

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

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# PHA Plans

5 Year Plan Update for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2001

fl005v01

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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HUD 50075  
OMB Approval No: 2577-0226  
Expires: 03/31/2002

## PHA Plan Agency Identification

**PHA Name:** MIAMI-DADE HOUSING AGENCY

**PHA Number:** FL005

**PHA Fiscal Year Beginning: (mm/yyyy)** 10/2001

### Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA : 1403 N.W. 7 St., RKH, Tower
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA : 1403 N.W. 7 St., RKH, Tower
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
  - Miami-Dade County Team Metro Offices
  - PHA Regional Offices

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA : 1403 N.W. 7 St., RKH, Tower
- PHA development management offices
- Other (list below)

**5-YEAR PLAN UPDATE**  
**PHA FISCAL YEARS 2000 - 2004**

[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: Miami-Dade Housing Agency (MDHA), a department of the Miami-Dade County government, is committed to providing quality affordable housing opportunities in an economically advantageous and safe environment to low, very low and extremely low-income residents of the community, through competent services and maintaining high ethical standards.

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers
  - Reduce public housing vacancies: Achieve and maintain 97% or greater occupancy levels
  - Leverage private or other public funds to create additional housing opportunities: Access leveraged funding sources of Hope VI Scott/Carver re-development
  - Acquire or build units or developments: Build the Ward Towers Assisted Living Facility (HOPE VI grant)
  - Other (list below)  
Continue to apply for future HOPE VI funding applications and other opportunities that may become available to create additional housing opportunities.

- ☒ PHA Goal: Improve the quality of assisted housing  
Objectives:
- ☒ Improve public housing management: Employee Demonstration of Growth and Efficiency Program
- ☒ Improve voucher management: Private Rental Improvements in Management and Efficiency Program
- ☒ Increase customer satisfaction: Provide improved case management and referral services to residents.
- ☒ Concentrate on efforts to improve specific management functions:  
Deliver timely and quality maintenance services to public housing residents; achieve and maintain 95% or greater of rent collections for the public housing program.
- ☒ Maintain anti-fraud program to ensure agency's integrity, and maintain audit function to ensure compliance with USHUD and MDHA regulations and procedures.
- ☒ Renovate or modernize public housing units: Implement Capital Fund Action Plan
- ☒ 195 units planned for disposition: Townhouse Villas (128), FHA scattered Homes (2), Carol/City townhouses (units already demolished), Vista Verde (21), and Liberty Homes (44).
- ☒ Other: (list below)

Demolish 850 dwelling units of obsolete public housing at Scott Homes (FL5-004) and Carver Homes (FL5-020), dispose of 156 platted, buildable lots which will be dedicated to affordable homeownership. Dispose of eight existing dwelling units of Carver Scattered Sites (FL5-017B) which are also to be dedicated to affordable homeownership. Provide replacement housing consisting of 215 new public housing units and 156 new affordable homeownership units on-site; and 110 new, and 40 rehabilitated, affordable homeownership units off-site. Additionally, provide 469 Section 8 vouchers for replacement housing.

Dedicate a 3.50 acre parcel of land, partitioned from the existing surplus land of Ward Tower (FL5-044), for the construction of a 95-unit assisted living facility for frail, elderly public housing residents. Financing to be comprised of Tax-Exempt Bonds, Low-Income Housing Tax Credits, HOPE VI grant funds, and local surtax funding. The land will be leased by Miami-Dade County to the limited partnership which has been created to issue and sell the Low-Income Housing Tax Credits.

- ☒ PHA Goal: Increase assisted housing choices  
Objectives:

- Provide voucher mobility counseling: As required by the Adker Consent Decree approved by the U.S. District Court, Southern District of Florida on October 28, 1998.
- Conduct outreach efforts to potential voucher landlords: Attract new participation of owners in the Section 8 program in cooperation with the Fair Housing Center (HOPE, Inc.), as required by the Adker Consent Decree.
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs: Assist at least 50 families move from renting to homeownership
- Implement public housing site-based waiting lists: Helen Sawyer Assisted Living Facility
- Conduct study to determine which public housing developments are required to be converted to vouchers:
- Other: (list below)  
Implement Section 8 Homeownership Program

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements: Continue “One Strike” policies and the Public Housing Drug Elimination Program and increase the number of Crime Watch participants in elderly sites.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Complete study of developments that should be targeted for designation and apply as such to U.S. HUD; develop procedures to implement U.S. HUD approved “elderly only” designation for Three Round Towers Development.
- Other: (list below)

Seek increase in funding for “Aging in Place” initiatives and prevention of premature institutionalization of elderly, disabled residents.

