

MEMORANDUM

Amended
Special Item No. 4

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: November 13, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution approving of and authorizing, after a public hearing, the County Mayor to submit the Fiscal Year 2020-2021 Public Housing Agency Plan to the United States Department of Housing and Urban Development for final approval, and to make any necessary revisions, subject to the limitations of the "Significant Amendment and Substantial Deviation" definition contained therein, as may be required by regulation, statute, court order, or safety and security issues, without further approval of the Board

Resolution No. R-1151-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.



Abigail Price-Williams
County Attorney

APW/uw

Memorandum



Date: November 13, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A blue ink signature of Carlos A. Gimenez, Mayor of Miami-Dade County, written over the "From:" line.

Subject: Approval of Public Housing and Community Development Department's Public Housing Agency Plan for Fiscal Year 2020-2021

Recommendation

It is recommended that the Board of County Commissioners (Board):

1. Approve, after a public hearing, the Public Housing Agency Plan for Fiscal Year 2020-2021 (Plan);
2. Authorize the County Mayor or the County Mayor's designee to submit the Plan to the United States Department of Housing and Urban Development (HUD) for final approval; and
3. Authorize the County Mayor or the County Mayor's designee to make any necessary revisions to the Plan subject to the limitations of the Plan's "Significant Amendment and Substantial Deviation" definition, or as may be required by regulatory, statutory, court order or safety and security issues without further approval of the Board.

Scope

The Plan includes the strategies for managing the federally subsidized Public Housing and Section 8 programs for the County's area of jurisdiction. The County's Plan has a countywide impact. However, the Plan does not include the activities of Public Housing and Section 8 programs administered by other public housing authorities within the County, including the Hialeah Housing Authority, Housing Authority for the City of Miami Beach, and Homestead Housing Authority. The before-mentioned housing authorities must separately submit their own plans to HUD.

Fiscal Impact/Funding Source

The Plan includes a listing of the Miami-Dade Public Housing and Community Development Department's (Department) financial resources and planned uses for the support of federal Public Housing and Section 8 programs for Fiscal Year 2020-2021. However, the approval of this item will not result in a fiscal impact to the County.

Track Record/Monitor

Michael Liu, Department Director, is responsible for administering the federally subsidized housing programs: Public Housing Program and the Section 8 Programs.

Background

On July 10, 2019, the Board adopted Resolution No. R-749-19, which approved the Public Housing Agency Plan for Fiscal Year 2019-2020. On January 22, 2020, the Board also adopted Resolution No. R-45-20, which approved the amended Annual Plan of the Public Housing Agency Plan for Fiscal Year 2019-2020.

I. Alternative Deadline for Plan Submittal

On March 27, 2020, President Trump signed the Coronavirus Aid, Relief, and Economic Security (CARES) Act into law. The CARES Act provides HUD with broad authority during the current public health emergency to waive statutes and regulations (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Through the issuance of Public and Indian Housing (PIH) Notice 2020-13, REV-1, HUD exercised this authority and waived the regulatory requirement that the Plan must be submitted 75 days before the commencement of the County's fiscal year or July 15. Instead, HUD has changed the deadline for public housing agencies to submit their public housing agency plans to October 18, 2020.

II. Department's Plan

The Plan includes the Department's mission and goals over the next five-year period, objectives for the upcoming fiscal year regarding operations, programs and capital spending, and strategies for meeting the needs of the local community. The Fiscal Year 2020-2021 Plan presented for the Board's consideration includes all provisions related to the Rental Assistance Demonstration (RAD) Program and the following proposed revisions:

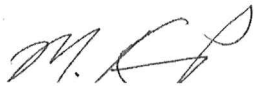
A. Substantial Modifications in the Plan:

Description	Applicable Program
<u>Section B1 (IX)(A)(6) and Section B2 (VI)(H)</u> — The Department amends these sections to incorporate all requirements set forth in Board' 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 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.	Section B1 Applies to Public Housing Program Section B2 Applies to Public Housing and Section 8 Programs
<u>Sections B2(III)(A)(1)(C) and (VI)(J)(1)</u> — The Department amends the planned developments for (i) demolition and disposition activities and (ii) RAD conversions to identify projects proposed to combine disposition activities under section 18 of the U.S. Housing Act of 1937, with the RAD program pursuant to PIH Notices 2018-04 and 2019-23, RAD Final Implementation, REV-4, which includes Palm Towers, Palm Courts, Jose Marti Plaza, Little Havana Homes, Homestead Gardens, Perrine Gardens, Perrine Villas, and Naranja, subject to the Board and HUD's approval.	Public Housing Program
<u>Sections B1(II)(B)(2)(a)(2) and (V)(A)(1)(b)(1)</u> — The Department amends these sections to incorporate language on opening and closing of the waiting list adopted by the Board through Resolution No. R-672-20.	Section 8 Programs

Section B1(II)(B)(2)(b)(1) — The Department added a preference that may be provided for elderly residents of specific public housing developments that are planned for redevelopment for the Section 8 Project Based Voucher (PBV) Program

Section 8 Programs

The proposed Plan (attached to the resolution as Attachment A) and the Capital Fund Program (attached to the resolution as Attachment B) were made available for public review and comments during a 45-day comment period from June 7, 2020 through July 21, 2020, (attached to the resolution as Attachment C). 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. Additionally, as part of the update and vetting process of these documents, the Department held a virtual meeting with the Resident Advisory Board on June 30, 2020, (Attachment D). The Department received written comments from Legal Services of Greater Miami, Inc., and oral comments from Arlette R. Adams, President of the resident council for Annie Coleman 14, a public housing development (Attachment E). Based on some of the comments that were received, the Department revised the Plan to incorporate such comments.



Maurice L. Kemp, Deputy Mayor

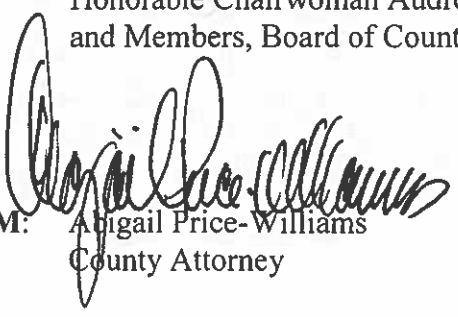


MEMORANDUM

(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: November 13, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Amended
Special Item No. 4

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
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved	_____	Amended
	Mayor	Special Item No. 4
Veto	_____	11-13-20
Override	_____	

RESOLUTION NO. R-1151-20

RESOLUTION APPROVING OF AND AUTHORIZING, AFTER A PUBLIC HEARING, THE COUNTY MAYOR OR THE COUNTY MAYOR’S DESIGNEE TO SUBMIT THE FISCAL YEAR 2020-2021 PUBLIC HOUSING AGENCY PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FINAL APPROVAL, AND TO MAKE ANY NECESSARY REVISIONS, SUBJECT TO THE LIMITATIONS OF THE “SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION” DEFINITION CONTAINED THEREIN, AS MAY BE REQUIRED BY REGULATION, STATUTE, COURT ORDER, OR SAFETY AND SECURITY ISSUES, WITHOUT FURTHER APPROVAL OF THE BOARD

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein 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 the Fiscal Year 2020-2021 Public Housing Agency Plan (“Plan”), in substantially the form attached hereto as Attachment A and incorporated by reference. This Board further authorizes the County Mayor or the County Mayor’s designee to submit the Plan on behalf of Miami-Dade County to the United States Department of Housing and Urban Development (“HUD”) for final approval.

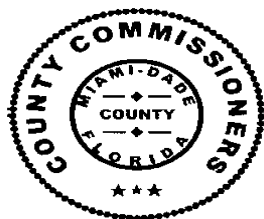
Section 3. This Board authorizes the County Mayor or the County Mayor’s designee to make any necessary revisions to the Plan subject to the limitations of the Plan’s “Significant

Amendment and Substantial Deviation” definition or as may be required by regulation, statute, court order, or safety and security issues, without further approval of the Board, and to submit such revised plan on behalf of Miami-Dade County to HUD for approval.

The foregoing resolution was offered by Commissioner **Joe A. Martinez** , who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	aye		
Rebeca Sosa, Vice Chairwoman	aye		
Esteban L. Bovo, Jr.	absent	Daniella Levine Cava	aye
Jose “Pepe” Diaz	aye	Sally A. Heyman	aye
Eileen Higgins	absent	Barbara J. Jordan	aye
Joe A. Martinez	aye	Jean Monestime	aye
Dennis C. Moss	aye	Sen. Javier D. Souto	absent
Xavier L. Suarez	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 13th day of November, 2020. 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

HARVEY RUVIN, CLERK

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226

Expires: 02/29/2016

NOTE: This form has an expiration date that has passed, but this is the latest version.

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

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

A.	PHA Information.																																				
A.1	PHA Name: <u>Miami-Dade County by and through Public Housing and Community Development (PHCD)</u> PHA Code: <u>FL005</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. We, the employees of Miami-Dade County and its housing department, Public Housing and Community Development (PHCD), through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County: • Affordable housing opportunities. • Neighborhood revitalization and stabilization activities. • Partnerships with private and public entities to optimize resources through innovative programs. • Efficient, compliant and effective management of resources.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. <u>Refer to Exhibit 1</u>
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Refer to Exhibit 1</u>
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. PHCD has amended the Section 8 Administrative Plan and the Public Housing Admission and Continued Occupancy Policy and lease with the required provisions pursuant to the final rule published on November 16, 2016, named Violence Against Women Reauthorization Act of 2013 (VAWA 2013): Implementation in HUD Housing Programs (Docket No. FR-5720-F-03). PHCD complies with the requirements for notification of occupancy rights under VAWA and has established an emergency transfer plan. As approved by a Board of County Commissioners' Resolution No. R-595-12 signs were posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs provide contact information and assistance to domestic violence victims.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. 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 PHCD's waiting lists. • A 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 PHCD). • Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.

B.5	B. 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. • 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 as a Substantial Deviation from the Five-Year Plan. C. As part of the RAD, PHCD 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 PHCD 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.
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <u>5-YEAR PHA PLAN FY 2020-2025:</u> A 45-DAY PUBLIC COMMENT PERIOD TOOK PLACE FROM JUNE 7, 2020 THROUGH JULY 21, 2020
B.7	Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**EXHIBIT 1
TO
5-YEAR PHA PLAN (HUD-50075-SY)
FOR**

***PHA Name: MIAMI-DADE COUNTY BY AND THROUGH
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT***

PHA Code: FL005

EFFECTIVE FISCAL YEAR BEGINNING: 10/2020 (2020-2025)

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SECTION B – 5-YEAR PHA PLAN ELEMENTS APPLICABLE TO THE PUBLIC HOUSING PROGRAM

SECTIONS B.2- Goals and Objectives

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

- A. Expand the supply of assisted housing
 - 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) Verify information of each household member through the Enterprise Income Verification (EIV) for debts owed to other housing authorities and for double subsidy.
 - c) Monitor the Deceased Tenants Report available in EIV.
 - d) Pursue revenue-generating opportunities for Public Housing, such as cell phone antenna towers on public housing properties, sharing of developer fee revenues from redevelopment activities or other revenue generating opportunities that may present themselves.
 - 2. Acquire or build units or developments
 - a) PHCD reserves the right to issue Request for Proposals (RFP's), Request for Qualifications (RFQ's), Request for Applications (RFA's) and other similar solicitation documents as needed to achieve stated plans and objectives.
 - b) PHCD reserves the right to submit demolition and/or disposition applications for any development site in our portfolio subject to the Board of County Commissioners and HUD's approval.
 - c) PHCD reserves the right to explore and access all available programs and funding sources that allow PHCD to continue its mission of providing and possibly expanding affordable housing opportunities.
- B. Improve the quality of assisted housing
 - 1. Improve Public Housing Assessment System (PHAS) Score
 - a) Continue improving its Public Housing Assessment System (PHAS) score with emphasis on management (MASS) and physical inspections (PASS) sub-indicators.
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report).
 - c) Increase customer satisfaction
 - (1) Provide improved communication with management and referral services to residents.
 - 2. Concentrate on efforts to improve specific management functions
 - a) Deliver quality customer service to public housing residents.
 - b) Deliver quality maintenance services to public housing units.
 - c) Implement preventive maintenance efforts.
 - d) Review options to ensure economic viability of the Helen Sawyer Plaza Assisted Living Facility.
 - 3. Renovate or modernize public housing units.
 - a) Implement Capital Fund Program 5-Year Action Plan, in accordance with available funding.
 - b) May consider implementing a force account (in-house) laborers on either a permanent or temporary basis to perform construction work for capital fund projects.
 - c) Utilize contractors for projects presented in the 5-Year Action Plan.
 - d) Continue utilizing the Construction Services Contract, Miscellaneous Construction Contracts (MCC) 7360, (includes the Work Order Contract) as necessary, for miscellaneous work and vacant unit repairs.
 - e) Due to utility modernization, building master meters, which are currently paid by Public Housing, may be replaced by individualized meters where the utility costs may become the responsibility of the resident.
 - f) Incorporate Crime Prevention through Environmental Design (CPTED) practices during the design phases of new development projects in consultation with police departments.

- g) May utilize funds from the Capital Funds Financing Program (CFFP) upon approval.
- h) May apply for available hazard mitigation funds to replace or install generators and shutters in public housing developments.
- i) Create and develop a strategy for rehabilitation and redevelopment of public housing inventory over the next 10 years.
- j) PHCD may modernize, renovate and/or redevelop public housing developments through the use of the Rental Assistance Demonstration (RAD) program and Section 18 Disposition/RAD blending option.

C. Increase assisted housing choices

- 1. Applicants and current families will be advised of housing opportunities.
- 2. May elect to dissolve the waiting lists periodically or as needed.
- 3. Reduce public housing vacancies
 - a) Once the elderly population on the waiting list is exhausted, Public Housing may select “near elderly” for admission into “elderly” designated public housing units.
 - b) Continue the implementation of a pilot program for persons experiencing homelessness by collaborating with the Miami-Dade Homeless Trust.
 - c) May consider adding preferences to its admission policy to better assist elderly, special needs families, and/or eligible applicants.

II. Improve community quality of life and economic vitality

- A. Continue implementing public housing security improvements within budget limits.
- B. Continue meetings with resident councils to provide training on various aspects of resident organization and empowerment.
- C. May apply for grants and other funding sources to provide additional services for public housing programs.
- D. May modernize and/or redevelop public housing developments through the use of the RAD program and/or any other available tool.
- E. May request extension of grant obligations and expenditure deadlines as it may deem necessary.

III. Promote partnerships with job training and placement organizations

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

IV. Ensure Equal Opportunity in Housing for all Americans

- A. Continue implementing Section 504, Americans with Disability Act (ADA), the Fair Housing Act, and the Voluntary Compliance Agreement (VCA) that will result in 459 Uniform Federal Accessibility Standards (UFAS) units.

- B. Continue to implement the Limited English Proficiency (LEP) policy.
- C. Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity, gender expression, pregnancy or source of income.

SECTION B.3- Progress Report

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

- A. Expanded the supply of assisted housing
 - 1. Leveraged private or other public funds and/or generated revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased the availability of units by terminating housing assistance to single households listed on the Deceased Tenants Report.
 - 2. Acquired, built, or rehabilitated units (see detailed list in the Annual Plan's Progress Report).
- B. Improved quality of assisted housing
 - 1. Public Housing Assessment System (PHAS) Score
 - a) Pursuant to HUD's approval of PHCD's request to waive 24 CFR Part 902, PHCD's rating as a Standard Performer (scored 78 points) under PHAS for fiscal year ended September 30, 2016, will be carried over for the fiscal year ended September 30, 2017. PHCD's rating under PHAS is pending for fiscal year ended September 30, 2018.
 - b) Continued to routinely write-off bad debt balances and to identify fraud related accounts receivables.
 - 2. Increased customer satisfaction
 - a) Established a risk assessment of safety and security needs.
 - b) Provided cameras, technological improvements, armed security guards and additional police presence at Liberty Square to reduce or prevent crime in the area.
 - c) Implemented measures to reduce or prevent crime for public housing projects as detailed below:
 - (1) Restored Cameras to Good State of Repairs
 - Wynnwood Elderly
 - Edison Plaza
 - Palm Court
 - Palm Towers
 - (2) Restored Cameras to Good State of Repairs and Improved Police Presence
 - Haley Sofge
 - Robert King High
 - Martin Fine
 - Arthur Mays Village
 - (3) Provided armed security guards throughout Public Housing Sites.
 - 3. Increased assisted housing choices

In an effort to address the risk of homelessness, PHCD entered into a Memorandum of Understanding with the Miami-Dade County Homeless Trust for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, or permanent supportive housing. The program was initially limited to 25 Public Housing units. Due to the success of the Homeless Pilot Program, a second Memorandum of Understanding was executed for an additional 20 Public Housing units.

4. Concentrated on efforts to improve specific management functions
 - a) On September 16, 2015, the Board of County Commissioners approved Resolution No. R-772-15, to implement the energy conservation measures at various public housing sites.
- C. Increased assisted housing choices
 1. Continued processing applications received during 2008 and 2014 open registration periods.
 2. Reduced public housing vacancies by streamlining the screening process and reducing unit turnaround time.
- D. Improved community quality of life and economic vitality
 1. Implemented a policy to address over-income families in the Public Housing Program.
 2. Adopted a smoke-free policy pursuant to HUD regulations 24 CFR Parts 965 and 966, and Miami-Dade Board of County Commissioners Resolution Nos. R-1003-15 and R-582-16.
 3. Increased the availability of affordable housing that reflect HUD and local requirements.
 - a) Expanded the supply of assisted housing by identifying dilapidated developments for renovation.
- E. Promoted partnerships with job training and placement organizations
 1. Promoted Section 3 employment and contracting opportunities by monitoring contractors by including specific Section 3 requirements in solicitations.
- F. Ensured Equal Opportunity in Housing for all Americans
 1. Entered into a contract for oral and written translations.
 2. Increased Uniform Federal Accessibility Standards (UFAS) units.
 3. An amendment issued by HUD extended the duration of the Voluntary Compliance Agreement (VCA) until January 21, 2019 and requires Public Housing to convert 459 units.
 4. Continued to implement the VCA requirement to make its offices and public housing units within the PHCD portfolio accessible, countywide.
 5. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.
 6. Collected data from the current waiting lists via post-application questionnaire to gauge clients' disability-related needs.

SECTION B – 5-YEAR PHA PLAN ELEMENTS APPLICABLE TO THE HOUSING CHOICE VOUCHER

SECTIONS B.2- Goals and Objectives

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

- A. Expand the supply of assisted housing
 - 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work.
 - b) Verify information of each household member through the Enterprise Income Verification (EIV) for debts owed to other housing authorities and for double subsidy.
 - c) Monitor the Deceased Tenants Report available in EIV.
- B. Improve the quality of assisted housing
 - 1. Improve Section 8 Management Assessment Program (SEMAP) Score
 - a) Maintain High Performer status under Section 8 Management Assessment Program (SEMAP).
 - b) Continue the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report).
 - 2. Increase customer satisfaction
 - a) Provide improved communication with management.
 - b) Section 8 will continue to receive and assess customer surveys to improve communication.
- C. Increase assisted housing choices
 - 1. Applicants and current participants will be advised of housing opportunities.
 - 2. May elect to dissolve the waiting lists periodically or as needed.
 - 3. Increase voucher usage
 - a) May consider adding preferences to its admission policy to better assist elderly, special needs families, project-based vouchers, and eligible applicants.
- D. Improve community quality of life and economic vitality
 - 1. May apply for grants and other funding sources to provide additional services for assisted housing programs.
 - 2. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
 - 3. Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.
- E. Promote partnerships with job training and placement organizations
 - 1. Increase the number of employed persons in assisted families.
 - a) Continue providing Earned Income Disallowance (EID) to qualified families.
- F. Ensure Equal Opportunity in Housing for all Americans
 - 1. Continue to implement the Limited English Proficiency (LEP) policy.
 - 2. Continue with affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking, actual or perceived sexual orientation, gender identity, gender expression, pregnancy or source of income.

