

**Housing and Community Development**  
**Summary of the Proposed FY 2025-2029 5-Year PHA Plan**

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<b>RAD:</b> Rental Assistance Demonstration Program	<b>PH:</b> Public Housing	<b>PHA:</b> Public Housing Agency	<b>HCV:</b> Housing Choice Voucher
<b>HOTMA:</b> Housing Opportunity Through Modernization Act of 2016		<b>PBV:</b> Project-Based Voucher	<b>EID:</b> Earned Income Disallowance
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Part 1 – Public Housing Program	3	Section B.2- Goals and Objectives	B.2(l) (A) (1) (b)	Regulatory	24 CFR Parts 5 and 908	b) <u>HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD’s Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the Enterprise Income Verification (EIV systems) for debts owed to other housing authorities and for double subsidy.</u> <del>Verify information-</del>
Part 1 – Public Housing Program	3	Section B.2- Goals and Objectives	B.2(l) (A) (1) (d, e, & f)	Discretionary	HCD	d) <u>Leverage new approaches and resources that provide greater access to quality affordable housing opportunities and choices throughout Miami-Dade County.</u> e) <u>Strategically plan the implementation of Restore-Rebuild (utilizing HUD’s Faircloth-to-RAD) to increase the availability of affordable housing.</u> f) <u>To expand the supply of assisted housing, Miami-Dade County is actively enhancing its capacity to develop, acquire, and preserve affordable units by establishing a County-controlled 501(c)(3) not-for-profit entity, the Miami-Dade Attainable Housing Corporation, Inc.. While the County has historically relied on private-sector partnerships and programs like the Rental Assistance Demonstration (RAD) to redevelop its aging public housing stock, this new corporation and its affiliated subsidiaries will allow the County to take a more direct, cost-effective role in the construction, rehabilitation, and management of multifamily and single-family residential projects.</u>
Part 1 – Public Housing Program	3-4	Section B.2- Goals and Objectives	B.2(l) (A) (2) (d & e)	Discretionary	HCD	d) <u>HCD intends to pursue all present and future HUD opportunities, as needed, that are or will become part of the Rental Assistance Demonstration (RAD) program.</u> e) <u>HCD intends to utilize County-owned Public Housing land for the purpose of developing affordable workforce housing for low-income families and homeownership opportunities.</u> e) <del>HCD intends to pursue all present and future HUD opportunities, as needed, that are or will become part of the Rental Assistance Demonstration (RAD) program. The Rental Assistance Demonstration (RAD) program was designed by HUD to assist in addressing the capital needs of public housing by providing HCD with access to private sources of capital to redevelop its affordable housing assets.</del>
Part 1 – Public Housing Program	4	Section B.2- Goals and Objectives	B.2(l) (B) (1) (b)	Regulatory	24 CFR Parts 5 and 908	b) <u>Continue the applicability of EIV’s Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report) to reduce errors and waste.</u>

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Part 1 – Public Housing Program	4	Section B.2-Goals and Objectives	B.2(l) (B) (2) (e)	Discretionary	HCD	<del>e)</del> e) Implement a training program for staff to improve knowledge of policies, procedures, and cultural competency skills.
Part 1 – Public Housing Program	4	Section B.2-Goals and Objectives	B.2(l) (B) (3) (a)	Discretionary	HCD	a) To renovate or modernize its public housing units, HCD will pursue all available federally assisted housing opportunities, and seek private and other public resources this includes the option for Choice Neighborhoods Initiative (CNI) and other HUD programs. HCD will explore and evaluate other options and programs that may assist in this effort including the Rental Assistance Demonstration (RAD) program.
Part 1 – Public Housing Program	4	Section B.2-Goals and Objectives	B.2(l) (B) (3) (b)	Discretionary	HCD	b) HCD will participate in any of the following initiatives or funding opportunities if they help meet HCD's goals and mission: <ul style="list-style-type: none"> <li>• Choice Neighborhoods Initiative Funding (CNI)</li> <li>• RAD</li> <li>• Section 18/RAD Blends</li> <li>• Restore-Rebuild (formerly known as Faircloth-to-RAD)</li> </ul>
Part 1 – Public Housing Program	4-5	Section B.2-Goals and Objectives	B.2(l) (B) (3) (c)	Discretionary	HCD	c) HCD will participate in such initiatives if they meet most of the following criteria: <ul style="list-style-type: none"> <li>• Provide one-for-one replacement.</li> <li>• Represent no significant negative impact to resident/participant.</li> <li>• Increase and/or preserve affordable housing stock.</li> </ul> <p>HCD will conduct outreach meetings with the community prior to participation or submission of any application for any program that meets most of the criteria outlined above.</p>
Part 1 – Public Housing Program	5	Section B.2-Goals and Objectives	B.2(l) (B) (3)	Discretionary	HCD	<del>HCD 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, Low Income Housing Tax Credits (LIHTC) and any other available funding sources.</del>
Part 1 – Public Housing Program	6	Section B.2-Goals and Objectives	B.2(l) (C) (3) (b)	Discretionary	HCD	a)b) Continue accepting 50 direct referrals from the designated Continuum of Care (CoC) Lead Agency. <del>the implementation of a pilot program for persons experiencing homelessness by collaborating with the Miami Dade Homeless Trust.</del>
Part 1 – Public Housing Program	6	Section B.2-Goals and Objectives	B.2(III) (A) (7)	Regulatory	PIH 2024-38	<del>7. Continue providing Earned Income Disallowance (EID) to qualified families through December 31, 2025 (PIH Notice 2023-27).</del>

