

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

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Miami-Dade County by and through Public Housing and Community Development (PHCD)</u> PHA Code: <u>FL005</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u></p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission (2015-2020)</p> <p>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.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="240 1297 1497 1927"> <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	<p>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.</p> <p>We, the employees of Miami-Dade County’s 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:</p> <ul style="list-style-type: none"> • 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	<p>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.</p> <p>A. Increase the availability of affordable housing that reflect HUD and local requirements</p> <ol style="list-style-type: none"> 1. Expand the supply of assisted housing <ol style="list-style-type: none"> a) Leverage private or other public funds and/or generate revenue to create additional housing opportunities <ol style="list-style-type: none"> (1) Apply for funding, grants and other similar funding opportunities that may become available to refurbish and/or create additional housing and related work. (2) Verify information of each household member through the Enterprise Income Verification (EIV) for debts owed to other housing authorities and for double subsidy. (3) Monitor the Deceased Tenants Report available in EIV. (4) 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. b) Acquire or build units or developments <ol style="list-style-type: none"> (1) PHCD reserves the right to issue Request for Proposals (RFP’s), Request for Qualifications (RFQ’s), Request for Applications (RFA’s) and other similar procurement documents as needed to achieve stated plans and objectives. (2) 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 (BCC) and HUD’s approval. 2. Improve the quality of assisted housing <ol style="list-style-type: none"> a) Improve Public Housing Assessment System (PHAS) Score <ol style="list-style-type: none"> (1) Continue improving its Public Housing Assessment System (PHAS) score with emphasis on management (MASS) and physical inspections (PASS) sub-indicators. (2) Continue with the Quality Assurance Review (QAR) program of residents’ files. (3) Continue the applicability of EIV’s Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Discrepancy Report). b) Improve Section 8 Management Assessment Program (SEMAP) Score <ol style="list-style-type: none"> (1) Maintain or exceed the Standard Performer status under Section 8 Management Assessment Program (SEMAP). c) Increase customer satisfaction <ol style="list-style-type: none"> (1) Provide improved communication with management and referral services to residents. (2) Section 8 will continue to receive and assess customer surveys to improve communication.

B.2
(Continued)

Goals and Objectives. (continued from prior page)

- d) Concentrate on efforts to improve specific management functions
 - (1) Deliver quality maintenance services to public housing units.
 - (2) Implement preventive maintenance efforts.
 - (3) Review options to ensure economic viability of the Helen Sawyer Plaza Assisted Living Facility

- e) Renovate or modernize public housing units.
 - (1) Implement Capital Fund Program 5-Year Action Plan, in accordance with available funding.
 - (2) PHCD will consider and implement existing or additional force account (in-house) laborers in either permanent or temporary basis to perform construction work for capital fund projects.
 - (3) Utilize contractors for projects presented in the 5-Year Action Plan.

 - (4) 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.
 - (5) 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.
 - (6) Implementation of Energy Performance Contract to increase the energy efficiency of our developments.
 - (7) Funds from the Capital Funds Financing Program (CFFP) may be utilized upon approval.
 - (8) Create and develop a strategy for rehabilitation and redevelopment of public housing inventory over the next 10 years.

3. Increase assisted housing choices

- a) Applicants and current families will be advised of housing opportunities.
- b) May elect to dissolve the waiting lists periodically or as needed.
- c) Reduce public housing vacancies
 - (1) Once the elderly population on the waiting list is exhausted, Public Housing may select “near elderly” for admission into “elderly” designated public housing units.
 - (2) PHCD plans to implement a pilot program for persons experiencing homelessness by collaborating with the Miami-Dade Homeless Trust.
 - (3) In addition to the homeless pilot program, Public Housing and Section 8 programs may consider adding local preferences to its admission policy to better assist elderly, special needs families, project based vouchers eligible applicants, and/or local Miami-Dade County residents.

B. Improve community quality of life and economic vitality

- 1. Continue implementing public housing security improvements within budget limits.
- 2. Continue meetings with resident councils to provide training on various aspects of resident organization and empowerment.
- 3. PHCD may apply for grants and other funding sources to provide additional services for public and assisted housing programs.
- 4. May request extension of grant obligations and expenditure deadlines as it may deem necessary.
- 5. Introduce adult daycare as part of the services offered by the Helen Sawyer Plaza Assisted Living Facility (ALF).
- 6. PHCD will implement a policy to address over-income families in the Public Housing Program.
- 7. Implement a smoke-free policy pursuant to HUD’s proposed rule as seen in Federal Register Vol. 80 No. 221, dated November 17, 2015 and Miami-Dade County Commissioners Resolution No, R-1003-15.