SECTION B.3- Progress Report

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

- A. Expanded the supply of assisted housing
 - 1. Leverage private or other public funds and/or generate revenue to create additional housing opportunities.
 - a) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - b) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - c) Increased availability by terminating housing assistance to single households listed on the Deceased Tenants Report.
- B. Improved quality of assisted housing
 - 1. Section 8 Management Assessment Program (SEMAP) Score
 - a) Under SEMAP, PHCD earned the rating of a High Performer (scored 100 percent) for fiscal year ended September 30, 2019.
 - b) Increased customer satisfaction.
- C. Increased assisted housing choices
 - 1. Continued processing applications received during the open registration periods of 2008 for the Section 8 Housing Choice Voucher and 2014 for the Section 8 Moderate Rehabilitation Programs.
 - 2. Increased voucher implementation by streamlining the screening process and reducing voucher turnaround time.
- D. Improved community quality of life and economic vitality
 - 1. Increased the availability of affordable housing that reflect HUD and local requirements.
- E. Ensured Equal Opportunity in Housing for all Americans
 - 1. Entered into a contract for oral and written translations.
 - 2. Continued to provide reasonable accommodations for housing programs and services to persons with disabilities.

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016 NOTE: This form has an expiration date that has passed, but this is the latest version.
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. 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.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																														
A.1	PHA Name: Miami-Dade County by and through Public Housing and Community Development PHA Code: FL005 PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>9,380</u> Number of Housing Choice Vouchers (HCVs) <u>15,739</u> Total Combined Units/Vouchers <u>25,119</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Availability of Information. PHAs must have the elements listed below in sections B and C 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" data-bbox="167 1476 1458 1890"> <thead> <tr> <th data-bbox="167 1476 443 1549" rowspan="2">Participating PHAs</th> <th data-bbox="443 1476 573 1549" rowspan="2">PHA Code</th> <th data-bbox="573 1476 873 1549" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="873 1476 1141 1549" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1141 1476 1458 1518">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1141 1518 1287 1549">PH</th> <th data-bbox="1287 1518 1458 1549">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="167 1549 443 1654">Lead PHA:</td> <td data-bbox="443 1549 573 1654"></td> <td data-bbox="573 1549 873 1654"></td> <td data-bbox="873 1549 1141 1654"></td> <td data-bbox="1141 1549 1287 1654"></td> <td data-bbox="1287 1549 1458 1654"></td> </tr> <tr> <td data-bbox="167 1654 443 1749"></td> <td data-bbox="443 1654 573 1749"></td> <td data-bbox="573 1654 873 1749"></td> <td data-bbox="873 1654 1141 1749"></td> <td data-bbox="1141 1654 1287 1749"></td> <td data-bbox="1287 1654 1458 1749"></td> </tr> <tr> <td data-bbox="167 1749 443 1890"></td> <td data-bbox="443 1749 573 1890"></td> <td data-bbox="573 1749 873 1890"></td> <td data-bbox="873 1749 1141 1890"></td> <td data-bbox="1141 1749 1287 1890"></td> <td data-bbox="1287 1749 1458 1890"></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements																																																																											
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B.3	Civil Rights Certification. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.4	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
B.5	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. <u>Refer to Exhibit 1</u>
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ (c) 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. <u>ANNUAL PHA PLAN FOR FY 2020-2021:</u> A 45-DAY PUBLIC COMMENT PERIOD TOOK PLACE FROM JUNE 7, 2020, THROUGH JULY 21, 2020.
B.7	Certification by State or Local Officials. Form HUD 50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.8	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: NOT APPLICABLE
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The 5-year Action Plan (HUD Form 50075.2) was last approved by HUD on July 17, 2019.

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.

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 or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

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

B.1 Revision of 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list 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. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([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 maintain 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 Housing Choice Voucher (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 community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) 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 under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

☐ **Safety and Crime Prevention.** 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\(m\)](#)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (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(r)(2)(i))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

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

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."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing 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; 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. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (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, and; 5) the number of units affected. **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.** Describe 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; 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: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** 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 assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **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 days 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 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

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

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

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

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

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

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Exhibit 1
TO
ANNUAL PHA PLAN (HUD-50075-ST)
FOR
PHA Name: MIAMI-DADE COUNTY BY AND THROUGH
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
PHA Code: FL005
EFFECTIVE FISCAL YEAR BEGINNING: 10/2020

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SECTION B – ANNUAL PLAN ELEMENTS APPLICABLE TO THE PUBLIC HOUSING PROGRAM

Section B.1 -Revision of Annual PHA Plan Elements

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

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

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

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

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

Family Type	Overall*	Afford- ability (Households using 50% income for rent)	Supply	Quality- (Households living in Sub- standard conditions)	Accessibility	Size (Over- crowded)	Location
Income <= 30% of AMI	34,745	18,055	N/A	2,398	N/A	1,876	N/A
Income >30% but <=50% of AMI	36,978	11,680	N/A	2,552	N/A	1,997	N/A
Income >50% but <80% of AMI	48,555	4,651	N/A	3,351	N/A	2,622	N/A
Elderly	46,061	24,685	N/A	3,179	N/A	834	N/A
Households with Disabilities	48,468	17,142	14,166	17,142	N/A	2,617	N/A
Race/Ethnicity (Hispanic)	132,400	N/A	N/A	9,136	N/A	7,150	N/A
Race/Ethnicity (Black)	37,845	N/A	N/A	2,612	N/A	2,044	N/A
Race/Ethnicity (White)	21,925	N/A	N/A	1,513	N/A	1,184	N/A
Race/Ethnicity (Asian and Other)	3,220	N/A	N/A	223	N/A	174	N/A

Sources of information used to conduct this analysis:

Consolidated Plan of the Jurisdiction/s: Miami-Dade County Entitlement Area, Fiscal Years: 2013-2017

*The information provided under the "Overall" column for Income breakdown, Elderly and Households with Disabilities is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and Homestead).

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 Public Housing and Community Development Department (PHCD) 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 and other financing or funding strategies.
- (3) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.
- (4) Participating in a Homeless Pilot Program in an effort 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) Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.
- (6) Participating in Miami-Dade County's General Obligation Bond (GOB) program to expand the amount of public housing available in Miami-Dade County.
- (7) County-owned Public Housing land may be used to develop affordable workforce housing for low-income families.

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

- (1) Leveraging affordable housing resources in the community through the creation of mixed-finance housing.
- (2) Pursuing housing resources other than public housing assistance.

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, actual or perceived sexual orientation, gender identity, gender expression, race, national origin, ethnic origin, color sex, religion, age, disability, familial status, marital status, ancestry, pregnancy or source of income.

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 the PHA 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

PHCD 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) PHCD selects applicants for the Public Housing Program from a community-wide waiting list.
- (2) PHCD may choose from various options regarding when and how to open, administer, and populate the waiting list, subject to approval by the Board of County Commissioners (the Board).
- (3) 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) Admission Preferences

(1) Admission preferences include:

- Persons Eligible for Assisted Living Facility Housing and Services
- Veterans
- Elderly for zero- and one-bedroom units at Elizabeth Virrick I and Elizabeth Virrick II Projects
- Extremely Low-Income or Special Needs Households to its Low-Income Housing Tax Credits (LIHTC) developments referred by the Miami-Dade County Homeless Trust pursuant to the executed memorandum of understanding.
- Homeless families who have been referred by the Miami-Dade County Homeless Trust pursuant to the executed memorandum of understanding.

- (2) PHCD may establish further admission preferences to assist vulnerable populations, subject to resource availability and at its discretion. Examples of such population include families under the witness protection program, ex-offenders and felons that are part of a reentry program, and pregnant women or women with children where one or more members of the household have been diagnosed with the acquired immunodeficiency syndrome (AIDS).

(3) Special Housing Initiatives

PHCD, 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 PHCD and community priorities or HUD's request.

c) Factors Affecting Waiting List

- (1) Applicants with mobility, vision and/or hearing impairment(s) will be offered Uniform Federal Accessibility Standards (UFAS) units or units with accessible features based on availability. Priority is provided to transferees.

III. Financial Resources.

Financial Resources: Planned Sources and Uses for Public Housing Only		
Sources	Preliminary Estimates \$	Planned Uses
1. Federal Grants (FY 2020-2021)		
a) Public Housing Operating Fund	\$44,353,000	Operations
b) Public Housing Capital Fund (*)	\$ 9,051,000	Capital Improvements
c) HOPE VI Grant	\$ 5,163,472	Rehabilitation of four (4) existing public housing units at the Scott Caver Homes historical building.

Financial Resources: Planned Sources and Uses for Public Housing Only		
Sources	Preliminary Estimates \$	Planned Uses
		Eighty-two (82) new Public Housing units at the former Lincoln Gardens development site.
d) Replacement Housing Factor Funds (RHF)	\$ 391,401	New public housing units at Liberty Square Phase 2.
2. Public Housing Dwelling Rental Income	\$17,897,000	Public Housing Operations
3. Non-federal sources (list below)		
a) General Obligation Bonds (GOB)	\$11,319,717	New affordable Housing units at Liberty Square Phase 2.
b) Miscellaneous Revenue (**)	\$ 3,168,000	Public Housing Operations
c) Investment Interest	\$ 243,000	Public Housing Operations
Total Resources	\$91,586,590	

Notes: All amounts are approximate and subject to change.

*The County may potentially receive additional funding if PHCD applies for Capital Fund Financing Program (CFFP).

** Miscellaneous Revenue includes Assisted Living Facility fees, late fees, maintenance charges, etc.

IV. Rent Determination.

- A. PHCD has set its minimum rent at \$50.00.
- B. PHCD annually revises the Flat Rent Schedule for the Public Housing Program in accordance with PIH Notice 2017-23.
- C. Pursuant to the Final Rule of the Streamlining Administrative Regulations published on March 8, 2016, and subsequent PIH Notice 2016-05, PHCD may implement the discretionary provisions related to verifying family assets under \$5,000.00 and income determination for any family member with a fixed source of income.
- D. PHCD will conduct an income reexamination any time the family experiences an income increase.

V. Operation and Management.

- A. Public Housing Program management policies are located in:
 1. Admissions and Continued Occupancy Policy (ACOP)
 - a) Propose Elements
 - (1) Establish two admission preferences to benefit vulnerable populations, as specified below.
 - Elderly for zero- and one-bedroom units at Elizabeth Virrick I and Elizabeth Virrick II Projects.
 - Homeless families referred by the Miami-Dade County Homeless Trust to the Department pursuant to the executed memorandum of understanding to implement a homeless pilot program.
 - (2) Amend ACOP pursuant to Notices PIH 2018-18, Administrative Guidance for Effective and Mandated Use of EIV, and PIH 2018-24, Verification of Social Security Numbers (SSNs), Social Security (SS) and Supplemental Security Income (SSI) Benefits; and Effective use of EIV System's Identify Verification Report.
 - (3) To make it a requirement that the refusal of a housing offer will result in removal from the general waiting list for applicants and from the transfer waiting list for residents.

2. Conventional Public Housing Dwelling Lease and Community Policies.
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. Multiple Subsidy Report, Deceased Tenants Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report).

VI. Grievance Procedures

- A. Grievance Policies are found in the ACOP, Public Housing Dwelling Lease 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. PHCD 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: Heritage Village I	
1b. PHCD Property Number/Name: FL005-64 (320-064)	
2. Federal Program authority: Turnkey III	
3. Application status: <i>Approved</i>	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	
5. Number of units affected: 26	
6. Coverage of action: Part of the development	

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

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

Note: PHCD may request from HUD to discontinue or terminate the Turnkey III and Section 5(h) Homeownership Programs and to permit PHCD 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.
- B. 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) Facilitates interactive workshops to educate current and prospective contractors and entities about Section 3 goals and business opportunities.
 - b) HUD funded contracts for development, operation, and modernization must comply with Section 3 requirements.
 - 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, PHCD begins 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 noncompliant 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 of 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. PHCD 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. PHCD will comply with all requirements set forth in Miami Dade County 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 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.
- 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 of Public Housing sites to detect possible and current crime occurrences.
 - 2. Communicate with residents regarding security and safety issues at Public Housing sites.
 - 3. Promote the establishment of resident crime watch groups through partnerships with law enforcement.
 - 4. Incorporate Crime Prevention Through Environmental Design (CPTED) practices for new development projects.

5. Partnership 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. PHCD 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. Resident Services Unit selected staff to serve as Crime Prevention Liaison with police District Coordinators.
 2. Hold periodic meetings with police District Coordinator, Crime Prevention Liaison, and Public Housing management.
 3. 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.
 4. Police actively participates in Public Housing eviction cases due to criminal activities.
 5. 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)).
 6. 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. PHCD has a pet policy permitting 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 turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles other than turtles. This does not pertain to 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 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.
 - 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.

- B. As part of the Rental Assistance Demonstration (RAD), PHCD 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 PHCD remains fully committed to complying with the RAD requirement to provide one-for-one replacement of all public housing units in all RAD conversion projects. The changes referenced in this statement pertain to unit distribution between buildings and sites and total unit counts as those may change based on the amount of residential units included in addition to the RAD units.
 - Changes to development programs as indicated between RAD, RAD Blended projects, HUD Mixed Finance, and LIHTC only projects and all within the definition of affordable housing.

XIII. Significant Amendment/Modification.

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

Section B.2 –New Activities

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

Y	N	
☒	☐	Hope VI or Choice Neighborhoods.
☒	☐	Mixed Finance Modernization or Development.
☒	☐	Demolition and/or Disposition.
☒	☐	Designated Housing for Elderly and/or Disabled Families.
☐	☒	Conversion of Public Housing to Tenant-Based Assistance.
☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.
☐	☒	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).

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. HOPE VI or Choice Neighborhoods.

- A. The Scott Homes revitalization project (historic building) is under initial design stage. This project is being identified as a potential RAD project based on its future economic situation.
- B. The Environmental Site Assessment (ESA) have been completed for the historic building that is part of Scott Homes and Lincoln Gardens. As a result, the Miami-Dade County Regulatory and Economic Resources, Environment Division, states in their recommendation memorandum that "no further assessment is required at this time".
- C. Develop additional affordable housing in the Lincoln Gardens vacant site.

II. Mixed-Finance Modernization or Development.

- A. PHCD may apply for new mixed-finance, mixed-income and/or other grants and funding sources 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. Using the RAD program, PHCD may convert existing Public Housing developments to Site Based Vouchers (PBV) under RAD, to upgrade its existing developments.
- C. PHCD may request extension of grant obligation and expenditure deadlines, upon approval from the Board, including but not limited to Replacement Housing Factor (RHF) funding. PHCD 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.
- D. PHCD intends to use all present and future RAD tools for rehabilitation and development, as appropriate, including the new "75/25" Rule for blending RAD with HUD Section 18 rules on disposition, which allows for the blending of RAD rents (75%) with Project Based Vouchers (PBV) (25%) rents.
- E. PHCD 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 PHCD 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.

1. PHCD 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:
 - a) Building is identified with defects or conditions that are hazardous to the life, health, and safety of residents.
 - b) 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. PHCD 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. PHCD may identify RAD developments where 25 percent of the units could be proposed for disposition and replaced with project-based vouchers (Section 18 Disposition/RAD blending option), pursuant to Notices PIH-2018-04 and PIH-2019-23, RAD Final Implementation, REV-4.
 2. PHCD 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.
 3. The following developments may be proposed for Section 18 Disposition/RAD blending option:

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 150	PIC Development No.: FL005000825
1b. PHCD Property Number/Name: FL005-043/Palm Towers	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023 b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 150	PIC Development No.: FL005000825
1b. PHCD Property Number/Name: FL005-065/Palm Courts	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023 b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description
1a. PIC Development Name: Site 210 PIC Development No.: FL005000830
1b. PHCD Property No./Name: FL005-032/Rainbow Village
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2020-2022
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: Projected 2020-2023 b. Projected end date of activity: 2020-2023

Demolition/Disposition Activity Description
1a. PIC Development Name: Site 210 PIC Development No.: FL005000830
1b. PHCD Property Number/Name: FL005-828 Gwen Cherry 23 C
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2020-2022
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 2020-2023 b. Projected end date of activity: 2020-2023

Demolition/Disposition Activity Description
1a. Development Name: Site 220 PIC Development No.: FL005000831
1b. PHCD Property Number/Name: FL005-049/Culmer Place
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2020-2022
5. Number of units affected: 151
6. Coverage of action: ☐ Partial development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected 2020-2023 b. Projected end date of activity: 2021-2023

Demolition/Disposition Activity Description
1a. PIC Development Name: Site 220 PIC Development No.: FL005000831
1b. PHCD Property Number/Name: FL005-075/Culmer Gardens
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2020-2022
5. Number of units affected: 75
6. Coverage of action: ☐ Partial development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: Projected 2020-2023 b. Projected end date of activity: 2020-2023

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 240	PIC Development No.: FL005000835
1b. PHCD Property Number/Name: FL005-026/Haley Sofge	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
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 2020-2023	
b. Projected end date of activity: 2020-2023	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 241	PIC Development No.: FL005000836
1b. PHCD Property Number/Name: FL005-013/Robert King High	
2. Activity type: ☒ Disposition ☐ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
5. Number of units affected: 315	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2020-2023	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 260	PIC Development Number: FL005000838
1b. PHCD Property Number/Name: FL005-062/Three Round Towers B	
2. Activity type: ☒ Disposition ☐ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
5. Number of units affected: 135 units (Building B)	
6. Coverage of action: ☒ Partial development ☐ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: Projected 2020-2023	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 270	PIC Development No.: FL005000839
1b. PHCD Property Number/Name: FL005-090/Jose Marti Plaza	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 270	PIC Development No.: FL005000839
1b. PHCD Property Number/Name: FL005-852 /Little Havana Homes	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 280	PIC Development No.: FL005000840
1b. PHCD Property Number/Name: FL005-012/Joe Moretti (2B)	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
5. Number of units affected: 96	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2020-2023	

Demolition/Disposition Activity Description	
1a. Development Name: Site 310 and 311	PIC Development No.: FL005000842
1b. PHCD Property Number/Name: FL005-060/South Miami Gardens	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
5. Number of units affected: 58	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2020-2023	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 330	PIC Development No.: FL005000844
1b. PHCD Property Number/Name: FL005-050 /Homestead Gardens	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
5. Number of units affected: 150	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 340	PIC Development No.: FL005000845
1b. PHCD Property Number/Name: FL005-22 /Perrine Gardens	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
5. Number of units affected: 158	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 340	PIC Development No.: FL005000845
1b. PHCD Property Number/Name: FL005-082 /Perrine Villas	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 351	PIC Development No.: FL005000846
1b. PHCD Property Number/Name: FL005-035/Naranja	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: Projected 2020-2023	
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 2020-2023	
b. Projected end date of activity: 2020-2024	

Demolition/Disposition Activity Description	
1a. PIC Development Name: Site 361	PIC Development No.: FL005000847
1b. PHCD Property Number/Name: FL005-040/Arthur Mays Village	
2. Activity type: ☒ Disposition ☒ Demolition and/or ☒ Section 18 Disposition/RAD blending option	
3. Application status (Approved, Submitted or Planned): Planned	
4. Date application approved, submitted, or planned for submission: 2020-2022	
5. Number of units affected: 173	
6. Coverage of action: ☐ Partial development ☒ Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: Projected 2020-2023	
b. Projected end date of activity: 2021-2023	

4. The following developments may be proposed for demolition and/or disposition activities:

Demolition/Disposition Activity Description	
1a. PIC Development Name:	Site 280 PIC Development No.: FL005000840
1b. PHCD Property Number/Name:	FL005-089/ Harry Cain
2. Activity type:	☒ Disposition ☒ Demolition
No final decision will be made until current emergency situation is resolved.	
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:	154
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 260 PIC Development No.: FL005000838
1b. PHCD Property Number/Name:	FL005-062/Three Round Towers C
2. Activity type:	☒ Disposition ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2020-2023
5. Number of units affected:	128 units in Building No. 1532
6. Coverage of action:	☒ Partial development ☐ Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description	
1a. PIC Development Name:	Site 190 PIC Development No.: FL005000829
1b. PHCD Property Number/Name:	FL005-007/Victory Homes (vacant portion)
2. Activity type:	☒ Disposition-Vacant Portion of Victory Homes ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2020-2023
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:	Projected 2020-2023
b. Projected end date of activity:	2020-2023

