

Housing and Community Development
Summary of the Proposed FY 2026-2027 Annual Public Housing Agency

HCD: Housing and Community Development

RAD: Rental Assistance Demonstration Program

RAD: Rental Assistance Demonstration Program

HAP: Housing Assistance Payment

CFR: Code of Federal Regulations

PH: Public Housing

HOTMA: Housing Opportunity Through Modernization Act of 2016

PBRA: Project-Based Rental Assistance

ACRONYMS

CoC: Continuum of Care

HCV: Housing Choice Voucher

PBV: Project-Based Voucher

ACOP: Admission and Continued Occupancy

Attachment/Program	Page	Sub-Section/ Detail	Type of Revision D=Discretionary R=Regulatory	Source of Revision	Proposed FY 2026-2027 Annual Plan <u>Underline Words were Added/New</u> <u>Strike-out Words were Deleted</u>
<i>I. Statement of Housing Needs and Strategy for Addressing Housing Needs.</i>					
B.1/A. Public Housing	2	I. A. Housing Needs of Families in the Jurisdiction/s Served	Discretionary	HCD	Updated numbers on the chart of Housing Needs of Families in the Jurisdiction/s Served.
B.1/A. Public Housing	3	I. B.1.(a) (2) Strategy 1: Shortage of affordable housing for all eligible populations	Discretionary	PIH 2025-03- <u>Update language</u>	(2) Seeking replacement of public housing units lost to the inventory through mixed finance development, RAD conversions and other financing or funding strategies. This includes isng leveraging reclaiming units available under the <u>Restore-Rebuild initiative Faircloth cap</u> , <u>(formerly known as Faircloth-to-RAD)</u> to reclaim available unit authority.
B.1/A. Public Housing	3	I. B.5. Need: Reduce impediment to Fair Housing choice through education efforts	Executive Order	<u>HUD Requirement</u>	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 or other protected class.
<i>II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</i>					
B.1/A. Public Housing	4	II. B.2. Selection and Admission	Discretionary	24 CFR § 903.7(b)(2) & 24 CFR § 960.206- <u>Policy Detail/Structure Change</u>	<p>a) Waiting List Organization</p> <p><u>(2) Additionally, a separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.</u></p> <p><u>(5) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.</u></p> <p><u>(6) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.</u></p> <p><u>• When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application.</u></p>

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B.1/A. Public Housing	4	II.B.2 Selection and Admission	Discretionary	HCD- <u>Past Action</u>	<p>a) Waiting List Organization (continued)</p> <p>Initial Process</p> <p>(1) On September 17, 2024, the Miami-Dade County Board of County Commissioners adopted Resolution R-812-24 that authorized the dissolution of the public housing waiting list as of October 1, 2024, and the opening of a new public housing waiting list from October 15, 2024, to November 11, 2024.</p>
B.1/A. Public Housing	5	II.B.2 Selection and Admission	Discretionary	HCD- <u>Policy Restructuring</u>	<p>b) Admission Preferences</p> <p>(1) Applicant families on the public housing waiting list may qualify for the admission preferences listed below. Admission preferences include:</p> <ul style="list-style-type: none"> • Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency. • Homeless General Preference (30 points) to be verified by the CoC Lead Agency. • Single persons who are elderly, displaced, or a person with disability (30 points). Persons Eligible for Assisted Living Facility Housing and Services • Veterans Preference (35 points). • Miami-Dade County Residency Preference (5 points). • 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 preference as verified by the Miami-Dade County Homeless Trust in accordance with PIH Notice 2023-13. • May establish residency preferences for persons that reside anywhere in Miami-Dade County, including families who work or have been hired to work in Miami-Dade County.
B.1/A. Public Housing	5	II.B.2 Selection and Admission	Discretionary	HCD- <u>Regulation Compliance</u>	<p>b) Admission Preferences (continued)</p> <p>(1) Change of Program Special Admission Preference: HCD may, at its sole discretion, for humanitarian reasons, including but not limited to, reasonable accommodation for a family member with disabilities in another HCD-administered federally assisted housing program, provide another site-based housing opportunity, such as the Public Housing program. This family may be placed on HCD's waiting list even if the waiting list is otherwise closed or may already be on HCD's waiting list. HCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of HCD's Director or designee is required.</p> <p>(2) HCD 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).</p>

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B.1/A. Public Housing	5	II.B.2 Selection and Admission	Discretionary	24 CFR § 982.207 - <u>Policy Detail Change</u>	<p>c) Factors Affecting Waiting List</p> <p>(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.</p> <p>(1) Families displaced for development renovation. <u>Displacement due to governmental action.</u></p> <p>(2) <u>Involuntary displacement due to natural disasters.</u></p> <p>Families displaced for development renovation and wishing to return to the development after renovation is completed.</p> <p>(3) <u>If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time).</u></p> <p>(4) <u>HCD, at its sole discretion, may accept referrals for humanitarian reasons as mandated from HUD and/or from appropriate federal, state, and/or admission agencies.</u></p>
<i>III. Financial Resources.</i>					
B.1/A. Public Housing	6	III. Financial Resources: Planned Sources and Uses for Public Housing Only	Regulatory	Federal Grants	Projected budget for FY 2026-2027 for operations and capital improvements
B.1/A. Public Housing	6	III. Financial Resources: Planned Sources and Uses for Public Housing Only	Discretionary	Rental Income and Non-Federal sources	Projected budget for FY 2026-2027
<i>V. Operation and Management.</i>					
B.1/A. Public Housing	7	V.A. 1. Admissions and Continued Occupancy Policy (ACOP)	Discretionary	HCD- Policy Documentation	On May 6, 2025, the Miami Dade County Board of County Commissioners adopted Resolution No. R-408-25 approving <u>the ACOP.</u>