<p>B.2 (Continued)</p>	<p>Goals and Objectives. (continued from prior page)</p> <p>C. Promote partnerships with job training and placement organizations</p> <ol style="list-style-type: none"> 1. Increase the number of employed persons in assisted families. <ol style="list-style-type: none"> a) Monitor contractors and subcontractors for compliance with Section 3 training and employment goals. b) The Section 3 function will continue offering opportunities for employment and training programs. c) Seek new partnerships with both public and private entities to enhance social and economic services to residents. d) Increase resident participation requirements for social service providers operating at public housing sites e) PHCD will continue to apply for the Resident Opportunities and Self-Sufficiency (ROSS) Grant to assist families in public housing. f) Identify supportive services to increase independence for the elderly or families with disabilities: g) Continue providing Earned Income Disallowance (EID) to qualified families. h) Incorporate specific Section 3 job requirements in public housing rehabilitation solicitations. <p>D. Ensure Equal Opportunity in Housing for all Americans</p> <ol style="list-style-type: none"> 1. 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. 2. Continue implementation of the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). 3. Continue to implement the Limited English Proficiency (LEP) policy. 4. 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.
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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.

A. Increased the availability of affordable housing that reflect HUD and local requirements**1. Expanded the supply of assisted housing**

- a) Leverage private or other public funds and/or generate revenue to create additional housing opportunities
 - (1) Increased collection of outstanding debt from prior participants due to the information entered in Debts Owed to PHAs.
 - (2) Avoided double subsidy cases by identifying applicants receiving housing assistance during initial screening.
 - (3) Increased the availability of units by terminating housing assistance to single households listed on the Deceased Tenants Report.
- b) Acquired, built, or rehabilitated units
 - (1) Northpark/Scott Carver
 - (2) Joe Moretti– Phase 1 and Phase 2A
 - (3) South Miami Plaza
 - (4) Stirrup Plaza– Phase 1 and Phase 2
 - (5) Dante Fascell
 - (6) Jack Orr Plaza
 - (7) Green Turnkey
 - (8) Collins Park
 - (9) Smather's Plaza– Phase 2

2. Improved quality of assisted housing

- a) Improved Public Housing Assessment System (PHAS) Score
 - (1) PHCD increased the occupancy rate due to restructuring vacancy turnaround process.
 - (2) Established a procedure to routinely write-off bad debt balances and to identify fraud related accounts receivables.
 - (3) Provided staff written guidance on correcting and avoiding errors per QAR of residents' files.
- b) Improved Section 8 Management Assessment Program (SEMAP) Score
 - (1) As stated in a HUD Miami Field Office letter dated December 22, 2015, PHCD met the requirements for High Performer by scoring 93% for fiscal year ended September 30, 2015
- c) Increase customer satisfaction
 - (1) Established a risk assessment of safety and security needs.
 - (2) Provided cameras, technological improvements, security and additional police presence at Liberty Square to reduce or prevent crime in the area.
 - (3) Provided right of first refusal to former HOPE VI residents of Scott and Carver Homes for new developments in the HOPE VI Target Area.
 - (4) At the director's discretion, PHCD may extend such right of return and first refusal to residents of other developments under similar circumstances.
- d) Concentrated on efforts to improve specific management functions
 - (1) On September 16, 2015, the Board of County Commissioners (BCC) approved Resolution No. R-772-15, to implement the energy conservation measures at various public housing sites.
- e) Renovated or modernized public housing units.

3. Increased assisted housing choices

- a) Continued processing applications received during 2008 and 2014 open registration periods for various programs.
- b) Reduced public housing vacancies by streamlining the screening process and reducing unit turnaround time.

<p>B.3 (Continued)</p>	<p>Progress Report. (continued from prior page)</p> <p>B. Improved community quality of life and economic vitality</p> <ol style="list-style-type: none"> 1. Increased the availability of affordable housing that reflect HUD and local requirements <ol style="list-style-type: none"> a) Expanded the supply of assisted housing by identifying dilapidated developments for renovation. <ol style="list-style-type: none"> (1) Liberty Square (2) Lincoln Gardens (3) Scott Homes building located at NW 22 Avenue and 72 Street <p>C. Promoted partnerships with job training and placement organizations</p> <ol style="list-style-type: none"> 1. PHCD is in the process applying for a ROSS Grant. 2. Promoted Section 3 employment and contracting opportunities by monitoring contractors by including specific Section 3 requirements in solicitations. 3. PHCD is in the process of obtaining a license to operate an adult daycare program at the Helen Sawyer Plaza Assisted Living Facility. <p>D. Ensured Equal Opportunity in Housing for all Americans</p> <ol style="list-style-type: none"> 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. Advised clients of their rights to reasonable accommodation for people with disabilities. 5. Collected data from the current waiting lists via post-application questionnaire to gauge clients' disability-related needs.
<p>B.4</p>	<p>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.</p> <p>PHCD complies with the Violence Against Women Reauthorization Act of 2013 (VAWA 2013). See Chapter XIV (Domestic Violence) of the ACOP, and Section 2.15 (Domestic Violence, Sexual Assault/Battery, Dating Violence or Stalking) of the S8 Administrative Plan.</p> <p>As approved by a Board of County Commissioners' Resolution No. R-595-12 signs have been posted in the public restrooms of buildings owned or operated by Miami-Dade County. These signs will provide contact information and assistance to domestic violence victims.</p>