Demolition/Disposition Activity Description	
1a. PIC Development Name:	Three Round Tower A PIC Development No.: FL005000860
1b. PHCD Property Number/Name:	FL005-062/Three Round Tower A (Vacant portion)
2. Activity type:	☒ Disposition-Vacant portion of Three Round Tower A ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Planned
4. Date application approved, submitted, or planned for submission:	2020-2023
5. Number of units affected:	None - Vacant portion of Three Round Tower A
6. Coverage of action:	☒ Partial Development-Vacant portion of Three Round Tower A ☐ Total Development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description	
1a. PIC Development Name:	Site 260 PIC Development No.: FL005000838
1b. PHCD Property Number/Name:	FL005-062/Three Round Towers B and C (Vacant portion of Site)
2. Activity type:	☒ Disposition-Vacant portion of Three Round Towers B and C ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Disposition approved on April 14, 2017; an amendment to this disposition is planned for 2021
4. Date application approved, submitted, or planned for submission:	2020-2023
5. Number of units affected:	None - Vacant portion of Three Round Towers B and C
6. Coverage of action:	☒ Partial development ☐ Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description xx	
1a. PIC Development Name:	Jack Orr Plaza Preservation Phase One PIC Development No.: FL005000832
1b. PHCD Property Number/Name:	FL005-041/ Jack Orr Plaza (Vacant portion of Site)
2. Activity type:	☒ Disposition Vacant portion of Jack Orr Plaza Preservation Phase One ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Disposition approved on June 18, 2013; an amendment to the approved disposition planned for 2020-2023
4. Date application approved, submitted, or planned for submission:	2020-2023
5. Number of units affected:	None - Vacant portion of Jack Orr Plaza Preservation Phase One
6. Coverage of action:	☒ Partial development ☐ Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	Projected 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description	
1a. PIC Development Number:	Site 270 PIC Development No.: FL005000839
1b. PHCD Property Number/Name:	FL005-018/ Smathers Plaza(Community Center and Vacant portion of Site)
2. Activity type:	☒ Disposition Community Center and vacant portion of Smathers Plaza ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Disposition approved on April 7, 2015; amendment to the approved disposition planned for 2020-2023
4. Date application approved, submitted, or planned for submission:	2020-2023
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:	Projected 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description	
1a. PIC Development Name:	Site 310 and 311 (Vacant portion of Site) PIC Development No.: FL005000842
1c. PHCD Property Number/Name:	FL005-842/Stirrup Plaza Preservation (new AMP 850)
2. Activity type:	☒ Disposition Vacant portion of the Stirrup Plaza Preservation ☐ Demolition
3. Application status (Approved, Submitted or Planned):	Disposition approved on December 21, 2012; Amendment to the approved disposition planned for 2020-2023
4. Date application approved, submitted, or planned for submission:	2020-2023
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 2020-2023
b. Projected end date of activity:	2020-2024

Demolition/Disposition Activity Description
1a. PIC Development Name: Joe Moretti - Phase I PIC Development No.: FL005000848
1c. PHCD Property Name: Joe Moretti - Phase I (Vacant portion of Site)
2. Activity type: ☒ Disposition Vacant portion of Joe Moretti - Phase I ☐ Demolition
3. Application status (Approved, Submitted or Planned): Disposition approved on December 21, 2012; Amendment to the approved disposition planned for 2020-2023
4. Date application approved, submitted, or planned for submission: 2020-2023
5. Number of units affected: None - Vacant portion of Joe Moretti - Phase I
6. Coverage of action: ☒ Partial development ☐ Total development
7. Timeline for activity:
a. Actual or projected start date of activity: Projected 2020-2023
b. Projected end date of activity: 2020-2024

Demolition/Disposition Activity Description
1a. Development Name: Lincoln Gardens (Vacant Site)
1b. PHCD Property Number/Name: FL005-019/ Lincoln Gardens
2. Activity type: Disposition ☒ Vacant Land ☐ Demolition
3. Application status (Approved, Submitted or Planned): Demolition application was approved on July 24, 2009; Disposition amendment planned for 2020-2023.
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 2020-2023

Demolition/Disposition Activity Description
1a. Development Name: Elizabeth Virrick I (Vacant Site)
PHCD 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).
4. Date application approved, submitted, or planned for submission: Demolition approved June 27, 2010; Disposition planned for 2020-2023
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 2020-2023

Demolition/Disposition Activity Description
1a. Development Name: Elizabeth Virrick II (Vacant Land)
1b. PHCD 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 2020-2023
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 2020-2023

Demolition/Disposition Activity Description
1a. Development Name: HOPE VI Scattered Sites -B (Vacant portion of Site)
1b. PHCD Property Number/Name: FL005-017B
2. Activity type: ☒ Disposition (Sale) Part of Scott/Carver Disposition ☐ Demolition
3. Application status (Approved, Submitted or Planned): <i>Demolition</i> application approved as modified May 26, 2011 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: Demolition approved May 26, 2011; and Disposition planned for 2020-2023
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 2020-2023

Demolition/Disposition Activity Description
1a. Development Name: Carver Homes (partial- Carrie Meek Center) (Vacant portion of Site)
1b. PHCD 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
4. Date application approved, submitted, or planned for submission: Demolition application approved September 01, 2010; and Disposition planned for 2020-2023
5. Number of units affected: 0 (vacant land)
6. 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 2020-2023
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. PHCD 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: 2020-2023
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 2020-2023
b. Projected end date of activity: 2020-2024

Demolition/Disposition Activity Description
1a. Development Name: Scott Homes -Sector II (Vacant portion of Site)
1b. PHCD Property Number/Name: FL005-004 (HOPE VI)
2. Activity type: ☒ Disposition (Ground Lease) (Part of Scott/Carver Disposition) ☐ Demolition
3. Application status (Approved, Submitted or Planned): Planned
4. Date application approved, submitted, or planned for submission: 2020-2023
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 2020-2023
b. Projected end date of activity: Projected 2020-2024

Demolition/Disposition Activity Description	
1a. PIC Development Name: Gwen Cherry/New Haven Gdn-(Vacant Portion of Site & Historic Building) PIC Development No.: FL005000014	
1b. PHCD Property No./Name: FL005-004/Scott Homes-Sector IIIA (Vacant Portion of Site & Historic Building)	
2. Activity type: ☒ Disposition (Sale) (Part of Scott/Carver Disposition) ☐ Demolition	
3. Application status (Approved, Submitted or Planned): <i>Planned</i>	
4. Date application approved, submitted, or planned for submission: Partial Disposition (MBS) September 01, 2010; and disposition of remaining vacant land and four (4) dwelling units planned 2020-2023	
5. Number of units affected: 4 dwelling units and vacant land	
6. Coverage of action: ☒ Partial development ☐ Total development	
7. Timeline for activity: a. Actual or projected start date of activity: Projected 2020-2023 b. Projected end date of activity: 2020-2023	

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.
- PHCD reserves the right to submit additional demolition and/or disposition applications for any development subject to 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	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	52
Edison Plaza FL005000828	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	80
Florida City Gardens FL005000844	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	50
Goulds Plaza FL005000847	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	50
Haley Sofge FL005000835	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	475
Helen Sawyer Assisted Living Facility FL005000834	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	104
Lemon City FL005000821	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	100
Palm Courts FL005000825	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	88
Palm Towers FL005000821	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	103
Palmetto Gardens FL005000826	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	40
Peters Plaza FL005000823	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	102
Robert King High FL005000836	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	315
Smathers Plaza FL005000839	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	182

Development Name & Number	Designation Type	Application Status	Date Approved	Units Affected (Note: all units affected are total development)
South Miami Plaza Preservation FL005000851	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	97
Three Round Towers FL005000838/FL005000860	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	391
Ward Towers FL005000822	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	200
Ward Towers II FL005000817	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	100
Wynwood Elderly FL005000830	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	72
Joe Moretti Phase 2A FL005000857 (LIHTC)	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	96
Smathers Phase 2 FL005000856 (LIHTC)	Elderly	<u>Renewed thru October 21, 2021</u>	<u>May 24, 2019</u>	82

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

A. Voluntary Conversion Initial Assessments

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

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

- A. Using the RAD program, mixed finance options, and Capital funds, among others, PHCD will embark on the conversion of public housing developments to Site 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 PHCD 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, and any successor Notices.
- B. Upon conversion to PBV under RAD, PHCD 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, and any successor Notices.
- C. PHCD will use all existing and new RAD opportunities available to the HUD RAD program for rehabilitation and development including the "75% RAD/25%" PBV rule.
- D. PHCD 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 PIH Notice 2019-23, RAD Final Implementation, REV 4, 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 F and G of this section, see below.

1. PHCD may reprioritize public housing developments proposed for RAD conversions for the following reasons:
 - a) Building is 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.

F. 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.

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 conversion, current households cannot be excluded from occupancy at the Covered Project¹ based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project² 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.³ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to RAD PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, 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 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 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 (ii) 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 non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
3. **PHCD Policy on Tenant Rent Increases.** PHCD 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.

The Public Housing and RAD PBV Programs apply the same regulations for inclusion, exclusion (24 CFR, §5.609), and mandatory deductions (24 CFR, §5.611) in calculating the household’s

¹ For purposes of this Appendix A, 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.

² For purposes of this Appendix A, the term “Converting Project” shall mean the pre-conversion property whose assistance is converting from one form of rental assistance to another under the Demonstration.

³ 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.

adjusted income. Tenants generally pay 30 percent of the household's monthly income as their monthly rent, or a flat rent based on the rent charged for similar units.

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 non-RAD PBV units located in the same Covered Projects 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.
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 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 14 days in the case of nonpayment of rent; and
 - iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
 - b. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

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

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),⁴ 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)-(vi), 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).

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

- 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 the PHA's Section 8 Administrative Plan.

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

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

9. **When Total Tenant Payment (TTP) Exceeds Gross Rent.** Under normal PBV rules, the PHA 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 § 983.53(c)). Also, a PHA must remove a unit from the 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 contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal to the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. During any period when TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIH Information Center (PIC).

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA 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 this Notice.

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. MTW agencies may not modify this requirement.

G. RAD PBV: Other Miscellaneous Provisions

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.

1. **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.
2. **Ongoing PHA Board Review of Operating Budget.** The Owner must submit to the administering PHA's Board the operating budget for the Covered Project annually. The PHA's Board 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.⁵
3. **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.
4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a waiting list from which residents for the Covered Project will be admitted.⁶
5. **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.
6. **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)⁷ but HUD review of liens must be performed prior to execution.
7. **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

⁵ For RAD 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 RAD PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.

⁶ The remainder of this subsection has been omitted since it is not applicable.

⁷ For purposes of this Appendix A 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.

project's assistance converts effective July 1, 2015, the public housing ACC between the PHA 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 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.

8. **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, the PHA 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 the PHA'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 the PHA 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 the PHA exceeds 20 percent of the PHA'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.

9. **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.
10. **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 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 983.3(c)(6)(iii).

- H. PHCD 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, PHCD 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 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.

- I. PHCD 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)).

J. 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 "75/25" Rule for blending RAD and Project Based Vouchers:

Public Housing Development selected for RAD				
Name of Public Housing Project:		Palm Court	PIC Development No.: FL005000825	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance: No	
Pre- RAD Unit Type:		Elderly Designated	Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:		88 N/A	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.	
Studio/Efficiency	54	54		
One Bedroom	34	34		

Public Housing Development selected for RAD			
Name of Public Housing Project:		Palm Towers	PIC Development No.: FL005000825
Conversion Type:		PBV under RAD ¹	Transfer of Assistance: No
Pre- RAD Unit Type:		Elderly Designated	Post-RAD Unit Type if different:
Total Units:	103	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
De Minimis Reduction:	N/A		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.
One Bedroom	103	103	

Public Housing Development selected for RAD			
Name of Public Housing Project:		Gwen Cherry 23 C	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: No
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:
Total Units:	36	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
De Minimis Reduction:	N/A		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration
One Bedroom	4	4	
Two Bedroom	8	8	
Three Bedroom	16	16	
Four Bedroom	6	6	
Five Bedroom	2	2	

Public Housing Development selected for RAD			
Name of Public Housing Project:		Rainbow Village	PIC Development No.: FL005000830
RAD Development Name:		Rainbow Village	RAD PIC Development No.: FL005000830A
Conversion Type:		PBV under RAD ^{1,3}	Transfer of Assistance: No
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:
Total Units:	100	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
De Minimis Reduction:	N/A		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration
One Bedroom	18	18	
Two Bedroom	36	36	
Three Bedroom	36	36	
Four Bedroom	6	6	
Five Bedroom	4	4	

Public Housing Development selected for RAD				
Name of Public Housing Project:		Culmer Place	PIC Development No.:	FL005000831
RAD Development Name:		Culmer Place	RAD PIC Development No.:	FL005000831A
Conversion Type:		PBV under RAD ^{1, 3}	Transfer of Assistance:	No
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		151	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
			\$309,289.13	

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration
Two Bedroom	16	16	
Three Bedroom	82	82	
Four Bedroom	38	38	
Five Bedroom	15	15	

Public Housing Development selected for RAD				
Name of Public Housing Project:		Culmer Gardens	PIC Development No.: FL005000831	
RAD Development Name:		Culmer Gardens	RAD PIC Development No.: FL005000831B	
Conversion Type:		PBV under RAD ^{1, 3}	Transfer of Assistance: No	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		75	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration
Two Bedroom		56	56	
Three Bedroom		10	10	
Four Bedroom		9	9	

Public Housing Development selected for RAD				
Name of Public Housing Project:		Haley Sofge	PIC Development No.:	FL005000835
Conversion Type:		PBV under RAD ^{1, 3}	Transfer of Assistance:	No
Pre- RAD Unit Type:		Elderly	Post-RAD Unit Type if different:	
Total Units:	475	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)		\$972,928.25
De Minimis Reduction:	N/A			
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration	
Studio/Efficiency	381	381		
One Bedroom	94	94		

Public Housing Development selected for RAD					
Name of Public Housing Project:		Robert King High	PIC Development No.:		FL005000836
RAD PIC Development Name:		Robert King High	RAD PIC Development No.:		Not Provided in CHAP Letter
Conversion Type:		PBV under RAD ^{1, 3}	Transfer of Assistance:		No
Pre- RAD Unit Type:		Elderly Designated	Post-RAD Unit Type if different:		N/A
Total Units:		315	Capital Fund allocation of Development:		
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)		
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³Refer to Appendix A for details on site configuration	
Studio/Efficiency		303	0		
One Bedroom		0	303		
Two Bedroom		12	12		

Public Housing Development selected for RAD					
Name of Public Housing Project:		Three Round Towers (Building B)		PIC Development No.:	FL005000838
RAD PIC Development Name:		Three Round Towers B & C		RAD PIC Development No.:	FL005000838A
Conversion Type:		PBV under RAD ^{1,3}		Transfer of Assistance:	No
Pre- RAD Unit Type:		Elderly Designated		Post-RAD Unit Type if different:	
Total Units: De Minimis Reduction:	135 in Building B N/A	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)			\$276,516.77
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configuration		
One Bedroom	135	135			

Public Housing Development selected for RAD				
Name of Public Housing Project:		Jose Marti Plaza	PIC Development No.:	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance:	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		55	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency		28	28	
One Bedroom		27	27	

Public Housing Development selected for RAD				
Name of Public Housing Project:		Little Havana Homes	PIC Development No.: FL005000839	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance: No	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		28	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Total Units:		28	\$ 57,351.63	
De Minimis Reduction:		N/A		
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.
Two Bedroom		21	21	
Three Bedroom		2	2	
Four Bedroom		5	5	

Public Housing Development selected for RAD				
Name of Public Housing Project:		Joe Moretti	PIC Development No.: FL005000840	
RAD PIC Development Name:		Joe Moretti – Phase 2B	RAD PIC Development No.: FL005000840B	
Conversion Type:		PBV under RAD ^{1, 3}	Transfer of Assistance: No	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		96	Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
De Minimis Reduction:		N/A		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion. ³ Refer to Appendix A for details on site configurations.	
One Bedroom	96	96		

Public Housing Development selected for RAD				
Name of Public Housing Project:		South Miami Gardens	PIC Development No.:	FL005000842
RAD Development Name:	South Miami Gardens	RAD PIC Development No.:		Not Provided in CHAP Letter
Conversion Type:	PBV under RAD ¹	Transfer of Assistance:		No
Pre- RAD Unit Type:	Family	Post-RAD Unit Type if different:		
Total Units:	58	Capital Fund allocation of Development:		\$118,799.80
De Minimis Reduction:	N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.	
Two Bedroom	12	12		
Three Bedroom	29	29		
Four Bedroom	12	12		
Five Bedroom	5	5		

Public Housing Development selected for RAD				
Name of Public Housing Project:		Homestead Gardens	PIC Development No.: FL005000844	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance: No	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units: 150 De Minimis Reduction: N/A		Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)		\$307,240.86
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.	
Two Bedroom	78			
Three Bedroom	72			

Public Housing Development selected for RAD				
Name of Public Housing Project:		Perrine Gardens	PIC Development No.:	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance:	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		158	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.
Studio/Efficiency		18	18	
One Bedroom		4	4	
Two Bedroom		24	24	
Three Bedroom		64	64	
Four Bedroom		36	36	
Five Bedroom		12	12	
\$323,627.04				

Public Housing Development selected for RAD					
Name of Public Housing Project:		Perrine Villas		PIC Development No.:	FL005000845
Conversion Type:		PBV under RAD ¹		Transfer of Assistance:	No
Pre- RAD Unit Type:		Family		Post-RAD Unit Type if different:	
Total Units:		20		Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
De Minimis Reduction:		N/A			
Bedroom Type		Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ Pursuant to PIH Notice 2018-04, PHCD may use the RAD/ PBV blending option and any other available tool. ² No changes in the number of units or bedroom distribution post-conversion.	
Studio/Efficiency		15	15		
One Bedroom		5	5		

Public Housing Development selected for RAD				
Name of Public Housing Project:		Naranja	PIC Development ID:	
Conversion Type:		PBV under RAD ¹	Transfer of Assistance:	
Pre- RAD Unit Type:		Family	Post-RAD Unit Type if different:	
Total Units:		116	Capital Fund allocation of Development:	
De Minimis Reduction:		N/A	(Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project)	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. ² No changes in the number of units or bedroom distribution post-conversion.	
Two Bedroom	24	24		
Three Bedroom	56	56		
Four Bedroom	24	24		
Five Bedroom	12	12		

Public Housing Development selected for RAD				
Name of Public Housing Project:		Arthur Mays Village		PIC Development No.: FL005000847
RAD Development Name:		Arthur Mays Village		RAD PIC Development No.: Not Provided in CHAP Letter
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:		173		Capital Fund allocation of Development: (Total Annual Capital Fund allocation divided by total number of public housing units in PHCD, multiplied by total number of units in project) \$354,351.12
De Minimis Reduction:		N/A		
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion ²	¹ May use the RAD/ PBV blending option and any other available tool. Note that PIH Notice 2018-04 describes the process for blending RAD conversion and disposition activities under section 18 of the U.S. Housing Act of 1937. 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.	
Two Bedroom	41	41		
Three Bedroom	95	95		
Four Bedroom	36	36		
Five Bedroom	1	1		

Note: Projects above are subject to funding availability and priorities, project costs, HUD requirements, environmental and other factors.

VII. Occupancy by Over-Income Families.

- A. PHCD has adopted a policy to limit public housing assistance for over-income families based on the Housing Opportunity through Modernization Act (HOTMA) of 2016 and may further amend this policy upon publication of applicable regulations by HUD.
- B. Families with an annual (gross) income exceeding 120 percent of the median income will be considered over-income and ineligible for housing under the Public Housing Program, unless they meet one of the following conditions:
 1. Under a valid contract for participation in a Family Self-Sufficiency Program
 2. Receiving earned income disallowance

VIII. Occupancy by Police Officers.

PHCD may request HUD's approval for units to be occupied by police officers to increase security for public housing residents.

IX. Non-Smoking Policies.

PHCD 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.

X. Project-Based Vouchers.

Not Applicable

XI. 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. These units must remain vacant until improvements are completed and are ready to be offered to applicants or transferees.
- B. PHCD may request approval for additional units to be placed under modernization.

XII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

- A. PHCD may apply for the Capital Fund Financing Program (CFFP).

Section B.5 –Progress Report

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

- A. Public Housing has sustained its occupancy rate of 94%.
- B. Implemented a Homeless Pilot Program in an effort to address homelessness by collaborating with the Miami-Dade County Homeless Trust for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, or permanent supportive housing pursuant to the executed Memorandum of Understanding for 25 Public Housing Units. Due to the success of the Homeless Pilot Program, a second Memorandum of Understand was executed for an additional 20 units.