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B.1/A. Public Housing	7	V.A. 1. Admissions and Continued Occupancy Policy (ACOP)	Discretionary	HCD- <u>Policy Restructuring</u>	<p>a) Proposed Revisions</p> <p>(1) A separate site-based waiting list will be established for the Helen Sawyer Plaza Assisted Living Facility. Eligibility for this site must satisfy both Public Housing program requirements and specific Assisted Living Facility (ALF) admission criteria. This includes possessing valid Medicaid/Medicare eligibility and qualifying state-mandated health assessment. This site-based waiting list will remain perpetually open.</p> <p>(2) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.</p> <p>(3) In accordance with 24 CFR § 960.206, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.</p> <ul style="list-style-type: none"> When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time of application. <p>(4) Applicant families on the public housing waiting list may qualify for the admission preferences listed below.</p> <ul style="list-style-type: none"> Homeless (CoC Direct Referrals) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency. Homeless General Preference (30 points) to be verified by the CoC Lead Agency. Single persons who are elderly, displaced, or a person with disability (30 points). Veterans Preference (35 points). Miami-Dade County Residency Preference (5 points). <p>(5) The following factors will affect the waiting list:</p> <ul style="list-style-type: none"> Displacement due to governmental action. Involuntary displacement due to natural disasters. If HCD terminated the HAP contract for a Housing Choice Voucher or Project-Based Voucher unit due to the landlord's failure to comply with HQS standards and the family was unable to lease a replacement unit within the timeframe allotted them by HCD, the family may be offered an appropriate public housing unit (if available at that time). HCD, at its sole discretion, may accept referrals for humanitarian reasons as mandated from HUD and/or from appropriate federal, state, and/or admission agencies

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B.1/A. Public Housing	7-8	V.A. 1. Admissions and Continued Occupancy Policy (ACOP)	Discretionary	HCD- <u>Deleting Implemented Policies</u>	<p>(-2) HCD is establishing a homeless preference as verified by the Miami-Dade County Homeless Trust in accordance with PIH Notice 2023-13.</p> <p>(-3) HCD is establishing an admission preference for participants under HCD's Housing Choice Voucher Program or Project Based Voucher that have lost their assisted housing, because the private owner failed HQS and the family has been unable to lease a new unit within the period provided by HCD.</p> <p>(4) Change of Program Special Admission Preference: HCD may, at its sole discretion, for humanitarian reasons, including but not limited to, reasonable accommodation for a family member with disabilities in another HCD administered federally assisted housing program, provide another site based housing opportunity, such as the Public Housing program. This family may be placed on HCD's waiting list even if the waiting list is otherwise closed or may already be on HCD's waiting list. HCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of HCD's Director or designee is required.</p> <p>(5) Pursuant to PIH Notice 2024-17, HCD has been granted two regulatory waivers applicable to persons experiencing homelessness to expedite admission:</p> <p>—(a) HCD may self-certify their date of birth and disability status.</p> <p>—(b) HCD may accept a self-certification of income.</p> <p>(b &c) HOTMA related policies.</p>

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

B.1/B. HOUSING CHOICE VOUCHER	13	I. A. Housing Needs of Families in the Jurisdiction/s Served	Discretionary	HCD	<u>Updated numbers on the chart of Housing Needs of Families in the Jurisdiction/s Served.</u>
B.1/B. HOUSING CHOICE VOUCHER	14	I. B.5. Need: Reduce impediment to Fair Housing choice through education efforts	Executive Order	<u>HUD Requirement</u>	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, <u>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 or other protected class.</u>