<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The following actions will be considered as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:</p> <ul style="list-style-type: none"> • A change in policy pertaining to operations detailed in the Annual Plan • Addition of new work items (excludes emergency work) not included in the Capital Fund Program Annual Statement(s), exceeding a cumulative average of 10% of the current fiscal year's grant. • New programs required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan. • Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal. <p>The following will be considered as a Substantial Deviation from the Five-Year Plan:</p> <ul style="list-style-type: none"> • An overall 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. • Insufficient budget authority from HUD necessitating the need to alter, reduce, or terminate any specific program activity, and new program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency, are exempted actions. In such cases, the administrative/programmatic changes will not be considered as a Substantial Deviation from the Five-Year Plan.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(e)

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.

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
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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	<p> PHA Name: <u>Miami-Dade County by and through Public Housing and Community Development</u> PHA Code: <u>FL005</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>9,289</u> Number of Housing Choice Vouchers (HCVs) <u>15,328</u> Total Combined Units/Vouchers <u>24,617</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> 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. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) 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

(b) 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)	Access-ibility	Size (Over-crowded)	Loca-tion
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) Reduce turnover time for vacated public housing units through implementation of a vacancy reduction initiative to achieve an overall occupancy rate of 96 percent.
 - (2) Seek replacement of public housing units lost to the inventory through mixed finance development and other financing or funding strategies.
 - (3) Seek replacement of moderate rehabilitation units lost to the inventory through Section 8 Tenant Protection Vouchers.
 - (4) Undertake measures to ensure access to affordable housing among assisted families, regardless of unit size required.
 - (5) PHCD's plans to implement a Homeless Pilot Program in an effort to address homelessness by collaborating with the Homeless Trust to implement a waiting list and pilot program for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, or permanent supportive housing.
 - (6) PHCD may consider the option of housing homeless persons through the Project-Based Voucher program, per PIH Notice 2013-15, subject to need and funding availability.
 - (7) Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
 - (8) Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families.
 - (9) Participating in Miami-Dade County's General Obligation Bond (GOB) program to expand the amount of public housing available in Miami-Dade County.
 - (10) 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) Leverage affordable housing resources in the community through the creation of mixed - finance housing.
 - (2) Pursue housing resources other than public housing or Section 8 tenant-based assistance.
 - (3) Continued implementation of the Section 8 Homeownership Program and Project-based Section 8 Voucher Program, 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 by continue implementing the Reasonable Accommodation requirements under the Voluntary Compliance Agreement (VCA) between the County and HUD.

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) PHCD's deconcentration policy may include, but is not limited to, providing any one or more of the following actions:
 - 1. Targeting modernization and capital improvements toward 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.
 - 4. Current strategies include modernization of Public Housing developments through the Low Income Housing Tax Credit (LIHTC) program and other funding sources.
 - 5. Developing strategies for mixed income and mixed use of public housing developments.
- b) Other Policies that Govern Eligibility, Selection, and Admissions

1. Public Housing Program

One waiting list is maintained for the Public Housing Program, which includes the Assisted Living Facility and the Mixed Finance Developments. Applicants are selected from the Public Housing Program waiting list, in accordance with the ranking number and available bedroom size units. Eligibility is established as delineated in the Admission and Continued Occupancy Policy (ACOP), Chapter II.B.

a) Waiting List Organization

- (1) PHCD maintains a community-wide waiting list. This list is currently closed and may be opened periodically, or as needed, contingent to unit availability. Ranking numbers are assigned to applicants through a lottery process.
- (2) The number of applications accepted may be limited to the amount of applications that can be served within a reasonable time.
- (3) PHCD will collaborate with the Homeless Trust to implement a pilot program for homeless persons. A separate waiting list may be maintained for this pilot program.

b) Unit Assignment

- (1) Vacant units are offered to multiple applicants based on availability.

(a) Admissions Preferences

- i. PHCD will provide admission preference for Extremely Low-Income (ELI) households to its LIHTC developments as referred by the Homeless Trust.
- ii. Applicants with wheelchairs will be offered Uniform Federal Accessibility Standards (UFAS) units or units with accessible features. Priority is provided to transferees.
- iii. PHCD may consider offering Housing Choice Vouchers to Public Housing residents on a case-by-case basis due to redevelopment and emergencies, upon vouchers availability.

c) Local Preferences

- (1) Assisted Living Facilities (ALF)
- (2) Veterans

2. Other Housing Programs

A. Section 8 Housing Choice Voucher and Moderate Rehabilitation

a) Eligibility

- (1) Separate waiting lists are maintained for Housing Choice Voucher and Moderate Rehabilitation Program according to their assigned ranking number. Eligibility is established as delineated in the Section 8 Administrative Plan, Chapter 2.

b) Waiting List Organization

- (1) PHCD may open the Section 8 waiting list periodically, or as needed, upon availability of vouchers. Ranking numbers will be assigned to applicants per waiting list through a lottery process.
- (2) The number of applications accepted may be limited to the amount of applications that can be served within a reasonable time.