C. Redevelopment

- 1. The following mixed-finance projects have been completed or are under construction:
 - a) Northpark at Scott Carver
Note: PHCD continues to enforce management required improvement practices, such as to mitigate too frequent staff turnover, appropriate management staff levels, and rejecting management's provision of resident council office space that is too small for the conduct of resident council responsibilities.
 - b) Joe Moretti – Phase 1 and Phases 2A
 - c) South Miami Plaza Preservation
 - d) Stirrup Plaza – Phase 1 and Phase 2
 - e) Dante Fascell Preservation
 - f) Jack Orr Plaza
 - g) Green Turnkey
 - h) Collins Park
 - i) Smathers Plaza – Phase 1 and 2
 - j) Martin Fine Villas
 - k) Modello Homes
 - l) Liberty Square Phase 1 and 2
 - m) Brisas Del Rio
 - n) Three Round Towers A
 - o) Gallery at River Parc
- 2. The following mixed-finance public housing developments have been converted to PBV under RAD:
 - a) Joe Moretti – Phase I
 - b) Dante Fascell Apartments
 - c) Stirrup Plaza
 - d) South Miami Plaza
 - e) Jack Orr Plaza Phase 1
 - f) Collins Park Apartments
 - g) Joe Moretti Phase 2A
 - h) Three Round Tower A
- 3. It is anticipated that future development opportunities will be offered to develop existing public housing sites and/or vacant land sites through competitive solicitations.

D. HOPE VI

- 1. Phase I (Homeownership) and Phase 2 (Northpark at Scott Carver) of the Scott/Carver HOPE VI development have been completed (now Northpark at Scott Carver).

II. Improve community quality of life and economic vitality

- A. On May 24, 2019, HUD approved a two-year extension for Public Housing's Designated Housing Plan, designating units for occupancy by elderly families only.
- B. PHCD will continue developing partnerships with Resident Councils and other community partners.
- C. PHCD will continue providing Section 3 business applications on-line, promoting Section 3 training, employment and contracting opportunities and increasing the number of Section 3 employed persons.

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, PHCD 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 wait lists via post-application questionnaires to gauge clients' disability-related needs. Subsequently, PHCD 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 – ANNUAL PLAN ELEMENTS APPLICABLE TO THE HOUSING CHOICE VOUCHER

Section B.1 -Revision of Annual PHA Plan Elements

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

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

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

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

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

Family Type	Overall *	Affordability (Households using 50% income for rent)	Supply	Quality-(Households living in Sub-standard conditions)	Access-ibility	Size (Over-crowded)	Location
Income <= 30% of AMI	34,745	18,055	N/A	2,398	N/A	1,876	N/A
Income >30% but <=50% of AMI	36,978	11,680	N/A	2,552	N/A	1,997	N/A
Income >50% but <80% of AMI	48,555	4,651	N/A	3,351	N/A	2,622	N/A
Elderly	46,061	24,685	N/A	3,179	N/A	834	N/A
Households with Disabilities	48,468	17,142	14,166	17,142	N/A	2,617	N/A
Race/Ethnicity (Hispanic)	132,400	N/A	N/A	9,136	N/A	7,150	N/A
Race/Ethnicity (Black)	37,845	N/A	N/A	2,612	N/A	2,044	N/A
Race/Ethnicity (White)	21,925	N/A	N/A	1,513	N/A	1,184	N/A
Race/Ethnicity (Asian and Other)	3,220	N/A	N/A	223	N/A	174	N/A

Sources of information used to conduct this analysis:

Consolidated Plan of the Jurisdiction/s: Miami-Dade County Entitlement Area, Fiscal Years: 2013-2017

*The information provided under the "Overall" column for Income breakdown, Elderly and Households with Disabilities is based on housing needs for families residing in the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami, and Homestead).

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 Public Housing and Community Development Department (PHCD) within its current resources by:
 - (1) Seeking replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers.
 - (2) Undertaking measures to ensure access to affordable housing among assisted families, regardless of unit size required.
 - (3) Housing homeless persons through the Project-Based Voucher program, per PIH Notice 2013-15, subject to need and funding availability.
 - (4) 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, actual or perceived sexual orientation, gender identity, gender expression, race, national origin, ethnic origin, color sex, religion, age, disability, familial status, marital status, ancestry, pregnancy or source of income.

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) PHCD selects applicants for the Housing Choice Voucher and Moderate Rehabilitation Programs from separate waiting lists.
- (2) PHCD, 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 PHCD.
- (3) PHCD, 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 local preferences.

- (4) Subject to approval by the Board, PHCD proposes to establish site-based waiting lists for its Section 8 Project-Based Voucher Program and pursuant to the following policies:
- Interested families will apply with PHCD.
 - Adopted admission preferences will be available for applicants to request during open registration.

Note that under the site-based waiting list approach, families apply for the properties that best meets their needs, such as access to employment, family support, school, public transportation, hospital, medical facility, etc. Implementing a site-based waiting list will expedite leasing process as families are only referred to properties they expressed interest in residing.

(a) Initial Process

Subject to approval by the Board, existing applicant families on the 2008 Tenant-Based waiting list will be provided an opportunity to select and apply for the properties that best meets their needs prior to opening the waiting list to the general public.

- (5) PHCD 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.
- (7) Search Time
- The initial term of the Section 8 voucher continues to be 60 days from the date of voucher issuance. PHCD may extend the initial term for 60 additional days not to exceed an overall total of 120 days in accordance with the Section 8 Administrative Plan.
 - The voucher term may be extended beyond 120-day as a reasonable accommodation.

b) Admission Preference

(1) Admission preferences include:

- Veterans
- Homeless referred by the Miami-Dade County Homeless Trust pursuant to the executed memorandum of understanding.
- Non-elderly persons with disabilities who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless for the Mainstream HCV Program, upon allocation of funding by HUD.
- Miami-Dade County Public Housing residents imminently affected by an activity carried on by any governmental body or in connection with code enforcement or a public improvement or development program.
- Preference may be provided for elderly residents of specific public housing developments that are planned for redevelopment for Section 8 Project Based Voucher (PBV) Program. PHCD must determine which PBV units will be designated for public housing elderly units that will be provided this preference.

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.

- (2) PHCD may establish further admission preferences to assist vulnerable populations, subject to resource availability and at its discretion. Examples of such populations include public housing residents on a case-by-case basis due to redevelopment and emergencies, families under witness protection program, ex-offenders and felons that are part of a reentry program, and pregnant women or women with children where one or more members of the household have been diagnosed with the acquired immunodeficiency syndrome (AIDS).

3. Special Housing Initiatives
PHCD, 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 PHCD and community priorities or HUD's request.
4. Special Admissions
PHCD 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) Displaced persons as defined in Attachment A of the Section 8 Administrative Plan.
 - b) Public Housing residents on a case-by-case basis due to redevelopment.
 - 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.

III. Financial Resources.

Financial Resources: Planned Sources and Uses for Housing Choice Voucher Only		
Sources	Preliminary Estimates \$	Planned Uses
1. Federal Grants (FY 2020-2021)		
Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$198,206,000	
2. Non-federal sources	\$ 0	Not applicable
Total Resources	\$198,206,000	

Notes: All amounts are approximate and subject to change.

IV. Rent Determination.

- A. Section 8 Housing Choice Voucher Program
Pursuant to the Final Rule of HUD's Streamlining Administrative Regulations published on March 8, 2016, and subsequent PIH Notice 2016-05, PHCD may implement the discretionary provisions related to verifying family assets under \$5,000.00 and income determination for any family member with a fixed source of income.
- B. Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher and Section 8 Moderate Rehabilitation Programs:
 1. Payment Standards: PHCD 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. PHCD has set a minimum rent payment at \$50.00.
 3. Amended to include the following:
 - a) Families are required to report all increases in earned income, including new employment, within 10 days of the date the change takes effect. PHCD will conduct interim reexaminations for families in the following circumstances:
 - (1) Families that qualify for the earned income disallowance (EID), and only when the EID family's share of rent will change as a result of the increase.
 - (2) New earned or unearned income for a family member that currently has zero income.
 - (3) New earned income for a family member that currently does not have earned income

V. Operation and Management.

- A. Section 8 Program management policies are located in:
 1. Section 8 Administrative Plan
 - a) Revised Elements:
 - (1) Deleted reference to "One Strike Policy" and/or "pattern of arrests".
 - (2) Reduced the lookback period for criminal activities from ten (10) years from the date of arrest to five (5) years for felonies and three (3) years for misdemeanors from date of conviction.
 - (3) Committed to seek a balance between allowing ex-offenders to reunite with their families in Section 8 programs, and at the same time, ensuring the safety of all residents of its programs.

- (4) Will not require applicants to disclose facts or details of conviction history or arrests until eligibility has otherwise been determined.
 - (5) May consider the reinstatement of removed offender family member, if they are able to establish that they have been rehabilitated.
 - (6) Revised policies to comply with PIH Notices 2012-15 and 2013-17, authorizing owners and tenants to submit photographs verifying repairs or annual and complaint inspection only, subject to additional field inspections.
 - (7) The utility allowance used to calculate the gross rent shall be based on the lower of either the actual size of unit selected by the family or the size authorized on the voucher
 - (8) PHCD may establish a higher payment standard up to 120 percent of the published fair market rents as a reasonable accommodation for families that include one or more persons with disabilities.
- b) Proposed Elements:
- (1) Based on Miami-Dade County Commissioners Resolution No. R-672-20, the following language will be included in the Section 8 Administrative Plan:
 - 2.3 Opening and Closing of the Waiting List
 - A. Timing
 - 1) PHCD, 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 PHCD.
 - 2) Applications accepted for the tenant-based waiting list will be subject to a random selection process implemented through a computerized based system for assignment of a ranking number to determine order of review for eligibility. This same process for assignment of a ranking order for review of applications will be conducted for the project-based programs.
 - 3) PHCD, 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, and accessible or non-accessible, or for one or more of the local preferences).
 - 4) The opening and closing of registration periods will be advertised in the media, as described in Section 2.1 of this chapter, for the purpose of reaching all segments of the community and providing advance notice.
 - (2) HUD awarded PHCD Mainstream HCVs to assist non-elderly persons with disabilities who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. PHCD is establishing a special admission preference that meets these criteria.
 - (a) Subject to approval by the Board, PHCD proposes to establish site-based waiting lists for its Section 8 Project-Based Voucher Program pursuant to the following policies:
 - (b) Interested families will apply with PHCD.
 - (c) Adopted admission preferences will be available for applicants to request during open registration.
 - (d) PHCD will perform selection and screening based on established policies.
 - (e) Existing applicant families on the 2008 Tenant-Based waiting list will be provided an opportunity to select and apply for the properties that best meets their needs prior to opening the waiting list to the general public.
 - (3) Pursuant to Section 1.6.C of PIH Notice 2019-23, RAD Final Implementation, REV-4, PHCD will amend policies to include 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. In addition, PHCD will not increase tenant monthly rents as a result of conversion to PBV under RAD for RAD PBV and non-RAD PBV units.
 - (4) Provide an admission preference for veterans and referrals from the Miami-Dade County Homeless Trust pursuant to the executed memorandum of understanding.

- (5) PHCD may provide the following admission preferences subject to funding availability and at its discretion:
 - (a) Families currently housed in public housing property undergoing significant renovations of redevelopment.
 - (b) To assist vulnerable populations families under witness protection program, ex-offenders and felons that are part of a reentry program, and pregnant women or women with children where one or more members of the household have been diagnosed with the acquired immunodeficiency syndrome (AIDS).
- (6) Written statements will be accepted if witnessed by a Section 8 representative as third-party verifications.
- (7) Amend plan pursuant to Notices PIH 2018-18, Administrative Guidance for Effective and Mandated Use of EIV, and PIH 2018-24, Verification of Social Security Numbers (SSNs), Social Security (SS) and Supplemental Security Income (SSI) Benefits; and Effective use of EIV System's Identify Verification Report.
- (8) Revise policies to restrict changes to family composition after new admission includes the following criteria.
 - (a) The PHA will not approve the addition of a new family or household member unless the individual meets the Program's eligibility criteria and documentation requirements.
 - (b) The PHA will not approve the addition of a new or returning family member unless it meets one or more of the following criteria:
 - i. Marriage, civil union, or domestic partnerships
 - ii. Returning family member from active military service
 - iii. Returning family member from completing education or to continue education
 - iv. Returning son or daughter, aged 26 or younger, who was previously a family member.
 - v. To care for an elderly or disabled immediate family member.
 - vi. The placement of a foster child in the home.
 - (c) The PHA will not approve the addition of a foster child or foster adult if it will cause a violation of HQS space standards.
 - (d) The PHA will provide an exception if the denial of the family addition would violate the Fair Housing Act.
 - (e) An immediate family member is defined as brother, sister, parent, aunt, uncle, grand parent, son, daughter, or other person where the existing household member can prove a previous familial type relationship.
 - (f) A returning family member is defined as a person who was formerly in the household with or without assistance. The family may be required to provide documentation that the family member previously lived with the family.
 - (g) Families are required to report all increases in earned income, including new employment, within 10 days of the date the change takes effect. PHCD will conduct interim reexaminations for families in the following circumstances:
 - (a) The family is a current participant of the Family Self-Sufficiency (FSS) program.
 - (b) Families that qualify for the earned income disallowance (EID), and only when the EID family's share of rent will change as a result of the increase.
 - (c) The family member currently has zero income.
 - (d) New earned income for a family member that currently does not have earned income

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. Deceased Tenant Report, Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool 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. Grievance Policies are found in the Section 8 Administrative Plan, Chapter 29.

VII. Homeownership Programs.

A. Section 8 Tenant-Based Homeownership:

PHCD provides homeownership assistance to participants. Currently there are 168 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) 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.
- 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.

B. As part of the RAD, PHCD 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 PHCD 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 PHCD'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 PHCD).
- Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.

Section B.2 –New Activities

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

Y	N	
☐	☒	Hope VI or Choice Neighborhoods.
☐	☒	Mixed Finance Modernization or Development.
☐	☒	Demolition and/or Disposition.
☐	☒	Designated Housing for Elderly and/or Disabled Families.
☐	☒	Conversion of Public Housing to Tenant-Based Assistance.
☒	☐	Conversion of Public Housing to Project-Based Assistance under RAD.
☐	☒	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).

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. Hope VI or Choice Neighborhoods.

Not Applicable to HCV

II. Mixed-Finance Modernization or Development.

PHCD may engage in Rental Assistance Demonstration (RAD).

III. Demolition and/or Disposition.

PHCD may convert existing Public Housing 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 Project-Based Assistance under RAD.

Using the RAD program, mixed finance options, and Capital funds, among others, PHCD will embark on the conversion of public housing developments to Site 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, PHCD 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, and future supplemental instructions or amendments.

PHCD 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, PHCD 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 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.

PHCD certifies that all sites converting assistance will comply with the site selection requirements set for at 24 CFR § 983.57, 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. 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.

VIII. Occupancy by Police Officers.

Not Applicable to HCV

IX. Non-Smoking Policies.

Encourage a smoke-free policy pursuant to Miami-Dade County Commissioners Resolution Nos. R-1003-15 and R-582-16.

X. Project-Based Vouchers

- A. Based on availability of additional funding, PHCD estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based Voucher (PBV) assistance.
- B. Current project-based vouchers are located at:
 - 1. Liberty Square Apartments/Tansey Corporation – 24 units
 - 2. Verde Gardens – 65 units
 - 3. Del Prado Gardens – 31 units
 - 4. Carey Shuler – 20 units
 - 5. Coquina Place – 24 units
 - 6. Coalition Lift – 8 Units
 - 7. Golden Lakes Phase I – 28 units
 - 8. Golden Lakes Phase II – 21 units
 - 9. Golden Lakes Phase III – 12 units
 - 10. Golden Lakes Phase IV – 13 units
 - 11. Wagner Creek Apartments – 18 units
 - 12. Marcia Gardens – 70 units
 - 13. Modello Apartments – 80 units
 - 14. Centerra Townhomes – 16 units
 - 15. George Humphrey Towers (1809 Brickell) – 266 units
- C. PBV unit approval is expected to increase to approximately 400 units.

XI. Units with Approved Vacancies for Modernization.

Not Applicable to HCV

XII. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Not Applicable to HCV

Section B.5 –Progress Report

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

- A. PHCD completed the certification for the Section Eight Management Assessment Program (SEMAP) for fiscal year ended 9/30/2018 with a score of 100 percent, earning a High Performer rating.

II. Improve community quality of life and economic vitality.

- A. PHCD continues efforts in creating a Resident Advisory Board and developing relationships with other community partners.

III. Ensure equal opportunity in housing for all Americans.

- A. Complied with the Fair Housing Act and provided Fair Housing Training to staff.

Appendix A

Section 18 Disposition/RAD Blending Option and Site Configuration

I. Section 18 Disposition/RAD Blending Option (25% Disposition/75% RAD)

On September 5, 2019 HUD issued Notice PIH-2019-23, RAD Final Implementation, Revision 4. Section 1.5(B)(2) of the notice discusses the tool available to the PHA for combining Section 18 of the Housing Act of 1937 and RAD in order to perform comprehensive Rehabilitation of its housing. The Section states the following:

“2. Joint RAD and Section 18 applications. *In some instances, a PHA may be able to combine RAD and Section 18 towards the preservation of a project. Where permitted, a PHA submits a RAD application for all units in a project. Once HUD confirms that the PHA is eligible to combine RAD with Section 18, HUD will offer the PHA a streamlined process for getting HUD approval for the units eligible for Section 18.*

a. If a PHA is combining the use of RAD and Section 18 at a project, including through the use of 24 CFR 970.17(c) to dispose of 25% of the units at the project on the grounds that it allows for comprehensive rehabilitation or replacement through RAD so that all units can be operated under project-based assistance (i.e., RAD/Section 18 Blend, see Notice PIH 2018-04 for more details), the RAD relocation requirements described in the RAD Fair Housing, Civil Rights, and Relocation Notice shall apply to residents of the Section 18 units, in lieu of the relocation requirements under 24 CFR part 970. All of the RAD relocation requirements shall apply to residents of the Section 18 units, including, but not limited to, the resident notice and meeting requirements, the right to return, and relocation assistance and payments. The PHA may not provide different relocation rights and benefits to residents of the project on the basis of whether they reside in a RAD unit or a Section 18 unit.”

II. Site Configuration

A. Three Round Towers

Three Round Towers (FL005000838) is currently 263 public housing units spread across two towers – Tower B and Tower C; Three Round Tower A (FL005000860) is currently 128 public housing units.

- Tower A will be a 100% RAD conversion of units.
- Tower C is 128 units that were vacated under a transfer of residents to Collins Park Apartments (FL005000854) pursuant to site acquisition proposal approved by HUD in 2014. Since 124 units at Tower C were replaced at Collins Park, a 100% Section 18 disposition will be pursued for this tower.
- Towers B is currently 135 public housing units. As part of the Tower B RAD and Section 18 conversion, 90 units of Tower B RAD PBV assistance (68 RAD and 22 non-RAD PBV) will be transferred to Tower C and 45 of units of Tower B PBV assistance (34 RAD and 11 non-RAD PBV) will be transferred to a 120-unit project called Brisas Del Este. The 135 units at Tower B will then be restricted under the Low-Income Housing Tax Credit (LIHTC) program. Tenant Protection Vouchers (TPVs) may be applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Brisas Del Este will be constructed on vacant land at the Three Round

Towers' site adjacent to Towers B and C. LIHTCs will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to these projects.

If TPVs are awarded by HUD¹, the post-conversion unit mix is projected to be:

Unit Type	Tower A	Tower B	Tower C	Brisas Del Este	Total
RAD PBV	128	0	68	34	230
Non-RAD PBV	0	0	22	11	33
LIHTC Only	0	135	38	75	248
Total	128	135	128	120	511

Note: The distribution of RAD PBV and non-RAD PBV units between Tower B and Tower C may change.

According to Section 1.4.A.12 of the RAD Notice, "for the purposes of this sub-section, transfer of assistance does not include transfers to an adjacent site". Therefore, these transfers of assistance to Tower C and Brisas Del Este do not constitute a Transfer of Assistance under RAD.

B. Haley Sofge

Haley Sofge (FL005000835) is currently 475 public housing units spread across two towers – Tower 750 and Tower 800.

Building 750 is 235 units and may be converted with 75% (177 units) under RAD and up to 25% (58 units) through Section 18 disposition.

The conversion may consist of a new construction, 235-unit building being constructed adjacent to the existing building. Upon completion of the new building, the 235 households will be moved into the new building. Up to 58 TPVs may be applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to these projects.

Building 800 is 240 units and may be converted under RAD and up to 25% (60 units) Section 18 disposition in multiple phases. Upon completion of all phases and replacement of 240 assisted units, the existing building will be demolished. TPVs may be applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to these projects.