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Part 1 – Public Housing Program	6	Section B.2-Goals and Objectives	B.2(IV) (B)	Regulatory	PIH 2026-06	<del>B. Continue to implement the Limited English Proficiency (LEP) policy. HCD is limited on the application of HUD funds pursuant to Notice PIH 2026-06 which rescinds Notice PIH 2024-04 that allowed the usage of HUD funds. HCD will continue to provide services under its Limited English Proficiency (LEP) policy in accordance with Title VI of the Civil Rights Act. Pursuant to Notice PIH 2026-06, which rescinds the administrative guidance of Notice PIH 2024-04, HCD has adjusted its funding strategy to ensure LEP costs are allocated strictly within the administrative caps of the Public Housing program.</del>
Part 1 – Public Housing Program	7	Section B.2-Goals and Objectives	B.2(IV) (C)	Regulatory	Executive Order	<del>C. Remain committed to affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, or other protected characteristics. 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.</del>
Part 1 – Public Housing Program	8	Section B.3-Progress Report	B.3(l) (A) (2)	Discretionary	HCD	<del>2. Acquired, built, or rehabilitated units. (see detailed list in the Annual Plan's Progress Report).</del>
Part 1 – Public Housing Program	8	Section B.3-Progress Report	B.3(l) (A) (3)	Discretionary	HCD	<del>3. Miami-Dade County continues to advance major housing and community revitalization initiatives through multiple awards received under HUD's Choice Neighborhoods Initiative (CNI). These awards support redevelopment of distressed assisted housing, expansion of mixed-income communities, and delivery of comprehensive supportive services for residents. They also reinforce the County's commitment to preserving the cultural and historical identity of long-standing neighborhoods while promoting economic opportunity.</del> <ul style="list-style-type: none"> <li>• In July 2023, Miami-Dade County was awarded a \$40 million CNI Implementation Grant to redevelop the Cutler Manor assisted housing site in the Goulds community.</li> <li>• In July 2024, Miami-Dade County and the City of Miami jointly received approximately \$40 million in FY2023/24 CNI Implementation Grant funding for the redevelopment of the Culmer Place and Culmer Gardens public housing developments in Overtown.</li> <li>• In September 2024, Miami-Dade County received a \$500,000 FY2024 CNI Planning Grant focused on the Annie Coleman 16 public housing site and the surrounding Dr. Martin Luther King Jr. Station area.</li> </ul>

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Part 1 – Public Housing Program	8	Section B.3-Progress Report	B.3(l) (B) (1) (a)	Discretionary	HCD	a) Pursuant to PIH Notice 2021-14, HUD waived PHAS scores due to the COVID-19 pandemic through December 31, 2021. As a result, PHCD did not receive a rating under PHAS for fiscal years ending September 30, 2018, through September 30, 2021. HCD's last rating was as a Standard Performer (scored 78 points) under PHAS. HCD's rating under PHAS is pending as of fiscal year end September 30, 2022.
Part 1 – Public Housing Program	9	Section B.3-Progress Report	B.3(l) (B) (2) (b)	Discretionary	HCD	b) <del>Provided cameras, technological improvements, and additional police presence at Liberty Square to reduce or prevent crime in the area.</del>
Part 1 – Public Housing Program	9	Section B.3-Progress Report	B.3(l) (B) (2) (c) (1)	Discretionary	HCD	(1) Restored Cameras to Good State of Repairs • <u>Wynwood Elderly</u>
Part 1 – Public Housing Program	9	Section B.3-Progress Report	B.3(l) (B) (2) (c) (2)	Discretionary	HCD	(2) Restored Cameras to Good State of Repairs and Safety Enforcement <del>Improved Police Presence</del>
Part 1 – Public Housing Program	9	Section B.3-Progress Report	B.3(l) (B) (2) (c) (3)	Discretionary	HCD	<del>3. Increased assisted housing choices. To address the risk of homelessness, HCD 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 has a total of 50 units for homeless individuals.</del>
Part 1 – Public Housing Program	9	Section B.3-Progress Report	B.3(l) (C) (2)	Discretionary	HCD	2. Reduced public housing vacancies by <del>streamlining the screening process and</del> reducing unit turnaround time, establishing a ready pool of program eligible applicants and pre-leasing units.
Part 1 – Public Housing Program	10	Section B.3-Progress Report	B.3(l) (G) (1 & 2)	Regulatory	PIH 2023-16	G. Operational Improvements and Compliance 1. <u>Strengthened NSPIRE (National Standards for the Physical Inspection of Real Estate) inspection preparation across Public Housing sites. HUD's NSPIRE inspection standards, designed to improve housing quality oversight, were implemented for Public Housing inspections beginning July 1, 2023, and all relevant Public Housing staff have been trained on the new standards and inspection protocols.</u> 2. Implemented self-inspection protocols consistent with HUD standards.