- c) Search Time
 (1) The initial term of the Section 8 voucher has been revised to be 90 days from the date of voucher issuance. PHCD may extend the initial term for 30 additional days in accordance with the Section 8 Administrative Plan.
 (2) The voucher term may be extended beyond 120-days as a reasonable accommodation.
- d) Admissions Preferences
 PHCD may consider offering Housing Choice Vouchers to Public Housing residents on a case-by-case basis due to redevelopment and emergencies, upon vouchers availability.
- e) Local Preferences
 (1) Veterans
 (2) Local Residents- Miami-Dade County
 (3) Homeless
- B. Public Housing Homeless Program: A pilot program is planned for persons experiencing homeless consisting of referrals from the Homeless Trust. This program will initially be limited to a maximum availability of 25 Public Housing units that may be expanded if the program is successful.

III. Financial Resources.

Financial Resources: Planned Sources and Uses		
Sources	Preliminary Estimates \$	Planned Uses
1. Federal Grants (FY 2016-17)		
a) Public Housing Operating Fund	\$31,990,000	
b) Public Housing Capital Fund (1)	\$4,844,000	
c) HOPE VI Grant	\$1,100,000	New Public Housing Units
d) Replacement Housing Factor Funds (RHF)	\$2,276,000	New Public Housing Units
e) Neighborhood Stabilization Program 3 (NSP 3) funds	\$ 0	
f) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance (HAP & Adm. Fee)	\$167,985,000	
Other Federal Grants (list below)		
g) Emergency Shelter Grant	\$889,000	
2. Public Housing Dwelling Rental Income	\$16,327,000	Public Housing Operations
3. Non-federal sources (list below)		
a) General Obligation Bonds (GOB)	\$ 0	
b) Miscellaneous Revenue (2)	\$3,601,000	Public Housing Operations
c) Investment Interest	\$41,000	Public Housing Operations
d) Developer Contribution to RHF commitment	\$1,296,000	New Public Housing Units
Total Resources	\$230,349,000	

Notes: All amounts are approximate and subject to change.

1. If approved, may potentially receive up to \$47 million through Capital Fund Financing Program (CFFP).
2. Miscellaneous Revenue includes ROSS grants, Assisted Living Facility fees, late fees, maintenance charges, etc.

IV. Rent Determination.

PHCD reserves the right to implement HUD's Streamlining Rule once it is published in the Federal Register.

A. Public Housing:

1. Self-certification of assets for less than \$5,000 no longer applicable for the income calculation, per expiration of PIH Notice 2013-03, on March 31, 2015.
2. Flat Rents: PHCD annually revises the Flat Rent Schedule for the Public Housing Program, based on the Fair Market Rent (FMR) published by HUD and rent reasonableness study of similar unassisted units and accordance with PIH Notice 2014-12.

B. Section 8 Housing Choice Voucher, Section 8 Project-Based Voucher and Section 8 Moderate Rehabilitation:

1. Self-certification of assets for less than \$5,000 no longer applicable for the income calculation, per expiration of PIH Notice 2013-03, on March 31, 2015.
2. 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.

V. Operation and Management.

PHCD reserves the right to implement HUD's Streamlining Rule once it is published in the Federal Register.

A. Public Housing Program management policies are located in:

1. Admissions and Continued Occupancy Policy (ACOP).

Revised Elements

- a) PHCD may evict or terminate, by use of a 180-day notice, the tenancy of families who are significantly over the income limit (\$5000 over the 80% median income limit for public housing) for a period of 6 months or more (excluding temporary increases), subject to the following exceptions:
 - (1) If the family has a valid contract for participation in the Family Self Sufficiency (FSS) program; or
 - (2) If the family is under any of the earned income disallowance periods.
- b) Written statements will be accepted if witnessed by a Public Housing representative as third party verifications.
- c) Deleted self-certification of assets for less than \$5,000, per expiration of PIH Notice 2013-03; however, this may change subject to publication of a new HUD streamlining final rule.
- e) Collaboration with the Homeless Trust to implement a waiting list and pilot program for referrals of homeless persons per (PIH Notice 2013-15).
- f) Deleted reference to "One Strike Policy" and/or "pattern of arrests".
- g) Reduced the lookback period for criminal activities from ten (10) to five (5) years from date of conviction.
- h) Committed to seek a balance between allowing ex-offenders to reunite with their families that live in public housing, and at the same time, ensuring the safety of all residents of its programs.
- i) It is not required of applicants to disclose facts or details of conviction history or arrests until eligibility has otherwise been determined.
- j) May consider the reinstatement of removed offender family member, if they are able to establish that they have been rehabilitated.
- k) Low-Income Housing Tax Credit (LIHTC) representatives may attend applicant informal reviews to provide guidance on LIHTC and to explain reasons for denial.
- l) Grant 15 calendar days to transfer to a new unit upon signing the lease.
- m) Live-in aides must be qualified to provide appropriate services to household member, maintain separate finances that do not contribute to household income, provide landlord reference from previous residence and not have been part of the household.
- n) Public Housing developments may be converted to project based vouchers under Rental Assistance Demonstration (RAD).