According to Section 1.4.A.12 of the RAD Notice, "for the purposes of this sub-section, transfer of assistance does not include transfers to an adjacent site". Therefore, these transfers of assistance to the properties in the table above do not constitute a Transfer of Assistance under RAD.

C. Brisas del Rio 1 and Gallery at River Parc 1

Brisas del Rio 1 and Gallery at River Parc 1 are both new construction projects that have been approved as mixed-finance project and are already under construction, with 27 ACC units in Brisas del Rio 1 and 30 ACC units in Gallery at River Parc 1. Upon completion and stabilization of these projects, the 57 total ACC units included in these two projects may be converted to RAD PBVs.

¹ If TPVs are not awarded by HUD, this unit mix may change.

D. Robert King High

Robert King High (FL005000836) is currently 315 public housing units in one building.

This project may be converted as follows: 75% (237 units) under RAD and up to 25% (78 units) through Section 18 disposition. Up to 78 TPVs may be applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project.

Assuming TPVs are awarded by HUD², the post-conversion unit mix is projected to be:

Unit Type	Robert King High
RAD PBV	237
Non-RAD PBV	78
LIHTC Only	0
Total	315

Also, as part of this conversion and renovation, a reconfiguration of efficiency (0-BR) units to 1-BR units. The pre-conversion and post-conversion unit mix by bedroom type is projected to be:

Bedroom Type	Pre-Conversion	Post-Conversion
0-BR	303	0
1-BR	0	303
2-BR	12	12
Total	315	315

E. Joe Moretti Phase 2B

Joe Moretti (FL005000840) is currently 268 public housing units spread across multiple buildings. Joe Moretti Phase 2B will be a 96-unit partial conversion of this AMP.

This 96-unit project may be converted 75% (72 units) under RAD and up to 25% (24 units) through Section 18 disposition. Up to 24 TPVs will be applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project.

Assuming TPVs are awarded by HUD³, the post-conversion unit mix is projected to be:

Unit Type	Joe Moretti Phase 2B
RAD PBV	72
Non-RAD PBV	24
LIHTC Only	0
Total	96

² If TPVs are not awarded by HUD, this unit mix may change.

³ If TPVs are not awarded by HUD, this unit mix may change.

F. Rainbow Village/Gwen Cherry 23

Rainbow Village/Gwen Cherry 23 (FL005000830) is currently 136 public housing units spread across multiple buildings on one site. Rainbow Village/Gwen Cherry 23 will be a 136-unit partial conversion of this AMP.

This 136-unit project may be converted 75% (102 units) under RAD and up to 25% (34 units) through Section 18 disposition. Up to 34 TPVs will applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project.

Assuming TPVs are awarded by HUD⁴, the post-conversion unit mix is projected to be:

Unit Type	Rainbow Village/Gwen Cherry 23
RAD PBV	102
Non-RAD PBV	34
LIHTC Only/Market	878 (subject to change)
Total	1,014

G. Culmer Place / Culmer Gardens Phase 1

Culmer Place / Culmer Gardens (FL005000831) is currently 226 public housing units spread across multiple buildings on one site. Culmer Place / Culmer Gardens Phase 1 will be a 119-unit partial conversion of this AMP.

This project may be converted 75% (89 units) under RAD and up to 25% (30 units) through Section 18 disposition. Up to 30 TPVs will applied for and, if awarded by HUD, be project-based to replace the project-based assistance disposed of through Section 18. 75% RAD and 25% Section 18 blending is being pursued to boost project income and fund more construction costs. Low-Income Housing Tax Credits (LIHTC) will also be used to fund construction and transaction costs, so LIHTC restrictions will also apply to this project.

Assuming TPVs are awarded by HUD⁵, the post-conversion unit mix is projected to be:

Unit Type	Culmer Place / Culmer Gardens Phase 1
RAD PBV	89
Non-RAD PBV	30
LIHTC Only/Market	120 (subject to change)
Total	239

⁴ If TPVs are not awarded by HUD, this unit mix may change.

⁵ If TPVs are not awarded by HUD, this unit mix may change.

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT**Part I: Summary**

PHA Name/Number		Locality (City/County & State)			Work Statement for Year 4		Work Statement for Year 5	
Development Number and Name		Work Statement for Year 1 FFY 2020-2021	Work Statement for Year 2 FFY: 2021-2022	Work Statement for Year 3 FFY: 2022-2023	☐ Original 5-Year Plan ☐ Revision No:		Work Statement for Year 5 FFY: 2024-2025	
B.	Physical Improvements Subtotal	See Annual Statement	\$8,500,524.00	\$8,500,524.00	\$8,500,524.00		\$8,500,524.00	
C.	Management Improvements		\$750,000.00	\$750,000.00	\$750,000.00		\$750,000.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		\$50,000.00	\$50,000.00	\$50,000.00		\$50,000.00	
E.	Administration		\$2,887,450.00	\$2,887,450.00	\$2,887,450.00		\$2,887,450.00	
F.	Other		\$2,149,274.00	\$2,149,274.00	\$2,149,274.00		\$2,149,274.00	
G.	Operations		\$4,912,416.00	\$4,912,416.00	\$4,912,416.00		\$4,912,416.00	
H.	Demolition							
I.	Development							
J.	Capital Fund Financing – Debt Service							
K.	Total CFP Funds							
L.	Total Non-CFP Funds (RHF)							
M.	Grand Total		\$19,249,664.00	\$19,249,664.00	\$19,249,664.00		\$19,249,664.00	

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

[illegible]

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

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Annual Statement/Performance and Evaluation
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 3/31/2020

Part I: Summary

PHA Name:	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:
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Type of Grant
☐ Original Annual Statement
☐ Performance and Evaluation Report for Period Ending:
☐ Reserve for Disasters/Emergencies
☐ Revised Annual Statement (revision no:)
☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost	Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) 3		\$4,812,416.00			
3	1408 Management Improvements		\$750,000.00			
4	1410 Administration (may not exceed 10% of line 21)		\$2,887,450.00			
5	1480 General Capital Activity		\$10,110,625.00			
6	1492 Moving to Work Demonstration					
7	1501 Collateralization Expense / Debt Service Paid by PHA					
8	1503 RAD-CFP – Three Round Tower (A)		\$75,107.00			
9	1503 RAD-CFP-Jack Orr Plaza		\$115,628.00			
10	1503 RAD-CFP-Dante Fascell		\$94,757.00			
11	1503 RAD-CFP-Collins Park		\$42,377.00			
12	1503 RAD-CFP-Joe Moretti Ph 1		\$44,992.00			
13	1503 RAD-CFP-Joe Moretti Ph 2		\$57,916.00			
14	1503 RAD-CFP-South Miami Plaza		\$53,991.00			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

Annual Statement/Performance and Evaluation
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 3/31/2020

Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2021 FFY of Grant Approval:	
Type of Grant ☒ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement (revision no:) ☐ Performance and Evaluation Report for Period Ending: ☐ Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
15	1503 RAD-CFP-Stirrup Plaza	Original	Revised ²	Obligated	Expended
16	1503 RAD Three Round Tower (B & C)	\$59,517.00			
17	1503 Brisas del Este	\$29,925.00			
18	1509 Responding to COVID 19	\$14,963.00,			
19	Amount of Annual Grant: (sum of lines 2 - 18)	\$100,000.00			
20	Amount of line 20 Related to Energy Conservation Measures	\$19,249,664.00			
Signature of Executive Director		Date	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PERFORMANCE AND EVALUATION REPORT
CAPITAL FUND PROGRAM FL14P005501-20 (CF 720)
ANNUAL STATEMENT FY 2020**

Part II: Supporting Pages Back Up

PERFORMANCE AND EVALUATION REPORT

AMP Group	CCS	HUD #	Development Name	General Description of Major Work Categories	PROJECT ACC. NO.	BUDGET AMOUNTS
800	000	000	PHA-WIDE	Operating Expense	140601	\$4,812,416.00
800	000	000	PHA-WIDE	Management Improvement	140820	\$750,000.00
800	000	000	PHA-WIDE	Administration	141001	\$2,887,450.00
800	000	000	PHA-WIDE	ARCHITECTURAL FEES (for projects located as generally noted at below referenced sites)	143001	\$443,125.00
800	000	000	Development	Inspection Costs (including PHA Project Managers)	143007	\$577,500.00
						\$1,020,625.00
800	000	000	Agency Wide	Safety and Security (cameras)	145010	\$200,000.00
800	000	000	Agency Wide	Site Improvements (REAC Compliance)	145010	\$200,000.00
817	144	5-144	Ward Towers 2	Major Soil Erosion	145010	\$0.00
846	069	5-069	Moody Village	Lighting Upgrades	145018	\$150,000.00
846	081	5-081	Moody Gardens	Electrical Entrance Gate	145020	\$25,000.00
						\$575,000.00
821	826	5-826	Gwen Cherry 20	Roof Replacement/Painting	146010	\$225,000.00
827	848	5-848	Liberty Homes	Roof Replacement, Painting (doors & windows)	146010	\$750,000.00
842	058	5-058	Stirrup Plaza Family	Roof Replacement - gutters also need to be repair/replaced.	146010	\$200,000.00
842	064	5-064	Heritage Village I (010)	Roof Replacement/soffits & exterior painting	146010	\$250,000.00
843	086	5-086	Heritage Village II	Roof Replacement/soffits & exterior painting	146010	\$300,000.00
844	083	5-083	W. Homestead Gardens	Roof Replacement	146010	\$34,000.00
845	022	5-022	Perrine Gardens	Roof Replacement - gutters also need to be repair/replaced.	146010	\$350,000.00
845	077	5-077	Richmond Homes	Roof Replacement - gutters also need to be repair/replaced.	146010	\$275,000.00
845	082	5-082	Perrine Villas	Roof Replacement - gutters also need to be repair/replaced.	146010	\$280,000.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PERFORMANCE AND EVALUATION REPORT
CAPITAL FUND PROGRAM FL14P005501-20 (CF 720)
ANNUAL STATEMENT FY 2020**

Part II: Supporting Pages Back Up

PERFORMANCE AND EVALUATION REPORT

AMP Group	CCS	HUD #	Development Name	General Description of Major Work Categories	PROJECT ACC. NO.	BUDGET AMOUNTS
846	072	5-072	Pine Island I	Roof Replacement, stucco repairs and exterior painting	146010	\$500,000.00
846	073	5-073	Pine Island II	Roof Replacement, stucco repairs and exterior painting	146010	\$400,000.00
843	070	5-070	Wayside	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$50,000.00
844	050	5-050	Homestead Gardens	sealing of crack on exterior wall/repair spalling in hallways / pressure cleaning/painting exterior of building	146020	\$175,000.00
844	078	5-078	Florida City Family	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$30,000.00
844	080	5-080	Florida City Gardens	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$70,000.00
821	824	5-824	Gwen Cherry 07	Windows Replacement/Painting	146038	\$225,000.00
821	825	5-825	Gwen Cherry 06	Windows Replacement/Painting	146038	\$100,000.00
821	827	5-827	New Haven Gdns/Site 05	Windows Replacement/Painting	146038	\$620,000.00
823	006	5-006	Little River Terrace	Windows Replacement/Painting	146038	\$475,000.00
825	065	5-065	Palm Court	Windows Replacement/Painting	146038	\$0.00
828	056	5-056	Edison Park (Family)	Windows Replacement/Painting	146038	\$225,000.00
830	063	5-063	In Cities - Wynwood	Windows Replacement/Painting	146038	\$250,000.00
830	854	5-854	Wynwood Homes - C	Windows Replacement/Painting	146038	\$190,000.00
837	011	5-011	Abe Aronovitz	Windows Replacement/Painting	146038	\$250,000.00
837	829	5-829	Scattered Site 9 - D	Doors & Windows Replacement (roofs) - Painting	146038	\$150,000.00
837	830	5-830	Scattered Site 11 - D	Doors & Windows Replacement (roofs) - Painting	146038	\$76,000.00
839	090	5-090	Jose Marti Plaza	Windows replacement and Exterior Stucco repairs & painting	146038	\$0.00
841	822	5-822	Gwen Cherry 08	Windows replacement and Exterior Stucco repairs & painting	146038	\$100,000.00
841	821	5-821	Gwen Cherry 12	Windows replacement and Exterior Stucco repairs & painting	146038	\$30,000.00
841	820	5-820	Gwen Cherry 13	Windows replacement and Exterior Stucco repairs & painting	146038	\$275,000.00
841	833	5-833	Gwen Cherry 14	Windows replacement and Exterior Stucco repairs & painting	146038	\$275,000.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PERFORMANCE AND EVALUATION REPORT
CAPITAL FUND PROGRAM FL14P005501-20 (CF 720)
ANNUAL STATEMENT FY 2020
PERFORMANCE AND EVALUATION REPORT**

Part II: Supporting Pages Back Up

AMP Group	CCS	HUD #	Development Name	General Description of Major Work Categories	PROJECT ACC. NO.	BUDGET AMOUNTS
841	831	5-831	Gwen Cherry 15	Windows replacement and Exterior Stucco repairs & painting	146038	\$275,000.00
841	832	5-832	Gwen Cherry 16	Windows replacement and Exterior Stucco repairs & painting	146038	\$275,000.00
828	001	5-001	Edison Courts	Electrical Upgrades	146040	\$200,000.00
822	815	5-815	Scattered Sites - A	Exterior Painting	146046	\$100,000.00
837	008	5-008	Donn Gardens	Exterior Painting	146046	\$225,000.00
841	845	5-845	Allapattah Homes	Exterior Painting	146046	\$80,000.00
841	853	5-853	Santa Clara Homes	Exterior Painting	146046	\$30,000.00
800	000	000	Agency Wide	Vacancy Preparations	146090	\$150,000.00
				Sub-total		\$8,465,000.00
860	860	5-860	Three Round Tower (A)	RAD Conversion Costs	1503	\$75,107.00
852	041	5-041	Jack Orr	RAD Conversion Costs	1503	\$115,628.00
849	034	5-034	Dante Fascell	RAD Conversion Costs	1503	\$94,757.00
854	854	5-854	Collins Park	RAD Conversion Costs	1503	\$42,377.00
848	012	5-012	Joe Moretti Phase 1	RAD Conversion Costs	1503	\$44,992.00
857	857	5-857	Joe Moretti Phase 2	RAD Conversion Costs	1503	\$57,916.00
851	045	5-045	South Miami Plaza	RAD Conversion Costs	1503	\$53,991.00
850	058	5-058	Stirrup Plaza	RAD Conversion Costs	1503	\$59,517.00
838	062	5-062	Three Round tower (B & C)	RAD Conversion Costs	1503	\$29,925.00
838	062	5-062	Brisas del Este	RAD Conversion Costs	1503	\$14,963.00
						\$589,173.00
800	000	000	Agency Wide	Responding to COVID 19	1509	\$100,000.00
800	000	000	Agency Wide	Non-Dwelling Structure	147010	\$50,000.00
				Grand Total		\$19,249,664.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
FIVE YEAR PLAN FY 2020 Part II: Supporting Pages Back Up
PERFORMANCE AND EVALUATION**

FIVE YEAR PLAN

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	Project Acc. No.	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
800	000	000	PHA-WIDE	Operating Expense	140601	\$4,812,416.00	\$4,812,416.00	\$4,812,416.00	\$4,812,416.00	\$4,812,416.00
800	000	000	PHA-WIDE	Management Improvement	140820	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00
800	000	000	PHA-WIDE	Administration	141001	\$2,887,450.00	\$2,887,450.00	\$2,887,450.00	\$2,887,450.00	\$2,887,450.00
800	000	000	PHA-WIDE	ARCHITECTURAL FEES (for projects located as generally noted at below referenced sites)	143001	\$443,125.00	\$443,125.00	\$443,125.00	\$443,125.00	\$443,125.00
800	000	000	Facilities & Development	Inspection Costs (including PHA Project Managers)	143007	\$577,500.00	\$577,500.00	\$577,500.00	\$577,500.00	\$577,500.00
						\$1,020,625.00	\$1,020,625.00	\$1,020,625.00	\$1,020,625.00	\$1,020,625.00
800	000	000	Agency Wide	Safety and Security (cameras)	145010	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
800	000	000	Agency Wide	Site Improvements (REAC Compliance)	145010	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
817	144	5-144	Ward Towers 2	Major Soil Erosion	145010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
846	069	5-069	Moody Village	Lighting Upgrades	145018	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
846	081	5-081	Moody Gardens	Electrical Entrance Gate	145020	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
						\$575,000.00	\$575,000.00	\$575,000.00	\$575,000.00	\$575,000.00
821	826	5-826	Gwen Cherry 20	Roof Replacement/Painting	146010	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
827	848	5-848	Liberty Homes	Roofs, Doors & Window Replacement, Painting	146010	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00	\$750,000.00
842	058	5-058	Stirrup Plaza Family	Roof repairs/replacement - gutters also need to be repair/replaced.	146010	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
842	064	5-064	Heritage Village I (010)	Roof Repairs / soffits & exterior painting	146010	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
843	086	5-086	Heritage Village II	Roof Repairs / soffits & exterior painting	146010	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
844	083	5-083	W. Homestead Gardens	Roof repairs/replacement	146010	\$34,000.00	\$34,000.00	\$34,000.00	\$34,000.00	\$34,000.00
845	022	5-022	Perrine Gardens	Roof repairs/replacement - gutters also need to be repair/replaced.	146010	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00	\$350,000.00
845	077	5-077	Richmond Homes	Roof repairs/replacement - gutters also need to be repair/replaced.	146010	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
FIVE YEAR PLAN FY 2020 Part II: Supporting Pages Back Up
PERFORMANCE AND EVALUATION**

FIVE YEAR PLAN

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	Project Acc. No.	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
845	082	5-082	Perrine Villas	Roof repairs/replacement - gutters also need to be repair/replaced.	146010	\$280,000.00	\$280,000.00	\$280,000.00	\$280,000.00	\$280,000.00
846	072	5-072	Pine Island I	Roof repairs, stucco repairs and exterior painting	146010	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
846	073	5-073	Pine Island II	Roof repairs, stucco repairs and exterior painting	146010	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
843	070	5-070	Wayside	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
844	050	5-050	Homestead Gardens	Sealing of crack on exterior wall/repair spalling in hallways / pressure cleaning/painting exterior of building	146020	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00	\$175,000.00
844	078	5-078	Florida City Family	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
844	080	5-080	Florida City Gardens	Sealing of crack on exterior walls/pressure cleaning /painting	146020	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
821	824	5-824	Gwen Cherry 07	Window Replacement/Painting	146038	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
821	825	5-825	Gwen Cherry 06	Window Replacement/Painting	146038	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
821	827	5-827	New Haven Gdns/Site 05	Window Replacement/Painting	146038	\$620,000.00	\$620,000.00	\$620,000.00	\$620,000.00	\$620,000.00
823	006	5-006	Little River Terrace	Window Replacement/Painting	146038	\$475,000.00	\$475,000.00	\$475,000.00	\$475,000.00	\$475,000.00
825	065	5-065	Palm Court	Window Replacement/Painting	146038	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
828	056	5-056	Edison Park (Family)	Window Replacement/Painting	146038	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
830	063	5-063	In Cities - Wynwood	Window Replacement/Painting	146038	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
830	854	5-854	Wynwood Homes - C	Window Replacement/Painting	146038	\$190,000.00	\$190,000.00	\$190,000.00	\$190,000.00	\$190,000.00
837	011	5-011	Abe Aronovitz	Replacement of all Windows & exterior painting	146038	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
837	829	5-829	Scattered Site 9 - D	Roofs, Doors & Window Replacement - Painting	146038	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
837	830	5-830	Scattered Site 11 - D	Roofs, Doors & Window Replacement - Painting	146038	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00	\$76,000.00
839	090	5-090	Jose Marti Plaza	Window replacement and Exterior Stucco repairs & painting	146038	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
841	822	5-822	Gwen Cherry 08	Exterior Painting, Window and screen doors replacement	146038	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
FIVE YEAR PLAN FY 2020 Part II: Supporting Pages Back Up
PERFORMANCE AND EVALUATION**

