasa combinada de 0,3937 mills para obligaciones como el programa Building Better Communities, Safe Neighborhood Parks y proyectos de Jackson Health System.

El artículo C, correspondiente al presupuesto del fondo general, fue aprobado con las modificaciones incorporadas por la administración y las enmiendas aceptadas durante la audiencia.

El artículo D fijó en 1,9090 mills la tasa para las operaciones de UMSA y obtuvo 10 votos a favor y tres en contra.

Por su parte, el artículo F estableció en 2,3965 mills la tasa del Distrito de Bomberos y Rescate de Miami-Dade. Ese componente fue aprobado por unanimidad.

Estas votaciones corresponden a la primera audiencia. Las tasas y el presupuesto todavía requieren la aprobación definitiva de la Comisión en la audiencia del 17 de septiembre.

La Enmienda 3

Levine Cava pidió actuar con cautela ante la posibilidad de que los votantes aprueben la Enmienda 3 en las elecciones de noviembre, una propuesta que reduciría los ingresos provenientes de los impuestos a la propiedad destinados a los gobiernos locales. Según la alcaldesa, si la enmienda resulta aprobada, el Condado tendría que revisar nuevamente sus cuentas y realizar ajustes adicionales.

También advirtió que las reservas financieras de Miami-Dade son bajas y "no sostenibles". Por esa razón, recomendó que cualquier superávit inesperado o dinero no utilizado que devuelvan las oficinas constitucionales sea destinado prioritariamente a fortalecer esas reservas.

"Este es un presupuesto fiscalmente prudente, responsable y transparente", defendió Levine Cava. "Prioriza la seguridad pública, preserva los servicios esenciales y comienza a preparar al Condado para los desafíos financieros que se avecinan". La discusión continuará el 17 de septiembre, cuando la Comisión deberá resolver las diferencias sobre el transporte, las tarifas, el presupuesto de la Oficina del Sheriff y otras partidas importantes antes de aprobar el plan fiscal definitivo ●

MIAMI-DADE COUNTY

Aviso Público

DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO
PROPUESTA DE ENMIENDA AL PLAN ANUAL DE LA AGENCIA DE VIVIENDA PÚBLICA (PHA) PARA EL AÑO FISCAL 2026–2027

AUDIENCIA PÚBLICA

El Departamento de Viviendas y Desarrollo Comunitario de Miami-Dade (HCD, por sus siglas en inglés) anuncia la reprogramación de una **Audiencia Pública** ante el Comité de Vivienda (HC). La **Audiencia Pública** se llevará a cabo **el miércoles 14 de octubre de 2026 a las 12:30 p.m.** (anteriormente programada para el 9 de septiembre de 2026 a la misma hora). El propósito de la **Audiencia Pública** es permitir que el público tenga la oportunidad de comentar sobre el Plan Anual Enmendado de la Agencia de Vivienda Pública propuesto para el Año Fiscal 2026-2027.

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.

El HCD no discrimina a nadie por su raza, sexo, color, religión, estado civil, origen nacional, discapacidad, procedencia, orientación sexual, identidad o expresión de género, estatus como víctima de violencia doméstica, violencia en el noviazgo o acoso, fuente de ingresos, edad, embarazo o situación familiar, ni en el acceso ni en la admisión a programas o actividades de vivienda, ni en el empleo en ellos. Si necesita un intérprete del lenguaje de señas o materiales en formato accesible para este evento, llame al 786-469-2155, por lo menos con cinco días de antelación. Los usuarios del sistema de retransmisión TDD/TTY pueden comunicarse con el Servicio de Retransmisión de la Florida (Florida Relay Service) por el 800-955-8771.

EQUAL HOUSING OPPORTUNITY

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Miami-Dade County to hold a study area workshop for Schenley Park and Coral Villas neighborhoods on September 19

On Saturday, September 19, the Department of Regulatory and Economic Resources' (RER) Planning Division will conduct a community workshop to study the Schenley Park and Coral Villas neighborhoods in District 6, between Red and Ludlam Roads and Coral Way and the Coral Gables Canal.

This study area is a unique part of Miami-Dade with historic structures, parks, and significant community facilities. The public is encouraged to participate in person by sharing their opinions and design ideas for future planning of this area.

The workshop will be in an open-house format and will be held from 10 a.m. to noon at A.D. Barnes Park, 3401 SW 72nd Ave, Miami, FL 33155.

To obtain more information regarding this study area workshop call 305-375-2839 or visit the miamidade.gov/global/economy/planning/schenley-park-coral-villa-area-study.page.