2. Conventional Public Housing Dwelling Lease and Community Policies

Revised Elements

- a) See items (a), (g), (l) and (m) under A.1. Above.
- b) All charges, fines, and fees owed by the residents will be considered as additional rent for eviction filing purposes. The charges and fines are found as Attachment #1 of the Community Policies.

3. Low Income Housing Tax Credit (LIHTC) developments: The Regulatory and Operating Agreements, and other Referenced Documents, contain the operating policies for projects under mixed-finance funding.

B. Section 8 Program management policies are located in:

1. Section 8 Administrative Plan

Revised Elements:

- a) See items (b) through (k) under A.1. above.
- b) PHCD will deny a change of dwelling if the family owes rent or other amounts owed to this or another public housing agency. Exceptions for emergency situations, reasonable accommodation or domestic violence may apply.
- c) 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.
- d) The initial term of the Section 8 voucher has been extended to 90 days from the date of voucher issuance. PHCD may extend the initial term for 30 additional days in accordance with the Section 8 Administrative Plan.
- e) Revised 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.
- f) Housing Choice Vouchers may be issued for humanitarian reasons to families participating in other housing programs or due to relocation.
- g) Public housing developments may be converted to project based vouchers under Rental Assistance Demonstration (RAD).

- C. Improve PHAS Score:
 1. Continue improving the Public Housing Assessment System (PHAS) score with emphasis on management (MASS) and physical inspections (PASS) sub-indicators.
 2. Continue with the Quality Assurance Review (QAR) program of residents' files.
 3. Continue the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Discrepancy Report)
- D. Improve SEMAP Score:

Maintain or exceed the Standard Performer status under the Section 8 Management Assessment Program (SEMAP).

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 ACOP, Chapter IX; Public Housing Dwelling Lease, Article XVI; Community Policies, Chapter 24; and Section 8 Administrative Plan, Chapter 29.

VII. Homeownership Programs.

- A. Public Housing Homeownership Activity Description

Public Housing Homeownership Activity Description
1a. Development name: FHA Homes Dade County
1b. Development (project) number: 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. Development (project) number: 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:
Number of units affected: 26 6. Coverage of action: Part of the development

Note: PHCD may request from HUD to discontinue or terminate the Turnkey III Homeownership Program and for the remaining units to be rented under the Public Housing Programs.

- B. Section 8 Tenant-Based Homeownership
 PHCD is limiting the number of FSS participants in the homeownership program to 200. Currently there are 181 families in the 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) Section 8 tenants have preference to participate in the Section 8 homeownership program.
 - b) Facilitates interactive workshops to educate current and prospective contractors and entities about Section 3 goals and business opportunities.
 - c) All contracts must comply with Section 3 requirements.
 - 3. Family Self -Sufficiency programs:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants
Public Housing	Not currently funded for this program	0
Section 8	146	181

- 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 this 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 and the family must move out 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.
- 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.
 2. Partnership with US Attorneys' Office and Miami-Dade State Attorneys' Office.
 3. Requested from HUD to use several public housing units for police stations at high crime areas.
 4. Established Public Housing's Crime Prevention Hot Line, Compliance's Fraud Hot line, and Section 8 Crime and Fraud Hot Line.
 5. Conduct background criminal background check to adult applicants and residents in accordance with the Denial of Assistance provisions contained in the ACOP, Chapter II, after eligibility has otherwise been determined.
 6. Conduct investigations of allegations received for illegal occupants/boarders in Public Housing and Section 8 housing programs.
- 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. 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))

X. Pet Policy

Public Housing's Pet Policy is contained in the Community Policies, Chapter III.

- A. PHCD has a pet policy permitting pet ownership by residents of public housing.
- B. 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.
- C. 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.
- D. 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.
- E. Only one four legged, warm-blooded pet per dwelling unit. This does not apply to assistance animals.
- F. 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 collections, re-examinations, emergency work orders, 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.

XII. Substantial Deviation

- A. The following will be considered as a Substantial Deviation from the Five-Year Plan:
1. An overall change in the direction pertaining to its goals and objectives.
 2. The undertaking of new programs that do not further the stated mission or goals as set forth in the current Five-Year Plan.
 3. Insufficient budget authority from HUD necessitating the need to alter, reduce, or terminate any specific program activity, and new program activities required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency, are exempted actions. In such cases, the administrative/programmatic changes will not be considered as a Substantial Deviation from the Five-Year Plan.

XIII. Significant Amendment/Modification

- A. The following actions will be considered as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:
1. A change in policy pertaining to operations detailed in the Annual Plan
 2. Addition of new work items (excludes emergency work) not included in the Capital Fund Program Annual Statement(s), exceeding a cumulative average of 10% of the current fiscal year's grant.
 3. New programs required or adopted to reflect changes in HUD regulations or as a result of a declared national or local emergency are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Significant Amendment or Modification to the Five-Year Plan and Annual Plan.
 4. Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposal.