FIVE YEAR PLAN

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	Project Acc. No.	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
841	821	5-821	Gwen Cherry 12	Exterior Painting, Window and screen doors replacement	146038	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
841	820	5-820	Gwen Cherry 13	Exterior Painting, Window and screen doors replacement	146038	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00
841	833	5-833	Gwen Cherry 14	Exterior Painting, Window and screen doors replacement	146038	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00
841	831	5-831	Gwen Cherry 15	Exterior Painting, Window and screen doors replacement	146038	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00
841	832	5-832	Gwen Cherry 16	Exterior Painting, Window and screen doors replacement	146038	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00	\$275,000.00
828	001	5-001	Edison Courts	Electrical Upgrades	146040	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00
822	815	5-815	Scattered Sites - A	Exterior Painting	146046	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
837	008	5-008	Donn Gardens	Paint & Pressure Cleaning	146046	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00	\$225,000.00
841	845	5-845	Allapattah Homes	Exterior Painting	146046	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00	\$80,000.00
841	853	5-853	Santa Clara Homes	Exterior Painting	146046	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
800	000	000	Agency Wide	Vacancy Preparations	146090	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
						\$8,465,000.00	\$8,465,000.00	\$8,465,000.00	\$8,465,000.00	\$8,465,000.00
860	860	5-860	Three Round Tower	RAD Conversion Costs	1503	\$75,107.00	\$75,107.00	\$75,107.00	\$75,107.00	\$75,107.00
852	041	5-041	Jack Orr	RAD Conversion Costs	1503	\$115,628.00	\$115,628.00	\$115,628.00	\$115,628.00	\$115,628.00
849	034	5-034	Dante Fassell	RAD Conversion Costs	1503	\$94,757.00	\$94,757.00	\$94,757.00	\$94,757.00	\$94,757.00
854	854	5-854	Collins Park	RAD Conversion Costs	1503	\$42,377.00	\$42,377.00	\$42,377.00	\$42,377.00	\$42,377.00
848	012	5-012	Joe Moretti Phase 1	RAD Conversion Costs	1503	\$44,992.00	\$44,992.00	\$44,992.00	\$44,992.00	\$44,992.00
857	857	5-857	Joe Moretti Phase 2	RAD Conversion Costs	1503	\$57,916.00	\$57,916.00	\$57,916.00	\$57,916.00	\$57,916.00
851	045	5-045	South Miami Plaza	RAD Conversion Costs	1503	\$53,991.00	\$53,991.00	\$53,991.00	\$53,991.00	\$53,991.00
850	058	5-058	Stirrup Plaza	RAD Conversion Costs	1503	\$59,517.00	\$59,517.00	\$59,517.00	\$59,517.00	\$59,517.00
838	062	5-062	Three Round Tower (B & C)	RAD Conversion Costs	1503	\$29,925.00	\$29,925.00	\$29,925.00	\$29,925.00	\$29,925.00
838	062	5-062	Brisas del Este	RAD Conversion Costs	1503	\$14,963.00	\$14,963.00	\$14,963.00	\$14,963.00	\$14,963.00

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
CAPITAL FUND PROGRAM
FIVE YEAR PLAN FY 2020 Part II: Supporting Pages Back Up
PERFORMANCE AND EVALUATION**

FIVE YEAR PLAN

AMP Group	CCS	FL HUD #	Development Name	General Description of Major Work Categories	Project Acc. No.	FY 2020-2021	FY 2021-2022	FY 2022-2023	FY 2023-2024	FY 2024-2025
						\$589,173.00	\$589,173.00	\$589,173.00	\$589,173.00	\$589,173.00
800	000	000	Agency Wide	Responding to COVID 19	1509	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
800	000	000	Agency Wide	Non-Dwelling Structure	147010	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
				Grand Total		\$19,249,664.00	\$19,249,664.00	\$19,249,664.00	\$19,249,664.00	\$19,249,664.00



PUBLIC NOTICE
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Proposed Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Annual Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Capital Fund Program

COMMENT PERIOD

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises a 45-day comment period beginning **June 7, 2020** through **July 21, 2020** for the public to review and comment on the following proposed documents:

- Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
- Fiscal Year 2020-2021 Annual Public Housing Agency Plan
- Fiscal Year 2020-2021 Capital Fund Program (CFP)

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each PHCD's site management office, administrative office, and website at www.miamidade.gov/housing.

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.

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.





AVISO PÚBLICO DEPARTAMENTO DE VIVIENDAS PÚBLICAS Y DESARROLLO COMUNITARIO

Propuesta del Plan Anual de la Agencia Para el Año Fiscal 2020-2021 Propuesta del Plan de Cinco Años de la Agencia Para el Año Fiscal 2020-2025 Propuesta del Programa de Fondos de Capital Para el Año Fiscal 2020-2021

PERÍODO DE COMENTARIOS

El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, su sigla en inglés) por este medio anuncia el periodo de comentarios de 45 días desde **el 7 de junio del 2020 hasta el 21 de julio del 2020** para que el público revise y comente en las siguientes propuestas:

- Plan Anual de la Agencia Para el Año Fiscal 2020-2021
- Plan de Cinco Años de la Agencia Para el Año Fiscal 2020-2025
- Programa de Fondos de Capital Para el Año Fiscal 2020-2021

Los documentos arriba mencionados estarán disponibles en las oficinas administrativa de PHCD de lunes a viernes entre las 8:00 am y 5:00 pm, y en el sitio web a www.miamidade.gov/housing.

Por favor, envíe sus comentarios por escrito a: *PHCD, 701 N.W. 1st Ct, piso 16, Miami, Florida 33136, Atención:*

Comentarios sobre el PHA Plan o envíe sus comentarios por correo electrónico a:

PHAPublicComment@miamidade.gov

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

AVI PIBLIK LOJMAN PIBLIK AK DEVLOPMAN KOMINOTÈ

Pwopoze Plan Ajans Lojman Piblik Ane Fiskal 2020-2025 pou 5 ane yo Pwopoze Ane Fiskal 2020-2021 Plan Piblik Anyèl Ajans Lojman Pwopozisyon Pwogram Fon Ane Fiskal 2020-2021

PERYÒD KÒMANTÈ

Depatman Lojman Piblik ak Devlopman Kominotè Miami-Dade (PHCD) ap pibliye yon peryòd kòmantè 45 jou **apati 7 jen 2020 jiska 21 jiyè 2020** pou piblik la revize ak fè kòmantè sou dokiman ki pwopoze sa yo:

- Plan Ajans Lojman Piblik pou Ane 2020 pou ane 2020-2025
- Plan Ane Ajans Lojman Piblik pou Ane Fiskal 2020-2021
- Ane Fiskal 2020-2021 Pwogram Fon Kapital (CFP)

Dokiman sa yo disponib lendi jiska vandredi ant èdtan yo 8:00 ak 5:00 pm nan chak biwo administrasyon sit PHCD, biwo administratif, ak sit entènèt nan www.miamidade.gov/housing.

Tanpri voye kòmantè alekrit w yo pandan peryòd kòmantè a bay: *PHCD, 701 N.W. 1st Ct, 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; oswa voye kòmantè w yo pa imel nan: PHAPublicComment@miamidade.gov

PHCD pa fè diskriminasyon baze sou ras, sèks, koulè, relijyon, eta sivil, orijin nasyonal, enfimite, zansèt, oryantasyon seksyèl, ekspresyon idantite seksyèl, estati kòm viktim vyolans konjigal, vyolans oswa asèlman nan frekantasyon, sous revni, laj, gwosès, oswa estati famiyal pou jwenn aksè a, admisyon nan, oswa anplwa nan pwogram oswa aktivite lojman yo. Si w bezwen entèprèt ki pale lang siy oswa materyèl nan fòm aksesib pou evennman sa a, rele 786-469-2155 omwen senk jou davans. Itilizatè TDD/TTY yo ka kontakte Florida Relay Service nan 800-955-8771.



PERVERSION OF JUSTICE | THE JEFFREY EPSTEIN SAGA

Judge seems unlikely to unseal grand jury records on Epstein

BY JULIE K. BROWN
jbrown@miamiherald.com

Long-sealed grand jury records that could reveal whether Palm Beach prosecutors sabotaged their own case against child molester Jeffrey Epstein will likely remain hidden from the public, at least for now, a county judge signaled Wednesday.

The county's chief judge, Krista Marx, appeared poised to dismiss a lawsuit filed by the Palm Beach Post that sought to open the documents, which have been sealed since 2006, but had not issued a decision from the bench following a hearing at the Palm Beach County Courthouse on Wednesday morning.

Grand jury testimony and evidence is kept secret in Florida and can only be opened if it can be shown that the proceedings were tainted by wrongdoing.

At the hearing, Marx criticized the Post's lawsuit, pointing out a legal technicality that she said is reason to dismiss the suit. Marx has previously said that she doesn't understand why the records should be made public.

Elected to the bench in 1998, Marx didn't hide her scorn for the effort to pressure Palm Beach State Attorney Dave Aronberg and the county clerk, Sharon Bock, to turn over the records. She said Aronberg

doesn't have them, and Bock won't release them without a court order, which is essentially what the Post was seeking Wednesday.

"Why should the clerk and the state attorney have to defend a civil action? They can't give you what they don't have," Marx said. "The records cannot be released without a court order."

In January, Marx labeled an attempt by a special prosecutor appointed by Gov. Ron DeSantis to investigate the Epstein case "a fishing expedition," and refused to unseal the documents. The prosecutor believes the documents could shed light on whether there was any undue influence that corrupted the state's case.

In recent years, evidence has emerged suggesting that then-state attorney Barry Krischer and his lead prosecutor, Lanna Belohlavek, bowed to pressure from the politically connected Epstein, a multimillionaire financier who died in August at a federal prison in Manhattan where he was awaiting trial on new sex-trafficking charges.

Epstein, 66, hired some of the county's most powerful lawyers, including Alan Derowitz and Kenneth Starr, to provide legal muscle to thwart the criminal investigation. The state probe, by the Town of Palm Beach police, centered on allegations that Epstein had been recruiting young girls in and around Palm Beach to sexually abuse

under the pretense that he was paying them for "massages."

A number of questions have been raised about how Krischer and Belohlavek handled and disposed of the case in 2008. Records show, for example, that Belohlavek sent a letter to Epstein's lawyer, Guy Fronshtin, prior to the grand jury proceedings, inviting him and Epstein to appear before the grand jury to present evidence. It's not known whether Fronshtin took them up on the offer.

Palm Beach police detective Joe Recarey, the lead investigator, was among those who did testify before the grand jury. In an interview with the Miami Herald in 2018, he said he was very disturbed that state prosecutors focused their case on only one victim, a girl who was 14 at the time she was molested by Epstein. "I had 34 to 35 victims," he said, explaining that their abuse included inappropriate touching, fondling, sexual battery and rape.

Recarey, who has since died, told the Herald he also had piles of evidence to support their stories, including phone records, message pads and receipts; a statement from one of Epstein's butlers and portions of a phone book that Epstein kept of the names and phone numbers of most of the victims.

To Recarey's knowledge, none of that evidence was presented to the grand jury,

at least not by him, and he was the one who had compiled it.

The grand jury proceedings were just one in a series of inexplicable moves on the part of state prosecutors. Recarey said he encountered roadblocks after roadblocks from prosecutors who frequently met and spoke with Epstein's attorneys. Epstein's attorneys hired private investigators to find dirt on the girls and their families in an effort to discredit them, and combed their social media pages to show they had been drinking beer and smoking marijuana, Recarey said. Pretty soon neither Krischer nor Belohlavek found the girls credible, even though their stories were almost identical and not all of them knew each other.

Recarey began talking to

the FBI, and his chief of police, Michael Reiter, took the drastic step of demanding that Krischer remove himself from the case.

A 2018-19 investigation by the Herald, Perversion of Justice, re-examined the case and revealed for the first time that state prosecutors had slow-walked subpoenas and that some of the police's intelligence was leaked to Epstein's lawyers. When Palm Beach police officers arrived to search Epstein's waterfront mansion, it was clear he had been tipped off ahead of time because all the computers were removed, leaving dangling wires.

As a result of the limited grand jury presentation, Epstein was indicted on a single count of solicitation of prostitution, which meant that Epstein would probably not serve any jail time. "There's an old saying, that, depending on how you steer a grand jury, you can indict a ham and cheese sandwich," Recarey said.

Records show that the FBI knew about the state's poor handling of the case, but ultimately after compiling enough evidence to draft a



Epstein

53-page indictment on sex trafficking charges, federal prosecutors, led at the time by former Miami U.S. Attorney Alexander Acosta, gave the case back to Krischer. Epstein was able to convince Acosta and his lead prosecutor, Marie Villafana, to give him and unnamed accomplices immunity from federal prosecution in exchange for Epstein pleading guilty to charges in state court. He pleaded guilty to solicitation of prostitution involving a minor under the age of 18 and a related conspiracy charge. Epstein served 13 months in the county jail, and was released in 2009.

Epstein was re-arrested in July 2018 amid new interest in the case following the Herald's series. His death was ruled a suicide.

If you served as a grand juror in the Epstein case, the Miami Herald would like to hear from you. Please reach out to jbrown@miamiherald.com.

Public Notice

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Proposed Fiscal Year 2020-2025

5-Year Public Housing Agency Plan

Proposed Fiscal Year 2020-2021

Annual Public Housing Agency Plan

Proposed Fiscal Year 2020-2021

Capital Fund Program

COMMENT PERIOD

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises a 45-day comment period beginning **June 7, 2020 through July 21, 2020** for the public to review and comment on the following proposed documents:

- Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
- Fiscal Year 2020-2021 Annual Public Housing Agency Plan
- Fiscal Year 2020-2021 Capital Fund Program (CFP)

Note: It was previously announced that this comment period would take place between March 16, 2020 and April 29, 2020; however, it did not happen as scheduled due to the COVID-19 situation.

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each PHCD's site management offices, administrative offices, and website at www.miamidade.gov/housing.

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.

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.

For legal ads online, go to <http://legalads.miamidade.gov>



PUBLIC NOTICE

The Public is advised that a **Public Hearing** will be held on **Tuesday, June 16, 2020 at 9:30 A.M.**, by the Miami-Dade County Board of County Commissioners (BOC) will be held **virtually** utilizing communications media technology made permissible pursuant to the Governor's Executive Orders.

Interested parties may:

- (1) join a Zoom meeting to speak, where permissible, on an item by registering in advance of the meeting at <https://miamidade.live/BCCMeeting> (Zoom registration will be available beginning June 11, 2020);
- (2) call in live by phone to speak, where permissible, on an item at (305) 375-5777; to avoid delays you may register in advance at <https://miamidade.live/BCCMeeting> (registration will be available beginning June 11, 2020);
- (3) call in live to listen to the meeting at (305) 375-5777;
- (4) view a live broadcast on Miami-Dade Television;
- (5) view a live broadcast at <https://www.miamidade.gov/webcasting>;
- (6) after the meeting, view an archived copy of the meeting at www.miamidade.gov/webcasting; or
- (7) if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone or accessing the following link: <https://www.captionsedtext.com/client/event.aspx?EventID=4444768&Customer>. Please e-mail rcs@print.com or call (833) 250-2784 for technical assistance related to 711 or the closed captioning link provided by Florida Relay Service.

If you have any questions or require additional information regarding the virtual meeting, please call the Commission Auditor at (305) 375-4354.

Among other matters to be considered at this meeting, a public hearing will be held at such time that the item is called on the following:

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, AN AMENDMENT TO THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT PLAN IN ACCORDANCE WITH SECTION 163.361, FLORIDA STATUTES; ACCEPTING ASSESSMENT OF NEED STUDY; APPROVING THE EXTENSION OF THE LIFE OF THE OMNI CRA AND THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY AND THE OMNI COMMUNITY REDEVELOPMENT AREA UNTIL JULY 7, 2047; APPROVING OF AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE THE SECOND AMENDMENT TO THE INTERLOCAL COOPERATION AGREEMENT BETWEEN MIAMI-DADE COUNTY, THE CITY OF MIAMI AND THE OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN NOT RESERVED BY THE BOARD; AND WAIVING RESOLUTION NOS. R-1382-09 AND R-499-16 WHICH REQUIRE THAT INTERLOCAL COOPERATION AGREEMENTS BETWEEN THE COUNTY AND A COMMUNITY REDEVELOPMENT AGENCY MUST INCLUDE A PROVISION THAT ALLOWS A MEMBER OF THIS BOARD OR A REPRESENTATIVE APPOINTED BY THIS BOARD TO SERVE ON THE BOARD OF COMMISSIONERS OF A COMMUNITY REDEVELOPMENT AGENCY.

All interested parties may appear and be heard at the time and place specified above. Copies of the resolution may be obtained from the Clerk, Board of County Commissioners, 17th Floor of the Miami-Dade County Stephen P. Clark Center, 111 N.W. First Street, Miami, Florida, 33128.

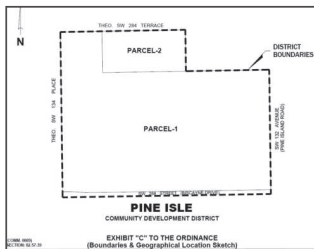
A person who decides to appeal any decision made by the Board, Agency or Commission with respect to any matter considered at this meeting or hearing will need a record of the proceedings. Such person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which appeal is to be based. Miami-Dade County provides equal access and equal opportunity in the employment and services and does not discriminate on the basis of handicap. Sign Language Interpreters are available upon request. Please call (305) 375-2035 at least five (5) days in advance.

For legal ads online, go to <http://legalads.miamidade.gov>

Notice of Public Hearing

PINE ISLE CDD CREATION

The Miami-Dade County Board of County Commissioners will hold a **Public Hearing on Tuesday, June 16, 2020, at 9:30 a.m.** to consider an ordinance to create the Pine Isle Community Development District ("District"). This meeting will **only** be held virtually utilizing communications media technology made permissible pursuant to the Governor's Executive Orders.



All interested parties may:

- (1) join a Zoom meeting to speak, where permissible, on an item by registering in advance of the meeting at <https://miamidade.live/BCCPolicyCouncilMeeting> (Zoom registration will be available beginning June 11, 2020)
- (2) call in live to speak, where permissible, on an item at 305-375-5777; to avoid delays, you may, if possible, register in advance online at <https://miamidade.live/BCCMeeting>;
- (3) call in live to listen to the meeting at (305) 375-5777;
- (4) view a live broadcast on Miami-Dade Television;
- (5) view a live broadcast at <https://miamidade.gov/webcasting>;
- (6) after the meeting, view an archived copy of the meeting at www.miamidade.gov/webcasting; or
- (7) if you are hearing or speech impaired, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

The purpose of the Public Hearing is to receive comments from the public on the proposed creation of the District prior to taking final action. The District boundaries, as shown on the map above, are generally SW 132 Avenue (Pine Island Road) on the east, theoretical SW 134 Place on the west, SW 288 Street (Biscayne Drive) on the south, and theoretical SW 284 Terrace on the North.

The District is designed to provide a financing mechanism for community infrastructure, facilities and services, along with certain ongoing operations and maintenance. The development plan for the lands within the proposed District includes approximately 45.10 acres serving 459 residential units (57 single-family units, 202 villa units, and 200 townhome units) with associated roadway improvements, stormwater management system, wastewater collection system, and water distribution system, which are estimated to cost approximately \$7.051 million. If you have any questions concerning the District, please call the Special Assessment Districts Division of the Parks, Recreation and Open Spaces Department at (305) 375-2702.

Interested parties may also leave pre-recorded voice messages and e-mails for consideration by the Commission regarding the proposed creation of the District which is scheduled for a hearing to allow for public comment. If you wish to leave questions or comments prior to the meeting regarding these matters, please call (305) 375-0007 to leave a voice message, or send an e-mail message to: bcclive@miamidade.gov. The deadline for receiving comments is **June 15, 2020, at 5:00 p.m.** Voice messages or e-mails shall not exceed two minutes. If you leave a voice message or e-mail, please include your name, address and the number of the agenda item(s) you wish to address. Only the first two minutes will be played or read into the record.

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. If you have any questions or require additional information regarding the virtual meeting, please call (305) 375-4354. For material in alternate format, a sign language interpreter or other accommodation, please call 305-375-2035 or send e-mail to: sgndoc@miamidade.gov at least five days in advance of the meeting.

Si ou ta remen ressewa enlomasyon sa a nan kreyol, tanpri kontakte nou nan imel nan sttp@miamidade.gov oswa rele 311.