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<i>II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</i>					
B.1/B. HOUSING CHOICE VOUCHER	14	II. B.2. Selection and Admission	Discretionary	24 CFR § 982.204 24 CFR § 982.207 24 CFR § 983.251(c)(3) - <u>Revised/ Policy Restructuring</u>	<p>a) Waiting List Organization (1) HCD selects applicants for the Housing Choice Voucher, Project-Based Voucher, and Moderate Rehabilitation Programs from separate <u>community-wide</u> waiting lists. <u>For the Section 8 Project-Based Voucher (PBV) Program, HCD has established site-based waiting list.</u></p> <p>b) Placement on the Waiting List <u>(1) Based on available budget authority and historical turnover rates, HCD shall determine the quantity of applications selected for the Housing Choice Voucher and Moderate Rehabilitation Programs waiting lists. The total number of applications selected must be sufficient to process applications within a reasonable timeframe, ensuring an adequate pool of applicants to maximize lease-up utilization. Separately, the site-based waiting list for the Project-Based Voucher program may utilize this same process.</u></p> <p>HCD will determine the number of applications to be selected for placement on the waiting list based on historical and empirical data. The waiting list number represents the number of applications that need to be reviewed in order to result in the issuing of enough vouchers to absorb all underlying funding within a 12 to 18 month period. After that, subject to the Board of County Commissioners' approval, the list will be reopened.</p> <p><u>(2) Based on the signed Memorandum of Understanding between HCD and the Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.</u></p> <p><u>(3) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.</u></p> <ul style="list-style-type: none"> <u>• When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.</u> <p><u>HCD will select applicants to be placed on the waiting list via an electronic drawing and random selection process. The applicants will be placed on the waiting list in order of the assigned numbers and according to HCD admission preference(s) described in this chapter.</u></p> <p><u>(4) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.</u></p>
B.1/B. HOUSING CHOICE VOUCHER	15	II. B.2. Selection and Admission	Discretionary	24 CFR § 982.204 24 CFR § 982.207 24 CFR § 983.251(c)(3)- <u>Revised/ Policy Restructuring</u>	<p><u>(2) Based on the signed Memorandum of Understanding between HCD and the Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.</u></p> <p><u>(3) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.</u></p> <ul style="list-style-type: none"> <u>• When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.</u> <p><u>HCD will select applicants to be placed on the waiting list via an electronic drawing and random selection process. The applicants will be placed on the waiting list in order of the assigned numbers and according to HCD admission preference(s) described in this chapter.</u></p> <p><u>(4) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.</u></p>

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B.1/B. HOUSING CHOICE VOUCHER	15-16	II. B.2. Selection and Admission	Discretionary	HCD- Revised / new section created below	<p>b) Placement on the Waiting List (continued)</p> <p>(6) HCD may establish site-based waiting lists for its Section 8 Project-Based Voucher Program beginning in 2025 and pursuant to the following policies:</p> <ul style="list-style-type: none"> • Interested families will apply with HCD. • Adopted admission preferences will be available for applicants to request during open registration. • The site-based waiting list may remain perpetually open. <p>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.</p>
B.1/B. HOUSING CHOICE VOUCHER	16	II. B.2. Selection and Admission	Discretionary	24 CFR § 982.207 - Policy Expansion	<p>c) Admission Preference</p> <p>(1) Applicant families <u>may qualify for</u> the admission preferences listed below: <u>include:</u></p> <ul style="list-style-type: none"> <u>• Homeless (CoC Direct Referral) Preference (100 points).</u> This preference is capped at a maximum of 50 referrals from the CoC Lead Agency. <u>• Homeless General Preference (30 points) to be verified by the CoC Lead Agency.</u> <u>• Families terminated due to insufficient funding or families whose assistance ended due to the expiration of time-limited a special program that has their term limit exhausted by HCD (50 points).</u> <u>• Veterans Preference (35 points).</u> <u>• Families participating in HCD's Emergency Housing Voucher Program (20 points)</u> <u>• NED Vouchers (30 points): Non-elderly disabled families defined as families with a head, co-head, or spouse who is under age 62 or elderly persons with disabilities who are under age 62 and transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. or at risk of becoming homeless for the Mainstream HCV Program, upon allocation of funding by HUD.</u> <u>• Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of institutions and other segregated settings or at serious risk of institutionalization homeless.</u> <u>• Miami-Dade County Residency Preference (5 points).</u>

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B.1/B. HOUSING CHOICE VOUCHER	16-17	II. B.2. Selection and Admission	Discretionary	24 CFR § 982.207 - Policy Expansion	<p>c) Admission Preference (continued)</p> <ul style="list-style-type: none"> • 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 including but not limited to the RAD 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. HCD must determine which PBV units will be designated for public housing elderly units that will be provided this preference. <p>(2) Change of Program Special Admission Preference: HCD may, at its sole discretion, for humanitarian reasons, including but not limited to, reasonable accommodation for a family member with disabilities in another HCD-administered federally assisted housing program, issue a voucher under another tenant-based HCD program or provide another site-based housing opportunity, such as the Public Housing program. This family may be placed on HCD's waiting list even if the waiting list is otherwise closed or may already be on HCD's waiting list. HCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of HCD's Director or designee is required.</p> <p><u>(2) Admission Preferences for Site-Based Project-Based Waiting List</u></p> <p>(b) An admission preference for applicants with a demonstrated need for specialized services offered by the particular project will be available for PBV site-based waiting lists. Any individual who is qualified for the services must be able to receive the preference, including qualified individuals with disabilities.</p> <ul style="list-style-type: none"> • Examples include, but are not limited to, preferences that may be only for persons who qualify for employment assistance, or for transportation services, or a preference that may be for persons who qualify for either housekeeping assistance, case management, outpatient health services, personal assistance, education services, services designed to help the recipient live in the community as independently as possible, disability-specific services such as mental health services, and the provision of medication, which are provided to support a person with a disability.