B.2 New Activities.

(a) 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).

(b) 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.

Public Housing will seek revision of the HOPE VI Revitalization Plan form HUD to:

- A. Rehabilitate the remaining Scott Homes building located at Northwest 22nd Avenue and 72nd Street, for community use.
- B. Develop Homeownership units in the remaining Scott/Carver vacant land parcels.
- C. Any remaining funding may be used to rehabilitate one or more of the existing public housing sites within a 3-mile radius of Northpark at Scott/Carver.

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. PHCD may request extension of grant obligation and expenditure deadlines, upon approval from the Board of County Commissioners (the Board), including but not limited to 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.
- C. Engaging in mixed-finance development and acquisition activities and corresponding funding for affordable housing in the Plan year:
 - 1. Choice Neighborhood Initiative (CNI) funding.
 - 2. Replacement Housing Factor Funds (RHF).
 - 3. Developers may apply for Low-Income Housing Tax Credits (LIHTC) on Public Housing sites when approved by the BCC.
 - 4. Rental Assistance Demonstration (RAD).
 - 5. Other funding and Rehabilitation/Development and acquisition opportunities which may include, but are not limited to, Liberty Square and Lincoln Gardens public housing developments.
 - 6. With the approval of the Board, PHCD may apply for financing and/or funding including but not limited to the Capital Fund Financing Program (CFFP).

III. Demolition and/or Disposition

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.

Demolition/Disposition Activity Description
1a. Development name: Elizabeth Virrick II
1b. Development (project) number: FL005-029
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status: Demolition application submitted and approved as modified on June 27, 2010 (modifications will be required once ownership entity has been identified).
4. Date application approved, submitted, or planned for submission: Demolition on June 27, 2010; and Disposition in 2016.
5. Number of units affected: 0
6. Coverage of action: Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: Demolition completed: Fall 2011 b. Projected end date of activity: Disposition projected by 2017

Demolition/Disposition Activity Description
1a. Development name: HOPE VI Scattered Sites -B
1b. Development (project) number: FL005-017B
2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status: <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 on May 26, 2011; and Disposition in 2016
5. Number of units affected: 0
6. Coverage of action: Total development
7. Timeline for activity: <ul style="list-style-type: none"> a. Actual or projected start date of activity: Demolition completed: Nov 2011 b. Projected end date of activity: Disposition projected by 2017

Demolition/Disposition Activity Description

1a. Development name: Carver Homes (partial- Carrie Meek Center)
1b. Development (project) number: FL005-020 (HOPE VI)
2. Activity type: Disposition <input checked="" type="checkbox"/> (Ground Lease) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: Demolition on 09-01-2010; and Disposition in 2016
5. Number of units affected: 0 (1 non-residential bldg. and parking lot)
6. Coverage of action: Partial development
7. Timeline for activity: a. Demolition completed on September 10, 2015 b. Projected end date of activity: 2017
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: Lincoln Gardens
1b. Development (project) number: FL005-019
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status: Application approved as modified July 24, 2009 (modifications will be required once ownership entity has been identified)
4. Date application approved, submitted, or planned for submission: Demolition on July 24, 2009; and Disposition in 2016.
5. Number of units affected: 0
6. Coverage of action: 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 by 2016

Demolition/Disposition Activity Description

1a. Development name: Medvin
1b. Development (project) number: FL005-019B
2. Activity type: Disposition <input checked="" type="checkbox"/> (Ground Lease) Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 18
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Scott Homes - Sector IIIA (partial), including historic building
1b. Development (project) number: FL005-004 (HOPE VI)
2. Activity type: Disposition <input checked="" type="checkbox"/> (Sale) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status: <i>Planned</i> Application
4. Date application approved, submitted, or planned for submission: Partial Disposition (MBS) 09-01-2010; and disposition of remaining 2016.
5. Number of units affected: 4 non-dwelling units and vacant land
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Scott Homes -Sector II
1b. Development (project) number: FL005-004 (HOPE VI)
2. Activity type: Disposition <input checked="" type="checkbox"/> (Ground Lease) <i>(Part of Scott/Carver Disposition)</i> Demolition <input type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Scott Homes Sector I (partial)
1b. Development (project) number: FL005-004 (HOPE VI)
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 0
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Smathers Plaza, Phase I (partial)
1b. Development (project) number: FL005-018
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 182
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Martin Fine Villas
1b. Development (project) number: FL005-0048
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 50 (including seven (7) non-dwelling structures and vacant land)
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Joe Moretti, Phase 2B
1b. Development (project) number: FL005-012
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 96
6. Coverage of action: Partial development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Three Round Towers
1b. Development (project) number: FL005-062
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 391
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Haley Sofge
1b. Development (project) number: FL005-026
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 475
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Robert King High
1b. Development (project) number: FL005-013
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 322
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Liberty Square
1b. Development (project) number: FL005-002
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 252
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