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Part 1 – Public Housing Program	10	Section B.3-Progress Report	B.3(I) (A) (1 & 2)	Discretionary	HCD	<p>II. Apprenticeship Program and Workforce Development</p> <p>A. Launched a paid apprenticeship program in partnership with Atlantic Pacific Companies and Community Builders, targeting Perrine-area residents.</p> <p>1. Provides hands-on training in construction and project management roles, including Construction Coordinator duties, with progressive wage increases over 12–14 months.</p> <p>2. Program participants gain experience on projects such as Perrine Apartments II and Heritage Village South, building long-term careers and supporting local workforce development.</p>
Part 2 – Housing Choice Voucher	11	Section B.2-Goals and Objectives	B.2(I) (A) (1) (b)	Regulatory	24 CFR Parts 5 and 908	<p>b) HCD maximizes the impact of limited federal housing resources for our community. To achieve this, we utilize HUD’s Enterprise Income Verification (EIV) system as a critical tool for ensuring program integrity and administrative accuracy. This includes verification of each household member through the EIV systems for debts owed to other housing authorities and for double subsidy and monitoring the Deceased Tenants Report available in EIV.</p> <p><del>b) Verify information of each household member through the Enterprise Income Verification (EIV) for debts owed to other housing authorities and for double subsidy.</del></p> <p><del>c) Monitor the Deceased Tenants Report available in EIV.</del></p>
Part 2 – Housing Choice Voucher	11	Section B.2-Goals and Objectives	B.2(I) (B) (1) (b)	Regulatory	24 CFR Parts 5 and 908	<p>b) Continue the applicability of EIV’s Income Information and Verification Reports (i.e., Multiple Subsidy Report, Identity Verification Report, Immigration Report, EIV-SAVE Tenant Matching Report, and Income Validation Tool Report) to reduce errors and waste.</p> <p><del>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).</del></p>
Part 2 – Housing Choice Voucher	11	Section B.2-Goals and Objectives	B.2(I) (E) (2)	Regulatory	PIH 2024-38	<p><del>2. Continue providing Earned Income Disallowance (EID) to qualified families through December 31, 2025 (PIH Notice 2023-27).</del></p>
Part 2 – Housing Choice Voucher	12	Section B.2-Goals and Objectives	B.2(I) (F) (2)	Regulatory	Executive Order	<p>2. Continue with affirmatively furthering fair housing to ensure equal opportunity regardless of race, national origin, ethnic origin, color, sex, religion, <u>or other protected classes</u>, <del>age, disability, familial status, marital status, ancestry, status as victim of domestic violence, dating violence or stalking,</del></p>

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						<del>actual or perceived sexual orientation, gender identity, gender expression, pregnancy or source of income.</del>
Part 2 – Housing Choice Voucher	12-13	Section B.3- Progress Report	B.3(I) (C) (1)	Discretionary	HCD	1. <u>HCD continues processing applications received during the open registration period of 2024 for the Housing Choice Voucher program and implemented a site-based waiting list in 2025 for the Project-Based Voucher program.</u> <del>exhausted the 2021 tenant-based waiting list by December 31, 2023, therefore, conducted an opened registration period from February 5, 2024, through February 19, 2024, for the Section 8 Housing Choice Voucher Program and plans to begin the selection process in May 2024 at the latest.</del>
Part 2 – Housing Choice Voucher	14	Section B.5- Project-Based Activities	B.5 (1)	Discretionary	HCD	1. <del>HCD does not intend to select one or more projects without competition.</del> In accordance with 24 CFR 983.51(c), HCD hereby affirmatively expresses its intent that HCD may select one or more projects without competition to improve, develop, or replace a public housing property where the County has an ownership interest or over which the County has control without following a competitive process.
Part 3 – Public Housing and HCV	16	Section B.4 – VAWA Goals	B.3(III) (A)	Discretionary	HCD	- Between October 1, 2023, and January 1, 2026, HCD approved <del>34</del> <u>38</u> cases that were approved for transfer under the Public Housing Program and <del>54</del> <u>247</u> cases that were approved for transfer under the HCV Program.