Promote full occupancy of the Helen Sawyer Assisted Living Facility.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families: Continue to monitor contractors and subcontractors for compliance with Section 3 training and employment goals, provide community work service slots for WAGES participants and facilitate quarterly and annual County-wide job fairs
  - Provide or attract supportive services to improve assistance recipients' employability: Seek new partnerships with both public and private entities to enhance social and economic services to residents in both public and assisted housing
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities: Expand the Floor Guardian/Neighbor Companion Program
  - Other: (list below)
    - Maintain the Family Self- Sufficiency program in assisted housing. Determine the efficacy of establishing savings accounts for public housing residents who qualify for income disallowance in the calculation of rent and establish the accounts if results are positive. Seek additional funding for resident development activities including the expansion of resident-owned businesses.
    - Implement home-based business procedures for public housing residents.
    - Seek partnership with employment service providers to provide on-the-job training (OJT) slots to public housing contractors willing/interested in hiring public housing residents.
- Plan and implement interagency workshop with Miami-Dade County (MDC) Office of Community and Economic Development to educate current and prospective MDC contractors about Section 3 requirements and business opportunities.
- Implement training and employment preference for Section 3 residents when MDHA seeks to fill vacant or new MDHA positions.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Continue to implement effective Affirmative Housing Marketing Plan when the waiting lists are opened.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Complete study of developments or portion of developments that should be targeted for designation and apply as such to U.S. HUD.
- Other: (list below)  
Maintain the Adker Consent Decree.  
Monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in the HOPE VI Scott/Carver and Ward Towers Assisted Living Facility developments.



**Annual PHA Plan**  
**PHA Fiscal Year 2001**

[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Executive Summary**

The Quality Housing and Work Responsibility Act (QHWRA) passed on October 21, 1998 is the single most revolutionary piece of legislation since the U.S. Housing Act of 1937. The statute and its resulting regulations promulgated by the U.S. Department of Housing and Urban Development (USHUD) require each housing authority (HA) to submit an Annual Plan and a five (5) year management plan. The regulations, however, allowed the HA great latitude in the management styles they could choose to implement their plans.

Miami-Dade Housing Agency (MDHA) views The Annual Plan year as a given opportunity to show that our dedicated and enthusiastic staff together with the support of the parties involved can and will achieve the goals and objectives that we have set ourselves during this planning process.

This year's Annual Plan covers the period October 1, 2001 through September 30, 2002. The planning process incorporates the input of MDHA divisional staff, public and assisted housing program participants, and our business partners. The highlights of our plan include the following:

- ◆ Consistent output of quality services through the competitive management styles of contract management companies and MDHA staff in the Employee Demonstration of Growth and Efficiency (EDGE) program and the Private Rental Improvement in Management and Efficiency (PRIME) Program.
- ◆ Expansion of housing choices to applicants and program participants through promotion of full occupancy of the Helen Sawyer Assisted Living Facility, construction of the HOPE VI 95 unit Ward Towers Assisted Living Facility for frail, elderly public housing residents, the HOPE VI redevelopment of the Scott/Carver sites, and the expansion of homeownership units that will be made available through the Scott/Carver HOPE VI redevelopment.
- ◆ Addressing fair housing issues through the continued maintenance of the Adker Consent Decree and monitoring Section 504, ADA, Fair Housing Act, and other applicable accessibility requirements in the HOPE VI Scott/Carver and Ward Towers Assisted Living Facility Developments.
- ◆ Improvement in the economic and social opportunities available to public and assisted program participants by means of new partnerships developed between MDHA and public/private entities, and implementation of the Welfare-to-Work Housing Voucher Program and Family Unification Program.
- ◆ Administering programs, including the Single Room Occupancy, Moderate Rehabilitation Shelter Plus Care, Housing Opportunities for People with AIDS (HOPWA), Veterans Assisted Supporting Housing, Mainstream, and Rental Assistance in Support of Designated Housing Plans, targeted for populations with special needs, such as disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS, homeless veterans with severe psychiatric or substance abuse disorders, and disabled and non-elderly disabled persons.
- ◆ Develop and implement the Section 8 Homeownership and Section 8 Project-Based Voucher Programs.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### Required Attachments:

- Admissions Policy for Deconcentration (Statement of draft policy) (fl005a01)
- FY 2001 Capital Fund Program Annual Statement (fl005b01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Public Housing Drug Elimination Program (PHDEP) Plan (fl005e01)
- Membership of the Resident Advisory Board(s) (fl005f01)
- Implementation of Public Housing Resident Community Service Requirements (Statement of Draft Policy) (fl005g01)
- Pet Policy (Statement of draft Policy) (fl005h01)

- Statement of Progress in Meeting the 5-Year Plan Mission and Goals (fl005i01)
- Section 8 Homeownership Program Capacity Statement (fl005j01)
- Section 8 Project-based Voucher Program Capacity Statement (fl005k01)
- Deconcentration and Income Mixing Revised Template Question. Component 3 (6) (fl005l01)
- Resident Homeownership of the PHA Governing Board Statement of Exemption (fl005m01)

Optional Attachments:

- PHA Management Organizational Chart (fl005s01, fl005t01, fl005u01)
- FY 2001 Capital Fund Program 5 Year Action Plan (fl005c01, fl005d01, fl005n01, fl005o01 fl005p01 fl005q01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
Miami-Dade Housing Agency 5-Year Plan Update Narratives (fl005r01)

**Supporting Documents Available for Review**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Adker Consent Decree Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction/s	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment	Annual Plan: Eligibility, Selection, and Admissions

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Plan [TSAP]	Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
3	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents: See Narrative <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
✓	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	disposition of public housing	and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans): Three Round Towers and Helen Sawyer	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Policies governing any Section 8 project based program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
✓	The Follow up Plan of the Resident Service and Satisfaction Survey Results For Fiscal Year 1999-2000.(RASS Follow-up Plans)	Annual Plan
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
✓	Five-year and Annual Plan narratives	5 Year and Annual Plan

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter

families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	31,352	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	22,085	4	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	32,020	3	3	N/A	N/A	5	N/A
Elderly	18,186	4	5	N/A	N/A	N/A	N/A
Families with Disabilities	13,588	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	37,601	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Black)	27,317	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 1998
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)  
Census Bureau Data on Disability, 1990 Census Table 1

## **B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists**

State the housing needs of the families on the PHA’s waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)  
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	3,493		
Extremely low income <=30% AMI	3,353	95%	
Very low-income >30% but <50%	89	2%	
Low income(>50% but <80%)	23	0.6%	
Moderate Income (over 80% AMI)	28	0.8%	
Families with children	53	1.5%	
Elderly families	3,315	94%	
Families with Disabilities	2,638	75.5%	
White/Non-Hispanic	119	3.4%	
Black/Non-Hispanic	472	13.5%	
White/Hispanic	2,836	81.1%	
Black/Hispanic	33	0.9%	
Native American	1	0.02%	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	3,364	96.3%	
1 BR	59	1.68%	
2 BR	39	1.11%	
3 BR	28	0.8%	
4 BR	4	0.11%	
5 BR	0	0	
5+ BR	0	0	

<b>Housing Needs of Families on the Waiting List</b>	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	
If yes:	
How long has it been closed (# of months)? 1 ½ months (MDHA is in the process of inputting applications received during the recent open registration period March 19, 2001 through March 30, 2001)	
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	207		
Extremely low income <=30% AMI	153	73.9%	
Very low-income >30% but <50%	47	22.7%	
Low income (>50% but <80% AMI)	7	3.38%	
Families with children	93	44.9%	
Elderly families	46	22.2%	
Families with Disabilities	68	32.8%	
White/Non-Hispanic	6	2.8%	
Black/Non-Hispanic	90	43.4%	
White/Hispanic	106	51.2%	
Black/Hispanic	3	0.14%	
Native American	0	0	
Asian	0	0	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 ½ months (MDHA) is in the process of inputting applications received during the recent open registration period March 19, 2001 through March 30, 2001)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 Project-Based assistance (Moderate Rehabilitation)			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	5,437		
Extremely low income <=30% AMI	5,115	94%	
Very low-income >30% but <50%	263	4.8%	
Low income (>50% but <80% AMI)	59	1.08%	
Families with children	465	8.5%	
Elderly families	1,511	27%	
Families with Disabilities	3,461	63%	
White/Non-Hispanic	197	3.62%	
Black/Non-Hispanic	1,033	18.9%	

<b>Housing Needs of Families on the Waiting List</b>			
White/Hispanic	4,125	75.8%	
Black/Hispanic	46	0.84	
Native American	1	0.01%	
Characteristics by Bedroom Size			
0 BR	4,746	87.2%	
1 BR	39	0.71%	
2 BR	46	0.84%	
3 BR	464	8.5%	
4 BR	132	2.4%	
5 BR	10	0.18%	
5+ BR	0	0	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 1 ½ months (MDHA is in the process of inputting applications received during the recent open registration period March 19, 2001 through March 30, 2001)</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p>			

### **C. Strategy for Addressing Needs**

Provide a brief 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**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:**

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)  
Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families

**Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)  
175 units will be allocated for project-based assistance to the residents of Scott-Carver Homes and 469 vouchers will be designated for tenant-based assistance.