1a. Development name: Liberty Square
1b. Development (project) number: FL005-03
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 177
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

- 1a. Development name: **Liberty Square**
 1b. Development (project) number: FL005-05
2. Activity type: Disposition
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 280
6. Coverage of action: Total development
7. Timeline for activity:
 a. Actual or projected start date of activity: 2016
 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

- 1a. Development name: **Culmer Place**
 1b. Development (project) number: FL005-49
2. Activity type: Disposition
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 151
6. Coverage of action: Total development
7. Timeline for activity:
 a. Actual or projected start date of activity: 2016
 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

- 1a. Development name: **Culmer Gardens**
 1b. Development (project) number: FL005-75
2. Activity type: Disposition
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 75
6. Coverage of action: Total development
7. Timeline for activity:
 a. Actual or projected start date of activity: 2016
 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description

- 1a. Development name: **Annie Coleman**
 1b. Development (project) number: FL005-14
2. Activity type: Disposition
 Demolition
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 245
6. Coverage of action: Total development
7. Timeline for activity:
 a. Actual or projected start date of activity: 2016
 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Annie Coleman
1b. Development (project) number: FL005-15
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 144
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Annie Coleman
1b. Development (project) number: FL005-16
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 210
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Helen Sawyer Plaza ALF
1b. Development (project) number: FL005-57
2. Activity type: Disposition <input checked="" type="checkbox"/> (to take units offline for private bed rental). Demolition <input type="checkbox"/>
3. Application status: Planned
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 104
6. Coverage of action: Full Development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Arthur Mays Villas
1b. Development (project) number: FL005-40
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 173
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Naranja
1b. Development (project) number: FL005-35
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 116
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Demolition/Disposition Activity Description
1a. Development name: Jose Marti Plaza
1b. Development (project) number: FL005-90
2. Activity type: Disposition <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/>
3. Application status: Planned Application
4. Date application approved, submitted, or planned for submission: 2016
5. Number of units affected: 55
6. Coverage of action: Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2016 b. Projected end date of activity: 2017

Notes:

- Approximate number of units, start dates and end dates indicated on Demolition and/or Disposition Summary above are approximate and may change dependent on funding obtained.
- PHCD reserves the right to submit additional demolition and/or disposition applications for any development, subject to Board of County Commissioners 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.
- PHCD may consider conversion of existing developments to Project-Based Vouchers under Rental Assistance Demonstration (RAD).

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 FL-05-074A	Elderly	Renewed thru 11/21/17	10/21/15	52
Edison Plaza FL-05-056	Elderly	Renewed thru 11/21/17	10/21/15	80
Florida City Gardens FL-05-080	Elderly	Renewed thru 11/21/17	10/21/15	50
Goulds Plaza FL-05-079	Elderly	Renewed thru 11/21/17	10/21/15	50
Haley Sofge FL-05-026	Elderly	Renewed thru 11/21/17	10/21/15	475
Helen Sawyer Assisted Living Facility FL 05- 057	Elderly	Renewed thru 11/21/17	10/21/15	104
Lemon City FL-05-051	Elderly	Renewed thru 11/21/17	10/21/15	100
Palm Courts FL-05-065	Elderly	Renewed thru 11/21/17	10/21/15	88
Palm Towers FL-05-43	Elderly	Renewed thru 11/21/17	10/21/15	103
Palmetto Gardens FL-05-088	Elderly	Renewed thru 11/21/17	10/21/15	40
Peters Plaza FL-05-039	Elderly	Renewed thru 11/21/17	10/21/15	102
Robert King High FL 05-013	Elderly	Renewed thru 11/21/17	10/21/15	315
Smathers Plaza FL-05-018	Elderly	Renewed thru 11/21/17	10/21/15	182
South Miami Plaza FL-05-045	Elderly	Renewed thru 11/21/17	10/21/15	97
Martin Fine Villa FL-05-048	Elderly	Pending Application	TBD	50
Three Round Towers FL-05-062	Elderly	Renewed thru 11/21/17	10/21/15	391
Ward Towers FL-05-044	Elderly	Renewed thru 11/21/17	10/21/15	200
Ward Towers 2 (ALF) FL-05-144	Elderly	Renewed thru 11/21/17	10/21/15	100
Wynwood Elderly FL-05-094	Elderly	Renewed thru 11/21/17	10/21/15	72

V. Conversion of Public Housing to Tenant-Based Assistance

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.

PHCD may consider conversion of existing developments to Project-Based Vouchers under Rental Assistance Demonstration (RAD).

VII. Occupancy by Over-Income Families.

PHCD may evict or terminate, by use of a 180-day notice, the tenancy of families who are significantly over the income limit (\$5000 over the (80% of median income limit for public housing) for a period of 6 months or more (excluding temporary increases), subject to the following exceptions:

1. If the family has a valid contract for participation in the Family Self Sufficiency (FSS) program; or
2. If the family is under any of the earned income disallowance periods.