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B.1/B. HOUSING CHOICE VOUCHER	17	II. B.2. Selection and Admission	Discretionary	HCD -New Section/ Regulation Compliance	<p>c) Admission Preference (continued)</p> <p>(c) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project. The following preferences also offered by the particular project will be available for PBV site-based waiting list:</p> <ul style="list-style-type: none"> • A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points). • Elderly households (aged 62 years old and older) Preference (25 points). • Near Elderly (aged 55 and older) and with a Disability Preference (25 points). • As required by regulation (e.g., eligible in place families, family's right to return, elderly families or units with supportive services, or mobility impaired persons for accessible units). • A preference to assist vulnerable populations; HCD 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). • A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC), which may be amended, that may be referred by a Special Needs Household Referral Agency, as defined at in Section 67-48.002(109) of the FAC. • HCD 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).
B.1/B. HOUSING CHOICE VOUCHER	18	II. B.2. Selection and Admission	Discretionary	HCD- Revised	<p>c) Admission Preference (continued)</p> <p>4. Special Admissions (Assistance Targeted by HUD)</p> <p>HCD may admit a family that is not on the waiting list or without considering the family's waiting list position if HUD awards targeted assistance for:</p> <p>a) <u>Displaced persons. Involuntary Displacement due to Natural Disasters.</u></p> <p>b) <u>Displacement Due to Government Action. Public Housing residents on a case-by-case basis due to redevelopment.</u></p>

Housing and Community Development
Summary of the Proposed FY 2026-2027 Annual Public Housing Agency

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<i>III. Financial Resources.</i>					
B.1/B. HOUSING CHOICE VOUCHER	18	III. Financial Resources: Planned Sources and Uses for Housing Choice Voucher Only	Regulatory	Federal Grants	Projected budget for FY 2026-2027 for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)
B.1/B. HOUSING CHOICE VOUCHER	18	III. Financial Resources: Planned Sources and Uses for Housing Choice Voucher Only	Discretionary	Non-federal sources	Projected budget for FY 2026-2027
<i>V. Operation and Management.</i>					
B.1/B. HOUSING CHOICE VOUCHER	19	V.A. 1. Section 8 Administrative Plan	Discretionary	HCD- Policy Documentation	On <u>May 6, 2025</u> December 12, 2023 , the Miami Dade County Board of County Commissioners adopted Resolution No. <u>R-408-25R-1083-23</u> approving the Section 8 Administrative Plan.
B.1/B. HOUSING CHOICE VOUCHER	19	V.A. 1. Section 8 Administrative Plan	Discretionary	HCD- <u>Policy Restructuring</u>	(a) Proposed Revisions <u>(1) HCD has established site-based waiting list for the Section 8 Project-Based Voucher (PBV) Program.</u> <u>(2) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.</u> <u>(3) Based on the signed Memorandum of Understanding between HCD and the designated Continuum of Care (CoC) Lead Agency, HCD will accept 50 direct referrals to be placed at the top of the waiting list.</u> <u>(4) In accordance with 24 CFR § 982.207, HCD has established a system of admission preferences to address local housing needs. The waiting list for these preferences may remain perpetually open. HCD will use a weighted point system to rank applicants based on their admission preference status. Applicants will be placed on the waiting list based on the total number of preference points for which they qualify.</u> <u>• When there is insufficient funding or unit availability to assist all families with the same total points, HCD will select families based on date and time.</u>

Housing and Community Development

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B.1/B. HOUSING CHOICE VOUCHER	19	V.A. 1. Section 8 Administrative Plan	Discretionary	HCD- <u>Policy Restructuring</u>	<p>(a) Proposed Revisions (continued)</p> <p><u>(5) HCD reserves the right to set aside a specific number of project-based vouchers or a percentage of its budget for targeted populations in accordance with HUD regulations and Notice of Funding Availability (NOFA) requirements.</u></p> <p><u>(6) Applicant families may qualify for the admission preferences listed below:</u></p> <ul style="list-style-type: none"> <u>• Homeless (CoC Direct Referral) Preference (100 points). This preference is capped at a maximum of 50 referrals from the CoC Lead Agency.</u> <u>• Homeless General Preference (30 points) to be verified by the CoC Lead Agency.</u> <u>• Families terminated due to insufficient funding or families whose assistance ended due to the expiration of time-limited a special program that has their term limit exhausted by HCD (50 points).</u> <u>• Veterans Preference (35 points).</u> <u>• NED Vouchers (30 points): Non-elderly disabled families defined as families with a head of household, co-head, or spouse who is under age 62 who are transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.</u> <u>• Mainstream Vouchers (30 points): household that includes a non-elderly person(s) with disabilities, defined as any family that includes a person with disabilities who is at least 18 years old and not yet 62 years old particularly those transitioning out of institutions and other segregated settings or at serious risk of institutionalization homeless.</u> <u>• Miami-Dade County Residency Preference (5 points).</u> <p><u>(7) The admission preferences below will be offered for the PBV site-based waiting list, ranked by their associated points as required by the particular project:</u></p> <ul style="list-style-type: none"> <u>• A preference for Special Needs Households, as defined at Section 67-48.002(108) of the Florida Administrative Code (FAC) (40 points).</u> <u>• Elderly households (aged 62 and older) Preference (25 points).</u> <u>• Near Elderly (aged 55 and older) and with a Disability Preference (25 points).</u>