Si desea recibir esta información en español, póngase en contacto con nosotros por correo electrónico al sttp@miamidade.gov o llame al 311

Harvey Ruvin, Clerk
Melissa Adames, Deputy Clerk

For legal ads online, go to <http://legalads.miamidade.gov>



FOR RENT	FOR RENT	FOR RENT	FOR SALE	EMPLOYMENT	EMPLOYMENT	EMPLOYMENT
Apartments 8475 NE 2 Avenue One and two bedrooms, Section 8 Welcome. 305-754-7776.	94 NE 59 Terrace Two bedrooms, one bath, \$1,500 mthly plus deposit. Section 8 OK. 305-480-5294.	NORTH MIAMI AREA Nice room with air in quiet neighborhood. For more details call Lenny at 786-294-8565 or 786-414-9780.	Houses Now You Can own Your Own Home Today With Free Cash Grants UP TO \$65,000 Any and all buyers 305-892-8315 House of Homes Realty	Employment circulation of The Miami Times. Must be a team player	The Miami Times currently position you MUST have Minimum of two years Must have proficiency confidentiality	MIAMI-DADE COUNTY PUBLIC SCHOOLS is accepting online applications for CHEF HEALTH OFFICER , Office of the Superintendent Salary range of \$114,945-\$198,000 To view minimum requirements and apply online visit: http://dcs.cadeschools.net/Apply.asp Demonstrated experience mobilizing others around health initiatives and leading health initiatives in a large educational organization preferred. Ideal candidate should have an understanding of and familiarity with the Miami-Dade County community. For assistance contact Mr. Jorge Rubio at 305.995.7196 or jrubio@dcschools.net
GRAND OPENING NEW AREA SCUARE Walking distance to school from \$790. Remodeled one, two, three bedrooms, two baths. Central air, laundry, gated. Office 1023 NW 3 Ave. 305-372-1383	1343 NW 40 St (Rear) One bedroom, one bath, living room and kitchen. Tenant will pay electric. \$1000 monthly. Fresh bed and \$400 for security. Entry is on 13th Place. Call John at 305-620-5604.	NORTHWEST AREA Newly remodeled room, utilities included. 305-898-5018 or 786-585-1782.	SERVICES Repairs AIR CONDITION SERVICES Serving South Florida for over 49 years JOHN L. CHEEVER THE BREEZE MAN 786-222-4381	IN HOUSE SALES REP Highly motivated, professional individuals for fast paced newspaper. Must type 45 wpm, well organized and computer literate with excellent oral and writing skills. Must have a minimum of an AA or AS degree, background clearance for Shreve of Miami Learning Center. All interested call hr@miamitimesonline.com The Miami Times	TEACHERS with credentials and background clearance for Shreve of Miami Learning Center. All interested call 305-966-8395.	SANDERS ELECTRIC INC. License No. EC13002836 Service and Repair Mr. Sanders! 305-773-5565
Condos/Townhouses Section 8 Welcome Three bedrooms, two baths, 19363 NW 45 Ave. \$1,934. Four bedrooms, two baths 20304 NW 39 Ave. \$2,250. 786-538-1943 Maria.	15810 NW 38 Place \$100 weekly. Utilities, kitchen, one person. 305-987-9710, 305-623-9355.	1924 NW 90 Street Four bedrooms, two baths, \$2,100 a month, totally renovated. Section 8 welcome. 786-367-0508 NDI GROUP	ROOFING Roof Repair and New Roof (Flat and Shingle) Free estimates. Reasonable prices. J Palmer 786-277-3434 and 305-814-3595	ROUTE DRIVERS We are seeking drivers to deliver newspaper to retail outlets in Broward and Miami Dade. Wednesday Only You must be available between the hours of 6 a.m. and 3 p.m. Must have reliable, insured vehicle and current Driver License. Apply in person at: The Miami Times 2225 NW 54th Street	Spiritualist PSYCHIC PALM TAROT CARD HEALINGS BY JENNIFER I tell you everything you wish to know. I will advise you in all matters of life. Find out what the future has in store for you. 305-850-7171 Se habla español	Fictitious Name NOTICE UNDER FICTITIOUS NAME LAW NOTICE IS HEREBY GIVEN that the undersigned, desiring to enforce a business contract under the fictitious name of: LAY DUCHACTIONS, 8450 NW 21 Avenue, Miami, FL 33147 has been registered (62000052971) the said name with the Division of Corporations of the Department of State, Tallahassee, FL Dated on 10th day of June, 2020.
Duplexes 1130 NW 66 Street Two bedrooms, one bath, large living room, \$1,275 monthly, \$500 move in special for Section 8 tenant. Call 305-331-4297	6816 NW 15 Avenue Refrigerator, cable \$550 monthly. 305-316-7063	83 St NW 18 Ave Area Three bedrooms, Section 8 welcome. 305-754-7776.	ROOFING PROFESSIONALS NEW ROOFS, REPAIRS Licensed and Insured. Call Eddie, 786-452-5535			
785 NW 107 Street Two bedrooms, one bath, tile floors, new kitchen, \$1,400 a month. Section 8 welcome, 786-367-0508. NDI GROUP	LITTLE RIVER AREA Furnished bedroom, basic cable, private bath, \$700 monthly. 786-619-5075.	MIAMI GARDENS AREA Three and four bedrooms, two baths, central air, tile, fenced yard, HDTV, Section 8 Welcome! Call now 305-854-4440	PLACE YOUR CLASSIFIED IN THE MIAMI TIMES 305-694-6210			
	New Beginning Outreach Share a room and meals included. \$15 a day. 786-443-7308					

Commissioner Bovo halts salary increases

County approves Citizen Property to rescind amid COVID-19 crisis

Miami Times Staff Report

On June 2, 2020, the Miami-Dade Board of County Commission approved Commissioner Esteban "Steve" Bovo's resolution

urging Florida Chief Financial Officer Jimmy Patronis and the Office of Insurance Regulation to intervene and halt any salary increases given to executives and staffers of Citizens Property

Insurance Corporation in the wake of coronavirus and the resulting economic impacts. The resolution also urges the Citizens Property Insurance Corporation to rescind the recent the \$159,000 salary in-



BOVO

creases given to its executives. "I want to thank my colleagues on the Board of County Commission for approving my resolution, which urges the state to reverse the salary increases given to executives

of Citizens when more than a million Floridians just lost their jobs and are suffering from COVID-19. As Floridians endure the historic economic impact due to the coronavirus pandemic, a not-for-profit, tax-exempt, government entity should not fulfill themselves financially as its taxpayers are

struggling to make ends meet. I want to personally thank Vice Chairwoman Sosa for her support and amendment to my resolution, which urges the Governor and Florida Legislature to control rate increases by Citizens Property Insurance." Commissioner Bovo said.

Black female CEO creates streaming platform

New digital platform for streaming will give Black culture global appeal

Miami Times Staff Report

Streaming has become the main way people consume entertainment. Platforms ranging from Netflix to Hulu have been dominating movie and television platforms with 24/7 content. For one entrepreneur, creating a streaming

platform became a way to share black stories across the globe through a new 24-hour movie channel dedicated to the culture. DeShuna Spencer is the founder and CEO of KwellTV, one of the only digital streaming platforms dedicated to celebrating black cul-

ture and the African diaspora around the world. The name of the network comes from the Swahili word for truth. Spencer was inspired to create the unique platform after becoming frustrated with the lack of diversity in movies and television. Her mission was to create a



The name of the network comes from the Swahili word for truth. Spencer was inspired to create the unique platform due to lack of industry diversity.

platform that could tell the global black experiences through numerous stories across the world. Spencer recently expanded her network to include a new 24-Hour movie channel where viewers can enjoy indie films, documentaries, and web series from black creatives all around the world. Many of the films have been played at notable film festivals

and garnered critical acclaim within the film community. Spencer is committed to ensuring that creators get their fair share of the profits offering them 60% of the revenue each quarter. In an interview with Black Business News, Spencer says that "this year, KwellTV is laser-focused on spreading our content across various distribution channels to make

it much easier to reach our audience in a number of ways. Given the fact that COVID-19 is disproportionately impacting our community's health and pocketbooks, our live, free channel allows us to connect with customers who may be experiencing financial challenges." Black Enterprise and Black Business News contributed to this report

Black woman launches tech-app for writers

CEO Lynette Edwards is the brain behind 'Writers Rock' an exclusive and direct platform

Miami Times Staff Report

Meet Lynette Edwards, who has developed a mobile app called Writers Rock™ that provides a direct platform for writers, bloggers, editors, illustrators, storytellers, book clubs, and more while providing resources and information from all across the United States. The app has multiple chat rooms, monthly contests, allows each user to create their own profile, and offers a list of events upcoming in each state. The app is currently

available for download in the iTunes App Store and will be launching on Google Play this summer.



INVITATION TO BID

Miami-Dade County through its managing agent, Royal American Management, Inc. is seeking qualified roofing bidders for its roofing project for the following property: Gran Via Apartments (flat roof). Bidder must comply with all applicable federal, state and local ordinances. Note that bidder is required to pay workers on this project the minimum Responsible Wages and Benefits Revised Section 2-11-16 of the code of Miami-Dade County, as amended included in the Bidder's package; and that the contractor must ensure that employees are not discriminated because of race, color, religion, sex or national origin. To request a bidders package contact Miami-Dade County's Agent, Royal American Management, Inc. at contracting@royalamerican.com. Mandatory Pre-Bid Meeting and Inspection to be held at Gran Via Apartments, 12700 SW 8th Street, Miami, FL 33184 on June 17, 2020 at 1:00 p.m. At this time, you will only be allowed access to the roof for inspection. COVID-19 protocol of social distancing and required face masks must be worn while on the premises. Bid Opening will be held at Gran Via Apartments on July 1, 2020 at 1:00 p.m.

Verbona
 Condos for sale
Verbona Apt's
 A new community in your area located at 2828 SW 86th Ave, Suite 100, Miami, Florida 33193
 Featuring 1,2 and 3 Bedroom Apartments
 Home for updated information regarding these units call
 (305) 913-9574

MIAMI-DADE COUNTY PUBLIC NOTICE

Public Housing and Community Development

Proposed Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Annual Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Capital Fund Program

COMMENT PERIOD

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises a 45-day comment period beginning **June 7, 2020 through July 21, 2020** for the public to review and comment on the following proposed documents:

- Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
- Fiscal Year 2020-2021 Annual Public Housing Agency Plan
- Fiscal Year 2020-2021 Capital Fund Program (CFP)

Note: It was previously announced that this comment period would take place between March 16, 2020 and April 29, 2020; however, it did not happen as scheduled due to the COVID-19 situation.

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each PHCD's site management offices, administrative offices, and website at www.miamidade.gov/housing.

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

PHCD does not discriminate based on race, sex, color, religion, marital status, national origin, disability, ancestry, sexual orientation, gender expression, gender identity, age, pregnancy or familial status in the access to, admissions to, or employment in housing programs or activities. If you need materials in accessible format, call (786) 468-2155. TDD/TTY users may contact the Florida Relay Service at 800-955-8771.

For legal ads online, go to <http://legalsads.miamidade.gov>

[Home \(/global/home.page\)](#) > [Public Housing & Community Development \(/global/housing/home.page\)](#) > Notices

Housing Public Notices

Proposed FY 2020-2025 5-Year Public Housing Agency Plan, FY 2020-2021 Annual Public Housing Agency Plan and FY 2020-2021 Capital Fund Program

COMMENT PERIOD

Miami-Dade Public Housing and Community Development (PHCD) hereby advertises a 45-day comment period beginning **June 7, 2020** through **July 21, 2020** for the public to review and comment on the following proposed documents:

- [Fiscal Year 2020-2025 5-Year Public Housing Agency Plan](#)
- [Fiscal Year 2020-2021 Annual Public Housing Agency Plan](#)
- [Fiscal Year 2020-2021 Capital Fund Program \(CFP\)](#)

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each PHCD's site management office, administrative office, and website at www.miamidade.gov/housing (<https://www.miamidade.gov/housing>).

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

- [Public Notice Spanish](#)
- [Public Notice Creole](#)

Notice of Virtual Public Hearing on May 5, 2020 on Proposed Substantial Amendments to the 2007-2019 Action Plans for CDBG, HOME, ESG - Recapture/Reallocation and Proposed Amendments to the Citizen Participation Plan in the 2013-2017, as Extended through 2019, Consolidated Plan

Rent Payment Adjustments

Maintenance Repairs and COVID-19

**Public Comments on the FY 2019 Consolidated Annual Performance
and Evaluation Report (CAPER)**

Ranking of Applications for County-owned Multifamily Properties

State Housing Initiative Partnership Program

Requests for Proposals (RFP) for Project-Based Voucher Units

**Natural Disaster Plans for Elderly Housing as per Resolution No. R-617-
18**

Public Hearings

Notice of Public Hearing on Proposed Substantial Amendments to the Fiscal Year (FY) 2019 Action Plan and corresponding FY 2013-2017 Consolidated Plan, as extended through FY 2019, to provide 2020 Covid-19 Community Development Block Grant (CDBG-CV) Funds and Covid-19 Emergency Solutions Grant (ESG-CV) Funds, and to amend The Citizen Participation Plan within the 2013-2017, as extended through 2019, Consolidated Plan.

Notice of Public Hearing and 30-day Comment Period on the Proposed Substantial Amendment to the FY 2013-17, as Extended Consolidated Plan, Citizen's Participation Plan for Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) Program Funds

Notice of Public Hearing for FY 2015-2019 Action Plans and FY 2013-2017 Consolidated Plan to Recapture and Reallocate CDBG and HOME Program Funds

Proposed Significant Amendments to the Annual PHA Plan for Fiscal Year 2019-2020

FY 2019 Action Plan with Funding Recommendations

FY 2015-2018 Action Plans, and corresponding FY 2013-2017 Consolidated Plan

2020-2024 Consolidated Plan

Public Comments on the FY 2018 Consolidated Annual Performance and Evaluation Report (CAPER)

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (/GLOBAL/HOUSING/HOME.PAGE)

Michael Liu

Director

(/global/government/biographies/public-housing.page)

Overtown Transit Village North

701 NW 1st Court,

16th Floor

Miami, FL 33136

786-469-4100 | phcdwebmaster@miamidade.gov (<mailto:phcdwebmaster@miamidade.gov>)

[Contact Us \(/global/housing/contact-public-housing-and-community-development.page\)](/global/housing/contact-public-housing-and-community-development.page)



PUBLIC NOTICE

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT
Proposed Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Annual Public Housing Agency Plan
Proposed Fiscal Year 2020-2021 Capital Fund Program

COMMENT PERIOD

Miami-Dade County's Public Housing and Community Development (PHCD) hereby advertises a 45-day comment period beginning **June 7, 2020** through **July 21, 2020** for the public to review and comment on the following proposed documents:

- Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
- Fiscal Year 2020-2021 Annual Public Housing Agency Plan
- Fiscal Year 2020-2021 Capital Fund Program (CFP)

Note: It was previously announced that this comment period would take place between March 16, 2020 and April 29, 2020; however, it did not happen as scheduled due to the COVID-19 situation.

These documents are available Monday through Friday between the hours of 8:00 am and 5:00 pm at each PHCD's site management offices, administrative offices, and website at www.miamidade.gov/housing.

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.

NOTIFICATION OF CONFERENCE CALL

TO: RESIDENT ADVISORY BOARD (RAB)

Public Housing and Community Development (PHCD) understands that these are challenging times due to the COVID-19 outbreak, however, it is still critical to keep our residents informed.

PHCD will be hosting a telephone conference call with its **Resident Advisory Board (RAB)** members to review the following proposed documents:

- Fiscal Year 2020-2025 5-Year Public Housing Agency Plan
- Fiscal Year 2020-2021 Annual Public Housing Agency Plan
- Fiscal Year 2020-2021 Capital Fund Program (CFP)

The Conference Call will be held on:	Date	Time
	Tuesday, June 30, 2020	2:00 PM

Instructions:

1. You can join the call from your cell phone or home phone at **1:45 pm** by dialing toll-free: **1 877 853 5247 or 1 888 788 0099**
2. You will be asked to enter the meeting ID: **974 6844 6953** followed by the **#** sign.
3. You will be connected to the call and your phone will be automatically **muted**.
4. You will be able to listen to the 20-30 minute presentation and then be able to ask questions.
5. You will be able to provide feedback by asking a question and hearing the answer as well as other questions asked by your neighbors.

Your participation is anticipated.

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.



AVISO PÚBLICO

DEPARTAMENTO DE VIVIENDAS PÚBLICAS Y DESARROLLO COMUNITARIO

Propuesta del Plan Anual de la Agencia Para el Año Fiscal 2020-2021
Propuesta del Plan de Cinco Años de la Agencia Para el Año Fiscal 2020-2025
Propuesta del Programa de Fondos de Capital Para el Año Fiscal 2020-2021

PERÍODO DE COMENTARIOS

El Departamento de Viviendas Públicas y Desarrollo Comunitario de Miami-Dade (PHCD, su sigla en inglés) por este medio anuncia el periodo de comentarios de 45 días desde el **7 de junio del 2020 hasta el 21 de julio del 2020** para que el público revise y comente en las siguientes propuestas:

- Plan Anual de la Agencia Para el Año Fiscal 2020-2021
- Plan de Cinco Años de la Agencia Para el Año Fiscal 2020-2025
- Programa de Fondos de Capital Para el Año Fiscal 2020-2021

Nota: Anteriormente se anunció que este período de comentarios tendría lugar entre el 16 de marzo de 2020 y el 29 de abril de 2020; sin embargo, no sucedió según lo programado debido a la situación con el COVID-19.

Estos documentos estarán disponibles en las oficinas administrativas de PHCD de lunes a viernes entre las 8:00 am y 5:00 pm, y en el sitio web a www.miamidade.gov/housing.

Por favor, envíe sus comentarios por escrito a: *PHCD, 701 N.W. 1st Ct, piso 16, Miami, Florida 33136, Atención: Comentarios sobre el PHA Plan* o envíe sus comentarios por correo electrónico a:

PHAPublicComment@miamidade.gov

NOTIFICACION DE CONFERENCIA TELEFONICA**A: JUNTA CONSEJERA DE RESIDENTES (RAB, por sus siglas en ingles)**

Vivienda Pública y Desarrollo Comunitario (PHCD, por sus siglas en inglés) entiende que estos son tiempos difíciles debido al brote de COVID-19, sin embargo, aun así, es fundamental mantener informados a nuestros residentes.

PHCD organizará una llamada de conferencia telefónica solamente con los miembros de la Junta Consejera de Residentes (RAB, por sus siglas en ingles) para discutir los siguientes documentos propuestos:

- Plan Anual de la Agencia Para el Año Fiscal 2020-2021
- Plan de Cinco Años de la Agencia Para el Año Fiscal 2020-2025
- Programa de Fondos de Capital Para el Año Fiscal 2020-2021

La Conferencia Telefónica será el:	Fecha	Hora
	Martes, 30 de Junio del 2020	2:00 PM

Instrucciones:

1. Puede unirse a la llamada desde su teléfono celular o teléfono de su casa a las **1:45 p.m.** llamando al número gratuito: **1 877 853 5247 o el 1 888 788 0099**
2. Se le pedirá que ingrese el ID de la reunión: **974 6844 6953** seguido del símbolo de #.
3. Será conectado a la llamada y su teléfono se **silenciará** automáticamente.
4. Podrá escuchar la presentación de 20-30 minutos y luego podrá hacer preguntas.
5. Podrá dar su opinión haciendo preguntas y escuchando la respuesta al igual que escuchará otras preguntas hechas por sus vecinos.

Contamos con su participación.
(unofficial translation/ traducción no oficial)

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



AVI PIBLIK

LOJMAN PIBLIK AK DEVLOPMAN KOMINOTÈ
Pwopoze Plan Ajans Lojman Piblik Ane Fiskal 2020-2025 pou 5 ane yo
Pwopoze Ane Fiskal 2020-2021 Plan Piblik Anyèl Ajans Lojman
Pwopozisyon Pwogram Fon Ane Fiskal 2020-2021**PERYÒD KÒMANTÈ**

Depatman Lojman Piblik ak Devlopman Kominotè Miami-Dade (PHCD) ap pibliye yon peryòd kòmantè 45 jou **apati 7 jen 2020 jiska 21 jiyè 2020** pou piblik la revize ak fè kòmantè sou dokiman ki pwopoze sa yo:

- Plan Ajans Lojman Piblik pou Ane 2020 pou ane 2020-2025
- Plan Ane Ajans Lojman Piblik pou Ane Fiskal 2020-2021
- Ane Fiskal 2020-2021 Pwogram Fon Kapital (CFP)

Remak: Li te deja anonse ke peryòd kòmantè sa a ta fèt ant 16 Mas 2020 ak 29 avril 2020; sepandan, li pa te rive jan li te planifye akòz sitiyasyon an COVID-19.