VIII. Occupancy by Police Officers.

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

IX. Non-Smoking Policies.

On November 3, 2015, the Miami-Dade County Board of County Commissioners (Board) adopted Resolution No. R-1003-15, which directed the County to develop, in consultation with residents and resident councils, a smoke-free policy for the Public Housing program and affordable housing developments owned and operated by Miami-Dade County.

Subsequent to the adoption of the resolution, HUD released on November 12, 2015, a Proposed Rule on “Instituting Smoke-Free Housing”, which requires for public housing agencies to implement a smoke-free policy. Under the Proposed Rule, public housing agencies would have 18 months from the effective day of the final rule to establish compliant smoke-free policies.

A smoke-free policy is being developed by PHCD in accordance with HUD’s Proposed Rule and Resolution No. R-1003-15.

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. Christian Hudson – 6 units
 3. Verde Gardens – 35 units
- C. PBV unit approval is expected to increase to approximately 400 units.

XI. Units with Approved Vacancies for Modernization.

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.

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).

In 2015, PHCD applied for the Capital Fund Financing Program (CFFP) as indicated in B.1, Section III above.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See attachment.

<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Audit Period: October 1, 2013 thru September 30, 2014 Finding and Questioned Costs: Major Federal Award Programs Compliance: Eligibility, Reporting & Special Tests Internal Control: Material Weakness Condition: Of the 60-voucher client files tested, the following deficiencies were noted:</p> <ul style="list-style-type: none"> ➤ 2 out of 60 disbursements were not supported by amounts listed on the effective Form 50058. ➤ 1 out of 60 files tested did not have evidence that income reported on Form 50058 was verified by a third- party or reviewed by Department personnel. ➤ 2 out of 60 files tested did not have utility allowance schedules supporting information reported on Form 50058.
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. <u>Increase the availability of affordable housing that reflect HUD and local requirements:</u></p> <ul style="list-style-type: none"> • In reaching occupancy goals, Public Housing has increased its turnover of vacant units in the last year from 92% to 94% and Section 8 increased its utilization rate. • Section 8 met the requirements for SEMAP High Performer by scoring 93% for fiscal year ended 9/30/15. <p><u>Improve community quality of life and economic vitality.</u></p> <ul style="list-style-type: none"> • On October 21, 2015, HUD approved a two-year extension for Public Housing's Designated Housing Plan, designating units for occupancy by elderly families only. • PHCD is planning to apply for inclusion of Martin Fine Villas (50 units) in the Designated Housing Plan for elderly families. • Continue developing partnerships with Resident Councils and other community partners. • PHCD is implementing an Energy Performance Contractor (EPC). This contract will include design, installation, modification, monitoring and operations training for new and sustainable equipment and systems, to reduce energy and water consumption for public housing units countywide. • Initiated redevelopment of Liberty Square. <p><u>Ensure equal opportunity in housing for all Americans.</u></p> <ul style="list-style-type: none"> • Continued to implement the Voluntary Compliance Agreement (VCA) requirement to make its offices, public housing dwellings and non-housing programs accessible to people with disabilities. Creation and revisions to the Reasonable Accommodation Policies and Procedures, Effective Communication Policies and ACOP as required by the VCA have been completed. The agency has supplemented its ongoing employee's VCA training with special sessions focused on the ACOP and specific reasonable accommodation processes. • Complied with the Fair Housing Act and provided Fair Housing Training to staff. • 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. <p><u>Improve the quality of assisted housing.</u></p> <ul style="list-style-type: none"> • Completed the transition to Asset Management Operations in compliance with HUD rule, 24 CFR part 990. Revised and reorganized Asset Management Projects (AMP) as needed. • Ongoing Quality Assurance Review (QAR) program of residents' files. • The ACOP & S8 Administrative Plan include policies for improving the quality of assisted housing.

	<p>Redevelopment</p> <ul style="list-style-type: none"> • A Request for Proposal (RFP) #794 was issued July 14, 2011, soliciting proposals from Developers to maximize and expedite the development potential of over 100 existing public housing sites and vacant land property sites. • It is anticipated that future development opportunities will be offered to develop existing public housing sites and/or vacant land sites. • The following mixed finance projects have been completed or are undergoing modernization: <ol style="list-style-type: none"> 1. Northpark/Scott Carver 2. Joe Moretti – Phase 1 and Phase 2A 3. South Miami Plaza 4. Stirrup Plaza – Phase 1 and Phase 2 5. Dante Fascell 6. Jack Orr Plaza 7. Green Turnkey 8. Collins Park 9. Smathers Plaza – Phase 2 <p>HOPE VI</p> <ul style="list-style-type: none"> • Phase I and Phase 2 of the Scott/Carver HOPE VI development have been completed (now Northpark). • 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. Emphasis has been placed on working with families to obtain employment in order to increase the number of families with FSS escrow accounts.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<p>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.</p> <p>See attached HUD Form 50075.2 approved by HUD on April 13, 2015.</p>

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.