Housing and Community Development
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RAD: Rental Assistance Demonstration Program

HAP: Housing Assistance Payment

CFR: Code of Federal Regulations

PH: Public Housing

HOTMA: Housing Opportunity Through Modernization Act of 2016

PBRA: Project-Based Rental Assistance

ACRONYMS

CoC: Continuum of Care

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B.1/B. HOUSING CHOICE VOUCHER	19-20	V.A. 1. Section 8 Administrative Plan	Discretionary	HCD- <u>Deleting</u> <u>Implemented Policies</u>	<p>1) Change of Program Special Admission Preference: HCD may, at its sole discretion, for humanitarian reasons, including reasonable accommodation for a family member with disabilities in another HCD administered federally assisted housing program, issue a voucher under another tenant-based HCD program or provide another site-based housing opportunity, such as the Public Housing program. This family may be placed on HCD's waiting list even if the waiting list is otherwise closed or may already be on HCD's waiting list. HCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of HCD's Director or designee is required.</p> <p>(2) Pursuant to PIH Notice 2024-17, HCD has been granted two regulatory waivers applicable to persons experiencing homelessness to expedite admission.</p> <p>(a) HCD may self-certify their date of birth and disability status</p> <p>(b) HCD may accept a self-certification of income</p> <p>(c) HCD will not require persons of the same sex but different generational relationship to share the same bedroom.</p>
B.1/B. HOUSING CHOICE VOUCHER	20	V.A. 1. Section 8 Administrative Plan	Discretionary	HCD- <u>Deleting</u> <u>Implemented Policies</u>	<p>(4) Good cause to refuse PBV units: In circumstances when an applicant refuses a housing offer due to good cause, the applicant is not removed from the waitlist, and maintains their waitlist position. Examples include applicant/tenant is in the hospital or serving on a sequestered jury, and when the unit is inappropriate for their disabilities.</p> <p>(b) On December 17, 2024, HUD issued notice PIH 2024-38, which provided updated guidance to PHAs on compliance with HOTMA including but not limited to income exclusions and definitions. These provisions are to take effect no later than July 1, 2025.</p> <p>(c & d) HOTMA related policies</p>
VII. Homeownership Programs.					
B.1/B. HOUSING CHOICE VOUCHER	21	VII. A. Section 8 Tenant-Based Homeownership	Discretionary	HCD- Numerical Data Difference	<u>Currently, there are 146 families in the program.</u>

Housing and Community Development

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<i>I. Choice Neighborhoods Grants.</i>					
B.2/A. Public Housing	2-3	I. Choice Neighborhoods Grants.	Discretionary	HCD- Funding Activity	<p>A. Review and apply for opportunities under the Choice Neighborhoods Initiative for any eligible sites Miami-Dade County is currently administering three grants funded by the Choice Neighborhoods Initiative (CNI) program. CNI is a highly competitive grant program whose main goal is to redevelop severely distressed public- and assisted-housing sites into mixed income communities.</p> <p><u>1. GOULDS (IMPLEMENTATION GRANT)</u> Miami-Dade County was awarded a \$40 million FY2022 CNI implementation grant in July 2023 for the redevelopment of the Cutler Manor assisted housing site in the Goulds community in southern Miami-Dade County. The redeveloped site will include over 400 new units of replacement, affordable, workforce and unrestricted market rate units and amenities. Grant funds will be used to provide case management services to residents and to preserve the history of the Goulds community while enhancing its economic vitality.</p> <p><u>2. OVERTOWN (IMPLEMENTATION GRANT)</u> Miami-Dade County and the City of Miami were awarded approximately \$40 million in FY 2023/24 CNI implementation grant funding in July 2024 for the redevelopment of the Culmer Place and Culmer Gardens public housing developments in the Overtown neighborhood in the City of Miami. The redeveloped site will include over 1,000 new units of replacement, affordable, workforce and unrestricted market rate units and amenities. Grant funds will be used to provide case management services to residents and to preserve the history of the Overtown community while enhancing its economic vitality.</p> <p><u>3. MLK STATION (PLANNING GRANT)</u> Miami-Dade County was awarded a \$500,000 FY2024 CNI planning grant for the Annie Coleman 16 public housing site and surrounding Dr. Martin Luther King Jr. Station area in September 2024. This two-year, community-driven grant focuses on revitalizing the neighborhood surrounding the Dr. Martin Luther King Jr. Metrorail Station in County Commission Districts 2 and 3. The goal is to create a comprehensive plan that modernizes and expands affordable and workforce housing, while improving resources for local residents.</p> <p>HCD is collaborating with multiple county departments, public housing and neighborhood residents, as well as community and non-profit organizations, to develop an actionable plan that truly reflects the needs and aspirations of the community.</p>