Dokiman sa yo disponib lendi jiska vandredi ant èdtan yo 8:00 am ak 5:00 pm nan chak biwo administrasyon sit PHCD, biwo administratif, ak sit entènèt nan www.miamidade.gov/housing.

Tanpri voye kòmantè alekrit w yo pandan peryòd kòmantè a bay: *PHCD, 701 N.W. 1st Ct, 16th Floor, Miami, Florida 33136, Attn: PHA Plan Comment*; oswa voye kòmantè w yo pa imel nan:

PHAPublicComment@miamidade.gov

NOTIFIKASYON KONFERANS TELEFÒN**POU: REZIDANS KOMISYON KONSÈY (RAB)**

Lojman Piblik ak Devlopman Kominotè (PHCD) konprann sa yo se moman difisil akòz epidemi COVID-19, sepandan, li toujou kritik kenbe rezidan nou yo enfòmè.

PHCD pral òganize yon apèl konferans telefòn avèk manm Konsèy Konsiltatif Rezidan li yo (RAB) pou revize dokiman ki pwopoze sa yo :

- Plan Ajans Lojman Piblik pou Ane 2020 pou ane 2020-2025
- Plan Ane Ajans Lojman Piblik pou Ane Fiskal 2020-2021
- Ane Fiskal 2020-2021 Pwogram Fon Kapital (CFP)

Apèl konferans lan ap fèt nan:	Dat	Tan
	<u>Madi, 30 jen, 2020</u>	<u>2:00 PM</u>

Enstriksyon:

1. Ou ka rantre nan apèl la nan telefòn selilè ou oswa nan telefòn lakay ou nan **1:45 pm** pa konpoze nimewo telefòn gratis: **1 877 853 5247** oswa **1 888 788 0099**
2. Yo pral mande w pou antre ID reyinyon an: **974 6844 6953** ki te swiv pa siyen an **#**.
3. Ou pral konekte nan apèl la ak telefòn ou yo pral otomatikman muet.
4. Ou pral kapab koute prezantasyon an 20-30 minit ak Lè sa a, ou kapab poze kesyon.
5. Ou pral kapab bay fidbak pa poze yon kesyon epi tandè repons lan ansanm avèk lòt kesyon ke vwazen ou yo ap poze.

Se patisipasyon ou antisipe

(unofficial translation/ tradiksyon ki pa ofisyèl)

PHCD pa fè diskriminasyon baze sou ras, sèks, koulè, relijyon, eta sivil, orijin nasyonal, enfimite, zansèt, oryantasyon seksyèl, ekspresyon idantite seksyèl, estati kòm viktim vyolans konjigal, vyolans oswa asèlman nan frekantasyon, sous revni, laj, gwosès, oswa estati famiyal pou jwenn aksè a, admisyon nan, oswa anplwa nan pwogram oswa aktivite lojman yo. Si w bezwen entèprèt ki pale lang siy oswa materyèl nan fòm aksèsib pou evenman sa a, rele 786-469-2155 omwen senk jou davans. Itilizati TDD/TTY yo ka kontakte Florida Relay Service nan 800-955-8771.



AGENDA

Resident Advisory Board Teleconference Meeting

Tuesday, June 30, 2020 at 2:00 PM

Instructions to Join Teleconference

Call at **1:45 PM** by dialing toll-free **1 877 853 5247** or **1 888 788 0099**

When requested, enter the **meeting ID: 974 6844 6953** followed by the **#** sign

I. Welcome!

II. Meeting topics

1. Proposed Public Housing Agency Plan (PHA) (documents attached)
 - a) 5-Year Plan for Fiscal Year 2020-2025
 - b) Annual Plan for Fiscal Year 2020-2021
2. Proposed Capital Fund Program (CFP) for Fiscal Year 2020-2021 (documents attached)

III. Opportunity to Review and Comment on Proposed Documents

1. A **45-Day Comment Period** begins on **June 7, 2020** and ends on **July 21, 2020**.
2. Proposed documents are available for review at PHCD's management offices, and on PHCD's website at www.miamidade.gov/housing.
3. During this comment period, written comments regarding these proposed documents can be sent to PHCD via hand delivery to your management office, or by email to PHAPublicComment@miamidade.gov or, by regular mail to
Public Housing Community Development
Attn: PHA Plan Comments
701 NW 1st Court, 16th Floor
Miami, FL 33136

IV. Projected Public Hearing

1. The Public Hearing for these proposed documents is projected to be held on September 9, 2020, at noon. However, final confirmation will be announced in late July or early August.
2. The Public Hearing will be held at the Housing, Social Services and Economic Development (HSSSED) Committee, inside the Board of County Commissioners (BCC) Chambers, located on the second floor of the Stephen P. Clark Center, 111 N.W. 1 St., Miami, FL 33128.

V. Presentation of Major Changes

1. PHA Plan
 - a) 5-Year Plan for Fiscal Year 2020-2025
 - b) Annual Plan
 - (1) Demolition and Disposition Activity Tables – Updates
 - (2) Rental Assistance Demonstration Program Tables
2. Capital Fund Program

VI. Questions and Answers

VII. Closure

AGENDA
REUNIÓN DE TELECONFERENCIA
CON LA JUNTA CONSEJERA DE RESIDENTES
Martes, 30 de junio, del 2020 a las 2:00 p.m.

Instrucciones para unirse a la teleconferencia

A la **1:45 PM** llame gratuitamente al número **1 877 853 5247** o **1 888 788 0099**

Cuando se le indique, ingrese el número de **identificación de la reunión: 974 6844 6953** seguido del signo #

I. Bienvenida!

II. Temas de la reunión

1. Propuesta del Plan de Agencia de Vivienda Pública (PHA, siglas en inglés) (documentos adjuntos)
 - a) Plan de 5 años para el año fiscal 2020-2025
 - b) Plan anual para el año fiscal 2020-2021
2. Propuesta del Programa Fondo de Capital para el año fiscal 2020-2021 (CFP, siglas en inglés) (documentos adjuntos)

III. Oportunidad Para Revisar los Documentos Propuestos

1. El **periodo de comentarios de 45-días** empieza el **7 de junio del 2020** y termina el **21 de julio del 2020**.
2. Durante estos 45-días del periodo de comentarios, estos documentos están disponibles para revisión en las oficinas administrativas de PHCD y en la página de internet de PHCD en www.miamidade.gov/housing
3. Comentarios por escrito sobre estos documentos propuestos pueden enviarse a PHCD a través de la oficina de su administrador, o, por correo electrónico a PHAPublicComment@miamidade.gov o, por correo regular, a:
Public Housing Community Development
Attn: PHA Plan Comments
701 NW 1st Court, 16th Floor
Miami, FL 33136

IV. Programación de la Audiencia Publica

1. La Audiencia Pública está programada para realizarse el día 9 de septiembre del 2020 al mediodía. Sin embargo, la confirmación final se anunciará a finales de Julio o a principios de agosto.
2. Esta Audiencia Publica tendrá lugar durante la reunión del Comité de Servicios Sociales y Desarrollo Económico, dentro de la Cámara de la Junta de Comisionados del Condado, ubicada en el segundo piso del Centro Stephen P. Clark, en el 111 NW 1 ST., Miami, FL 33128.

V. Presentación de los Cambios Mas Importantes

1. PHA Plan
 - a) 5-Year Plan for Fiscal Year 2020-2025
 - b) Annual Plan
 - (1) Demolition and Disposition Activity Tables – Updates
 - (2) Rental Assistance Demonstration Program Tables
2. Capital Fund Program

VI. Questions and Answers

VII. Closure

ORIJAN

Reyinyon Telekonferans Komite Konsèy Rezidan an

Madi, 30 jen 2020 nan 2:00 PM

Enstriksyon yo rantre nan Telekonferans

Rele nan **1:45 PM** nan konpoze nimewo gratis 1 877 853 5247 oswa **1 888 788 0099**

Lè yo mande sa, antre nan **ID reyinyon an: 974 6844 6953** ki te swiv pa siy la #

I. Byenveni!

II. Sijè reyinyon yo

1. Pwopoze Plan Ajans Lojman Piblik (PHA) (dokiman ki tache)
 - a) 5-ane Plan pou ane fiskal 2020-2025
 - b) Plan anyèl pou ane fiskal 2020-2021
2. Pwopoze Fon Pwogram (CFP) pou ane fiskal 2020-2021 (dokiman ki tache)

III. Opòtinite pou revize ak fè kòmantè sou dokiman yo pwopoze yo

1. **Yon peryòd kòmantè pou 45 jou yo te kòmanse 7 ye jen, 2020 epi li fini sou 21 jiyè 2020**
2. Dokiman yo pwopoze yo disponib pou revizyon nan biwo jesyon PHCD, ak sou sit entènèt PHCD a nan www.miamidade.gov/housing.
3. Pandan peryòd kòmantè sa a, kòmantè alekri konsènan dokiman yo pwopoze yo ka voye bay PHCD pa livrezon men nan biwo jesyon ou, oswa pa imèl bay PHAPublicComment@miamidade.gov oswa, pa lapòs regilye
Public Housing Community Development
Attn: PHA Plan Comments
701 NW 1st Court, 16th Floor
Miami, FL 33136

IV. Pwojeksyon Odyans Piblik

1. Yo prevwa Odyans Piblik pou dokiman yo pwopoze yo ap fèt nan, 9 septanm 2020, a midi. Sepandan, konfimasyon final la pral anonse nan fen jiyè oswa bonè nan mwa Out.
2. Odyans Piblik la pral fèt nan Komite Lojman, Sèvis Sosyal ak Devlopman Ekonomik (HSSD), andedan Komisyon Konsèy Komisyonè Konte yo (BCC) Chambers, ki chita nan dezyèm etaj la nan Stephen P. Clark Center a, 111 N.W. 1 St., Miami, FL 33128.

V. Prezantasyon gwo chanjman

1. Plan PHA
 - a) 5-ane Plan pou ane fiskal 2020-2025
 - b) Plan anyèl la
 - (1) Demolisyon ak dispozisyon Tablo Aktivite -
 - (2) Tablo Pwogram Èd pou Demonstrasyon Lokasyon yo
2. Pwogram Fon kapital la

VI. Kesyon ak Repons

VII. Fèmen

**Public Housing and Community Development (PHCD)
Resident Advisory Board (RAB) Meeting
Held Through ZOOM on June 30, 2020 at 2:00 PM**

Total Participants	PH Participants	PHCD Staff	Participant Name	Title	Development
1		1	Armando Bouza	Compliance Reviewer	N/A
2		2	Lizette Capote	Special Projects Administrator 1	N/A
3		3	Evelyn Contreras	Compliance Reviewer	N/A
4		4	Christina Barwick	Administrative Officer 1	N/A
5		5	Taycha Santos	Assistant Division Director	N/A
6		6	Ana Meza	Construction Manager 2	N/A
7		7	Jesus Hernandez	PHCD Resident Services Coordinator	N/A
8		8	Alejandro (Alex) Rodriguez	Construction Manager 3	N/A
9		9	Marta Silva	Asset Management Analyst	N/A
10		10	Dickson (Benji) Power	PHCD RAD Program Manager	N/A
11		11	Keshawn Cue	Assistant Director - Nan McKay	N/A
12		12	Steven Rosario	Director of Section 8 - Nan McKay	N/A
13		13	Penelope Bivins	PHCD Resident Services Coordinator	N/A
14		14	Terry Bianchi	Asset Management Analyst	N/A
15		15	Andrew Tuckett	Compliance Officer	N/A
16		16	Sherra McLeod	Senior Assistant to the Director	N/A
17		17	Annette Molina	Communications Manager	N/A
18		18	Tametria Harris	Special Projects Administrator 1	N/A
19	1		Jesus Barrios	RAB Treasure	Haley Sofge
20	2		Nestor Saling	RAB President	South Miami Plaza
21	3		Arlette Adams	RAB President	Annie Coleman 14
22	4		Gladys Portela	RAB Vice President	Harry Cain
23	5		Haydee Rojas	RAB Treasure	Robert King High
24	6		Herminia Leyva	RAB President	Haley Sofge
25	7		Luz Cruz Torres	RAB Vice President	Haley Sofge
26	8		Miriam Rodriguez	RAB President	Three Round Towers
27	9		Nilsa Canales	RAB Corresponding Secretary	Palm Court/Tower
28	10		Carolyn Umobit	RAB Treasure	Liberty Square
29	11		Roceida Leyva	RAB Corresponding Secretary	Haley Sofge
30	12		Tiffany Scott	RAB Corresponding Secretary	Annie Coleman 14
31	13		Maria Campos	RAB President	Robert King High
32	14		Cindy Cross Windfield	RAB Vice President	Victory Homes

RAB Members	14
PHCD Members	18
Total Attendance	32

ATTACHMENT E

Comments from Legal Services of Greater Miami, Inc.

Miami Dade Public Housing and Community Development (PHCD) Amendments to the Annual Plan and to 5 Year PHA Plan.

July 21, 2020

PHCD should adopt the Admissions and Continued Occupancy Policy (ACOP) as the policy which will govern the converted properties.

The ACOP should be the policy which governs all RAD converted properties. As outlined in our October 4, 2019 comments, the public housing tenants going through the conversion are familiar with the ACOP as it has been their governing policy throughout their public housing tenancy. The ACOP was approved by the Commission over many years after hearing from the community in public hearings and through written comments. Therefore, Legal Services urges PHCD to adopt the ACOP as the governing document for all units affected by the conversion.

PHCD should make clear in its policies that residents and their advocates will have access to all records related to their tenancy

In the previous public comments Legal Services submitted related to RAD, Legal Services stated that “PHCD should confirm through all of its written agreements and policies that the project owner under RAD will be required to make their tenant files fully available to tenants, and that tenants and their advocates will be able to obtain records and tenant files pursuant to appropriate public records requests, such as Florida Statute Chapter 119.” (See Comments submitted by Legal Services on May 3 & October 19, 2019).

In the Plan currently under review, PHCD addresses Access to Records and Requests for Information by HUD. (See page 26 of 44) Specifically, the Plan says that “PHA’s and Project Owner must cooperate with any reasonable HUD request for data...” However, the Plan does not address access to records by tenants, persons with an interest in the tenancy, or advocates representing the tenants. Legal Services reasserts its previous comment and requests that PHCD make clear in the Plan that residents and their advocates will have access to their own tenant file and could request all records which would be obtainable through a Chapter 119 records request if the documents were held by the County.

Grievance Procedures

Legal Services has concerns about the due process rights of current public housing tenants whose properties will convert to RAD. It is very important that current public housing tenants not lose their rights to grievance hearings due to RAD.

PHCD's ACOP states that "All residents of public housing are afforded ample opportunity for a fair and impartial hearing on matters involving the Public Housing Lease..." (See page 73 of the ACOP). Further, pursuant to 24 CFR 966.53, public housing residents are entitled to a grievance on "any dispute which a tenant may have with respect to PHA action or failure to act in accordance with the individual tenant's lease or PHA regulations which adversely affect the individuals rights, duties, welfare or status."

Under the Plan under review, the project owner (which could be a private entity) will be responsible for conducting most grievance hearings rather than a PHCD employee. (See Page 25 of 44) Specifically, the Contract Administrator (PHCD) will only conduct hearings for five specific types of grievances outlined in 24 CFR § 982.555(a)(1)(i)-(vi), and the federal regulations which restrict who can serve as a hearing officer will only apply to those five types of grievances. All other grievances will be conducted by the project owner.

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

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

1. The right to have a decision made by a trained hearing officer who is not the person who made or approved the decision under a review, or a subordinate of this person.
2. A requirement that project owners have written procedures in place outlining the process for a grievance hearing.
3. The right to a written hearing decision which explains the reasons for the decision and the evidence relied on when reaching the decision, and
4. The right to an appeal where the written grievance decision can be reviewed by the PHA.

The PHCD Board should reserve the authority to vote on the demolition of a public housing development *only* on an individual basis.

The current draft plan currently lists 17 separate public housing developments as potential sites for Demolition/Disposition. (See page 17 to 21 of 44). Additionally, the Plan states that "PHCD also reserves the right to demolish and/or dispose..." for the following reasons; 1. Defects or conditions that are hazardous to the life, health, and safety of

residents, and 2. Heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the residents.

Legal Services strongly urges the Commission to vote on each public housing closure individually. The Commission should not give PHCD the broad power to close dozens of public housing developments without considering each development closure individually. Voting to close developments individually is the only way for the Commission to have the ability to consider the unique circumstances of each development as well hear from the residents whose lives will be drastically affected by the closure. In fact, federal law mandates that PHCD consult with residents and resident organizations regarding demolition/disposition applications. Further, PHCD must respond in writing to any written comments and include those comments in its application to HUD.

Further, Legal Services opposes giving PHCD the ability to close a property due to gun violence or criminal activity. Demolishing low income housing and displacing entire communities of public housing residents is not an effective way to reduce crime. Further, the authority for this power is questionable and allows PHCD to close a public housing property using an arbitrary basis.

The Commission should require PHCD to bring any public housing closure to the Commission for approval before it begins removing residents.

The Commission should incorporate the Relocation Agreement negotiated between the County and the Annie Coleman 14 Resident Council into the Plans as the standard required relocation agreement when public housing is demolished or closed.

PHCD closed two public housing developments in 2019, Harry Cain and Annie Coleman 14. The Annie Coleman 14 Resident Council and the County engaged in extensive negotiations which led to an eight-page relocation agreement. The Commission approved this agreement. The County should incorporate this agreement into the Plans as the standard relocation assistance provided when PHCD closes any public housing.

Legal Services opposes any new restrictions on the addition of new or returning family members

Legal Services opposes any new restrictions related to adding family members to the household. Accordingly, Legal Services has concerns about the section of the Plan which revises the policies “to restrict changes to family composition...” (Pages 40-41 of 44). Specifically, this section states the PHA will not approve the addition of a new or returning family member except in the case of five limited circumstances.

First, PHCD's policies have always allowed relatives to be added for humanitarian reasons. This policy allowing for the addition of family members can be found in the ACOP. (See page 20 of the ACOP) as well as the Section 8 Administrative Plan (See page 15 of the Admin Plan). PHCD should clarify that this language will still govern all current PHCD subsidized residents.

Second, some young adult family members may leave home to attend school or get a job. However, if they need to return to their family's home or their plans do not work out, they should be permitted to live with their family. For example, a resident in their early 20's may leave the apartment to live independently after getting a job. If they lose their job, due to the economic crisis caused by COVID-19 or for any other reason, they should have the ability to return to their family's home. A policy which prevents a family member from returning discourages young adults from attempting to establish themselves independently through employment or education. Public policy in many areas of life acknowledges that young adults maintain an economic connection to their parents. For example, the Affordable Care Act (ACA) allows young adults to remain on their parents' insurance policies up to the age of 26. PHCD should acknowledge this is a reality as well, by allowing young adults to return to the home when they need their family's support.

Legal Services opposes proposed changes to the exclusions of what constitutes a Substantial Deviation.

PHCD seeks to exclude "Changes to the unit distribution, total unit counts, or both..." from its definition to what constitutes a substantial deviation from its plan. (See pages 11 & 42 of 44; see *also* page 3 of the 5-Year Annual Plan). PHCD states it is making this change pursuant to PIH Notice-2019-23. *Id.*

While PIH Notice-2019-23 states that a PHA "may want to redefine its definition of Substantial Deviation", it identifies four specific items -- none of which include a change to unit distribution or total unit counts. (See pages 145, 146 & 151 of PIH Notice 2019-23). Decreasing the number of units can lead to a loss of public housing units and the distribution of unit size can determine which families can return to a site.

Legal Services urges PHCD to reaffirm that it is committed to a one for one replacement of units and opposes any exclusions to the definition of substantial deviation which would make it easier to reduce the number of available units without hearing from the public and without the approval of the County Commission.

Respectfully submitted,



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PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (PHCD)

701 NW 1st Court, 16th Floor

Miami, FL 33136

Telephone: 786-469-4100

**Comments Provided During the
Resident Advisory Board Teleconference Meeting
Tuesday, June 30, 2020 at 2:00 PM**

Provided by Arlette Adams, President, Annie Coleman Resident Council

1. Objected to the closure of developments due to heavy gun violence or criminal activity that poses a substantial threat to the life, health, and safety of the resident.
2. Objected to the Grievance process regulation. Stated that PHCD should continue same policy as is the ACOP.
3. Objected to one item excluded under the definition of a substantial deviation from the PHA Plan that reads:

Changes to the unit distribution, total unit counts, or both in an approved RAD or RAD Blended conversion or other RAD linked programs.