For more information on RER's Planning division, please visit miamidade.gov/planning.

AVI PIBLIK

DEPATMAN LOJMAN AK DEVLOPMAN KOMINOTÈ

PWOPOZISYON AMANDMAN POU PLAN ANYÈL AJANS LOJMAN PIBLIK (PHA) POU ANE FISKAL 2026–2027

ODYANS PIBLIK

Depatman Lojman ak Devlopman Kominotè Miami-Dade (HCD) ap fè konnen la a ke yo repwograme yon **Odyans Piblik** devan Komite Lojman an (HC). Kounye a, **Odyans Piblik** la pral fèt jou **mèkredi 14 oktòb 2026, a 12:30 p.m.** (te deja pwograme pou 9 septanm 2026, nan menm lè a). Objektif **Odyans Piblik** la se pou pèmèt piblik la jwenn yon opòtinite pou fè kòmantè sou Plan Anyèl Amande Ajans Lojman Piblik yo pwopoze pou Ane Fiskal 2026-2027 la.

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, sitiyasyon kòm yon viktim vyolans domestik, vyolans nan frekantasyon, oswa asèlman, sous revni, laj, gwosès oswa sitiyasyon familyal 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.

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Yon lòt fason pou w rafrechi chen ou se avèk dlo. Gen yon fontèn dlo pou chen pa deyò klinik byennèt la ki disponib pou tout chen ki de pasaj.

Rete tann nan machin ou avèk klimatizè ou ap fonksyone
Si posib, tanpri tann nan machin ou avèk klimatizè ou ap fonksyone. Pa janm kite bèt kay poukont li nan machin ou. Si ou gen plizyè bèt kay, ou lib pou w mande anplwaye yo ede w.

Rete tann nan lonbray epi mete w alèz
Eseye kenbe bèt kay ou kalm epi rete tann nan zòn ki gen lonbray pou evite kontak direk avèk limyè soley la.

Pran prekosyon siplemantè ak bèt kay ki gen machwè plat
Bèt ki se Bulldog, ShihTzu, Boston Terrier ak lòt chen adorab ki gen nen kout yo genyen plis tandans fè gwo fatig chalè oswa kout chalè ki ka menase lavi yo. Se pou sa, yo bezwen plis pwoteksyon kont chalè. Evite gen bèt kay deyò pandan moman nan jounen an lè gen chalè ki pi ekstrèm. Kenbe yo nan zòn ki klimatize chak fwa sa posib. Si bèt kay ou a se youn nan chen sa yo, ou ta dwe pi atantif epi pran prekosyon pou asire ke li an sekirite e an sante nan chalè Sid Florid la. Pale ak anplwaye yo si ou pa kapab tann nan machin ou, si ou bezwen tann andedan lòbi a.

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- Konfizyon oswa dezoryantasyon
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- Endispozisyon, kriz, oswa koma

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www.miamidade.gov/animals Suiv sou rezo sosyal @AdoptMiamiPets
Pou w jwenn enfòmasyon sa a nan fòma aksesib, tanpri rele 305-418-7151.

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 1st Court, 2nd 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 Agencial de Vivienda Pública (PHA, por sus siglas en Ingles) 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=RZGLAgjhM7RROzpb5LikMXajaqzHWx.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 official)

LOJMAN AK DEVLOPMAN KOMINOTÈ
Notifikasyon Reyinyon an Pèsòn ak Reyinyon Virtuèl Konsènan
Pwojè Plan Ànyèl 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.

ENFÒMASYON 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

ENFÒMASYON 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**

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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 tande repons lan kòm byen ke tande 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 official)

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.

ENFÒMASYON SOU REYINYON VIRTUÈL 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**

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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: **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 tande repons lan kòm byen ke tande lòt kesyon yo poze pa vwazen ou yo.

(tradiksyon ofisyèl)

HOUSING AND COMMUNITY DEVELOPMENT (HCD)
701 NW 1st Court, 16th Floor
Miami, FL 33136
Telephone: 786-469-4100

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 Date/Time: September 9, 2026, at 12:30 p.m.	**Amended Annual PHA for FY 2026-2027** 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

HOUSING AND COMMUNITY DEVELOPMENT (HCD)
701 NW 1st Court, 16th Floor
Miami, FL 33136
Telephone: 786-469-4100

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

HOUSING AND COMMUNITY DEVELOPMENT (HCD)
701 NW 1st Court, 16th Floor
Miami, FL 33136
Telephone: 786-469-4100

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.

HOUSING AND COMMUNITY DEVELOPMENT (HCD)
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Miami, FL 33136
Telephone: 786-469-4100

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