Housing and Community Development

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<i>II. Modernization or Development.</i>					
B.2/A. Public Housing	3	II. Modernization or Development.	Discretionary	Notices PIH 2024-40 and PIH 2025-03- Policy Update	<p>A. HCD <u>will</u> continue an ambitious development and preservation initiative to revitalize and/or preserve affordability of the existing portfolio and to expand the availability of affordable housing units throughout Miami-Dade County. In these efforts, HCD will utilize all available and appropriate funding/financing tools and strategies including Low Income Housing Tax Credits (LIHTC), may apply for new Mixed-Finance Developments, Rental Assistance Demonstration (RAD) conversions, Choice Neighborhood Grants, HUD Section 18 Disposition/Demolition mixed-income and/or other grants and funding sources, <u>subject to approval by the Miami-Dade Board of County Commissioners (Board) and HUD</u> 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.</p> <p>Using the RAD program, HCD may convert existing Public Housing developments to Site-Based Vouchers (PBV) under RAD, to upgrade its existing developments. Once a public housing development has been selected for the RAD program, the public housing units in the selected development must be replaced one for one.</p> <p>C. HCD intends to use all present and future RAD tools for rehabilitation and development, including blending <u>RAD conversion with HUD Section 18 disposition approval with RAD conversion at qualified development projects- in accordance with Notices PIH 2024-40 and PIH 2025-03 (HA), Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH 2019-23 and its prior amendments (collectively, the 'RAD Notice').</u> Further, HCD may use RAD/Section 18 Blends for public housing properties previously developed pursuant to a mixed finance method.</p>
B.2/A. Public Housing	3	II. Modernization or Development.	Discretionary	Notices PIH 2024-40 and PIH 2025-03	<p>D. <u>If HCD has received Section 18 approval under normal processing, the Section 18 approvals may be subject to the provisions governing RAD/Section 18 Blends provided at least 10% of the total units in the Converting Project will be Converting Public Housing Assistance.</u></p> <p>E. Section 18/RAD Blends allow for Section 18 disposition of a percentage of converting units and subsequent assignment of Tenant Protection Vouchers, which may be project-based under HCD's PBV program with rent limits at <u>the lower of 110% of the applicable FMR (or approved exception payment standard) minus any Utility Allowance or the Reasonable Rent.</u></p> <p><u>HCD's payment standard.</u> The percentage of eligible units is based on <u>is based on three factors:</u></p> <ol style="list-style-type: none"> <u>1. Whether the project will be demolished and redeveloped.</u> <u>2. Whether the assistance will be transferred to a new site under RAD.</u> <u>3. The hard construction costs proposed for a rehabilitation of the Covered Project as compared to the Housing Construction Costs (HCC) as published by HUD for the given market area.</u>

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<i>III. Demolition and/or Disposition.</i>					
B.2/A. Public Housing	4	III. Demolition and/or Disposition.	Discretionary	PIH Notice 2019-23, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03).	1. HCD may apply a de minimis exception to demolition requirements for any long-term vacant, beyond repair, unit, subject to HUD requirements and limitations. (24 CR §970.27). <u>4.2. HCD may identify RAD developments eligible for RAD/Section 18 Blends, pursuant to Notices PIH-2024-40 1-07 and PIH-2025-03, Rental Assistance Demonstration – Supplemental Notice 4C, which further amends Notice PIH-2019-23 and its prior amendments (collectively, the 'RAD Notice') to implement the comprehensive framework for RAD/Section 18 Blends. PIH 2019-23, RAD Final Implementation, REV 4, as amended by Notice PIH-2023-19, RAD Supplemental Notice 4B.</u> See Section II-E-D above.
B.2/A. Public Housing	5, 6, 16, & 36	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Submitted' with date September 25, 2025, for Gwen Cherry 06 (FL005-825), New Haven Gardens (FL005-827), Newberg (FL005-031), Victory Homes (FL005-007) and Victory Homes-Vacant Land (FL005-007).
B.2/A. Public Housing	5, 6, 30, & 31	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date September 8, 2025, for Gwen Cherry 07 (FL005-824), Lemon City (FL005-051), Homestead Village (FL005-085), and W. Homestead Gardens (FL005-083).
B.2/A. Public Housing	7	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date September 25, 2025, for Gwen Cherry 22 (FL005-823).
B.2/A. Public Housing	8 & 9	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date June 13, 2025, for Kline Nunn (FL005-046), Little River Plaza (FL005-067), and Little River Terrace (FL005-006).
B.2/A. Public Housing	10	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date July 19, 2022, for Annie Coleman #15 (FL005-015).
B.2/A. Public Housing	11	Demolition/Disposition Activity Description	Discretionary	HCD- Status/ Timeline Update	Application status updated to 'Approved' with date March 12, 2025. Start Date: Aug 21, 2025, for Palm Towers (FL005-043) and Palm Courts (FL005-065).
B.2/A. Public Housing	14	Demolition/Disposition Activity Description	Discretionary	HCD- Status/ Timeline Update	HCD may request that SAC amend rescind approval of disposition for Liberty Square (Vacant Portion of Land) FL005-002 / FL005-003 / FL005-005.
B.2/A. Public Housing	19	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' (July 24, 2024) with Activity Start Date: January 17, 2025, for Rainbow Village (FL005-032) and Gwen Cherry 23 C (FL005-828).
B.2/A. Public Housing	19-20	Demolition/Disposition Activity Description	Discretionary	HCD- Status/ Timeline Update	Application status updated to 'Approved' (March 22, 2019) with Activity Start Date: October 13, 2021, for Culmer Place (FL005-049) and Culmer Gardens (FL005-075).
B.2 (Public Housing)	20	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Submitted' with date August 21, 2025, for Claude Pepper (FL005-025).

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B.2/A. Public Housing	22	Demolition/Disposition Activity Description	Discretionary	HCD- Status/ Timeline Update	Application submission date updated to August 27, 2024. Start Date: Projected April 5, 2025, Haley Sofge (FL005-026).
B.2/A. Public Housing	23-24	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date August 19, 2021, Falk Turnkey (FL005-030) and Jose Marti Plaza (FL005-090).
B.2/A. Public Housing	24	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date November 19, 2024, Harry Cain (FL005-089).
B.2/A. Public Housing	27 & 34	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Submitted' with date August 8, 2025, for Stirrup Plaza Family (FL005-058) and Naranja (FL005-035).
B.2/A. Public Housing	28	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Approved' with date September 26, 2022, Heritage Village I (FL005-064) and II (FL005-086).
B.2/A. Public Housing	31	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Submitted' with date November 4, 2024, for Homestead Gardens (FL005-050).
B.2/A. Public Housing	31	Demolition/Disposition Activity Description	Discretionary	HCD- Status Update	Application status updated to 'Submitted' with date April 22, 2025, Perrine Gardens (FL005-022).
B.2/A. Public Housing	37	Demolition/Disposition Activity Description	Discretionary	HCD- Application Status	Approved disposition was amended on April 26, 2023. An amendment to the approved amended disposition will be submitted to change the future use to homeownership for Elizabeth Virrick I (FL005-24).
B.2/A. Public Housing	Several	Demolition/Disposition Activity Description	Discretionary	HCD- Fiscal Year Shift	Planned application dates updated to '2026-2027' cycle for Various Sites.
B.2/A. Public Housing	Several	Demolition/Disposition Activity Description	Discretionary	HCD- Timeline Extension	Planned activity timelines extended to '2026-2028' cycle for Various Sites.
IV. Designated Housing for Elderly and/or Disabled Families.					
B.2/A. Public Housing	39	Table listing Designated Housing for Elderly and/or Disabled Families.	Discretionary	HCD- Removal	Haley Sofge, Palm Courts and Palm Towers were removed from table.
VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.					
B.2/A. Public Housing	40-49	VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD	Regulatory	PIH Notice 2019-23, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03).	Updated Narrative in accordance with [Notice PIH Notice 2019-23, RAD Final Implementation, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03)].

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B.2/A. Public Housing	Several	RAD Conversion Tables	Discretionary	All RAD Developments	Updated Footnote 1 to reference compliance with new Notices PIH 2024-40 and PIH 2025-03 (RAD Supplemental Notice 4C).
B.2/A. Public Housing	57, 58, 59 & 68	RAD Conversion Tables	Discretionary	Programmatic Update	Added Note 5: 'Restore-Rebuild-to-RAD conversion may occur' (replacing previous Faircloth language) for Gwen Cherry 06, Gwen Cherry 22, Newberg, New Haven Gardens, and Victory Homes.
B.2/A. Public Housing	52-53	RAD Conversion Tables	Discretionary	Project Structuring	Split Haley Sofge Development (FL005-026) into two distinct RAD Development Names: 'Gallery at Marti Park' and 'Haley Sofge 750' for Haley Sofge.
B.2/A. Public Housing	57, 58, 59, 68 & 84	RAD Conversion Tables	Discretionary	Site Configuration	Newly Included in Appendix D: Gwen Cherry 6, and Gwen Cherry 22, Newberg, (827), Victory Homes (007), and New Haven Gardens/ Site 5
B.2/A. Public Housing	66	RAD Conversion Tables	Discretionary	Update	All Liberty Square developments (002/ 003/ 005) were combined to reflect zero units.
B.2/A. Public Housing	56, 57 & 63	RAD Conversion Tables	Discretionary	Addition	Unit Reductions (De Minimis) may occur in these developments: Naranja, Arthur Mays Village, and Annie Coleman #14 and #16.
B.2/A. Public Housing	95	RAD Conversion Tables	Discretionary	Addition	Potential Faircloth/Restore-Rebuild-to-RAD Conversion for West Grove property.

VII. Homeownership Program under Section 32, 9 or 8(Y)

B.2/A. Public Housing	95	VII. Homeownership Program under Section 32, 9 or 8(Y)	Discretionary	HCD- New Subsection/Activity Added	<u>While HCD has not submitted a plan to implement the Section 32 homeownership program, homeownership opportunities may be created as a component of the redevelopment of certain public housing sites, including Kline Nunn, Little River Plaza, Little River Terrace, Annie Coleman #14 & #16, Naranja, Modello, Pine Island I & II and Arthur Mays Village. These would be pursued through alternative financing and development structures.</u>
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VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.

B.2/B. HOUSING CHOICE VOUCHER	96-97	VI. Conversion of Public Housing to PBRA or Project-Based Assistance under RAD.	Regulatory	PIH Notice 2019-23, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03).	Updated Narrative in accordance with [Notice PIH Notice 2019-23, RAD Final Implementation, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03)].
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Housing and Community Development

Summary of the Proposed FY 2026-2027 Annual Public Housing Agency

<u>ACRONYMS</u>			
<u>HCD</u> : Housing and Community Development	<u>CFR</u> : Code of Federal Regulations	<u>PIH</u> : Public and Indian Housing	<u>CoC</u> : Continuum of Care
<u>RAD</u> : Rental Assistance Demonstration Program	<u>PH</u> : Public Housing	<u>PHA</u> : Public Housing Agency	<u>HCV</u> : Housing Choice Voucher
<u>RAD</u> : Rental Assistance Demonstration Program	<u>HOTMA</u> : Housing Opportunity Through Modernization Act of 2016		<u>PBV</u> : Project-Based Voucher
<u>HAP</u> : Housing Assistance Payment	<u>PBRA</u> : Project-Based Rental Assistance		<u>ACOP</u> : Admission and Continued Occupancy

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VII. Homeownership Program under Section 32, 9 or 8(Y)					
B.2/B. HOUSING CHOICE VOUCHER	97	VII. Homeownership Program under Section 32, 9 or 8(Y)	Discretionary	HCD- New Subsection/ Activity Added	In accordance with 24 CFR 982.625, "Homeownership Option: General," HCD supports a homeownership program for its participant families. To meet this objective, eligible Housing Choice Voucher recipients may purchase a home using the voucher subsidy. With the competitive rental market and increasing need for affordable housing in Miami-Dade County, the establishment of a Housing Choice Voucher Homeownership program will create a larger selection of housing choices which eligible Housing Choice Voucher families can use (Section 8 Administrative Plan, Chapter 26).
XI. Project-Based Vouchers					
B.2/B. HOUSING CHOICE VOUCHER	98	XI. Project-Based Vouchers	Discretionary	HCD-Inventory Update	Added the following PBVs properties: <u>25. Imperial Club (102)</u> <u>26. Liberty Square Phase 4 (50)</u> <u>27. Qual Roost 1 (28)</u> <u>28. Gallery at West Brickell (55)</u> <u>29. Cordova Estate (50)</u> <u>30. Wellspring Apartments (99)</u> <u>31. Royal Pointe (7)</u> <u>32. Metro Grande III (7)</u>
B.2/B. HOUSING CHOICE VOUCHER	99	XI. Project-Based Vouchers	Discretionary	HCD-Inventory Update	Added the following RAD-PBVs properties: <u>23. Jose Marti Villas (Brisas del Sol)</u> <u>24. Residences at Palm Court</u> <u>25. Haley Sofge 750</u> <u>26. Heritage Village South</u> <u>27. Rainbow Village Phase I</u> <u>28. Perrine Phase II</u> <u>29. Homestead Gardens Phase I</u>

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Appendix D to B.2/ A. Public Housing	1	I. RAD/Section 18 Blend Option	Regulatory	PIH Notice 2019-23, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025- 03).	Updated Narrative in accordance with [Notice PIH Notice 2019-23, RAD Final Implementation, REV-4, as amended by Supplemental Notice 4B (2023-19) and 4C (2025-03).
Appendix D to B.2/ A. Public Housing	Several	II. Site Configuration	Discretionary	Project Configuration.	Revised and added Projects: Rainbow Village, Culmer Place/Culmer Gardens, Newberg, New Haven Gardens, Gwen Cherry 06, Gwen Cherry 22, Victory Homes, Arthur Mays, Naranja, Pine Island I & II, Modello II (Vacant Land), Kline Nunn, Little River Plaza, and Little River Terrace

Attachment	Page	Sub-Section/Detail	Type of Revision D=Discretionary R=Regulatory	Source of Revision	Proposed FY 2026-2027 Annual Plan <u>Underline Words were Added/New</u> <u>Strike-out Words were Deleted</u>
<i>Progress Report</i>					
B.3.A/ Public Housing	1	I. Increase the availability of affordable housing that reflect HUD and local requirement.	Discretionary	HCD- Policy Update	<p>A. 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.</p> <p>A. <u>HCD will allocate 50 units (or waiting list slots) exclusively for direct referrals from the CoC Lead Agency.</u></p>

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B.3.A/ Public Housing	2	I. Increase the availability of affordable housing that reflect HUD and local requirement.	Discretionary	HCD- Inventory Update	Added the following public housing developments have been converted to PBV under RAD including units under regular PBV (Section 18 /RAD Blend option): <u>x) Residences at Palm Court</u> <u>y) Haley Sofge 750</u> <u>z) Heritage Village South</u> <u>aa) Rainbow Village Phase I</u> <u>bb) Perrine Phase II</u> <u>cc) Homestead Gardens Phase I</u>