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly:
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: Develop the Ward Tower Assisted Living Facility

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

## **Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations: In cooperation with the Fair Housing Center.
- Other: (list below)  
Administer the Adker Consent Decree  
Counsel HOPE VI families about their housing choices

### **Other Housing Needs & Strategies: (list needs and strategies below)**

- Fraud Control and audit programs: Maintain anti-fraud program to ensure agency's integrity by investigating fraud allegations. Maintain audit functions to ensure compliance with USHUD and MDHA regulations.

### **(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs (Section 8 Program).
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations,

public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>MIAMI-DADE HOUSING AGENCY</b>		
<b>Financial Resources:</b>		
<b>Planned Sources and Uses</b>		
<b>Fiscal year 2001</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund	\$40,046,214	
b) Public Housing Capital Fund	\$23,300,000	
c) HOPE VI Revitalization	\$39,600,000	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance	\$113,314,872	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$2,426,163	
g) Resident Opportunity and Self-Sufficiency Grants	\$380,000	
h) Community Development Block Grant - Public Housing	\$97,,500	Resident Services Staff 100% salaries
i) Other Federal Grants (list below)		
Shelter Plus	\$1,828,733	Homeless Assistance
HOPWA	\$5,400,000	Aids Assistance
CDBG – (OCD)	\$54,128	Reasonable Accommodation
Shelter Plus Care	\$35,750	Homeless Assistance
FSS	\$179,950	Family Self-Sufficiency
Relocation	\$70,000	Moving expenses
Family Unification	\$875,564	Section 8 Tenant-Based
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	\$15,080,448	Dwelling Rent
<b>4. Other income (list below)</b>	N/A	
<b>5. Non-federal sources (list below)</b>		
Adker Consent Decree	\$1,160,000	Adker Consent Decree
Surtax Matching Funds H.O.P.E. VI	\$6,000,000	H.O.P.E.VI

<b>MIAMI-DADE HOUSING AGENCY</b> <b>Financial Resources:</b> <b>Planned Sources and Uses</b> <b>Fiscal year 2001</b>		
Sources	Planned \$	Planned Uses
<b>Total resources</b>	\$249,849,322	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number) 60 non-elderly and 30 elderly families
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)  
Failure to cooperate with application processing requirements; unpaid balances on previous assisted housing; eviction from previous assisted housing; fraud in any federal housing program

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

**(2)Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists: Helen Sawyer Assisted Living Facility
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)  
Applicant and Leasing Center

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection.

1. How many site-based waiting lists will the PHA operate in the coming year?

One: Helen Sawyer Plaza Assisted Living Facility

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists? Two

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One

- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection.

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

In accordance with the Adker Consent Decree, applicants may state a preference for a desegregative placement in specific Public Housing, Moderate Rehabilitation, or participating privately owned HUD-assisted developments at which the applicants' race does not predominate.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
Victims of domestic violence  
Substandard housing  
Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

- Other preference(s) (list below)  
Desegregative placements

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers  
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease  
 The PHA's Admissions and (Continued) Occupancy policy  
 PHA briefing seminars or written materials  
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal  
 Any time family composition changes  
 At family request for revision  
 Other (list)

**(6) Deconcentration and Income Mixing Revised Questions** (See Revised Questions on Required Attachment fl005101)

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists

If selected, list targeted developments below:

- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
- d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:
- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### **(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)  
 Clients' current and prior addresses, current and prior landlords addresses, and eligibility based on criminal background check.  
 Upon request, landlords are provided access to clients tenant file.

**(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)  
 Applicant and Leasing Center

**(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

In circumstances such as hospitalization of a family member or a family emergency over an extended period of time that has affected the family's ability to find a unit within the initial 60-day term; if the family has made consistent efforts to locate a unit and have requested support services assistance from MDHA during the initial 60-day term regarding their inability to locate a unit; or if the family has turned in a Request for Approval prior to the expiration of the 60-day term but the unit has not passed Housing Quality Standard inspection.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan  
 Briefing sessions and written materials  
 Other (list below)

- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices  
 Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

**A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

**(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

- b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Rents less than 30% would be if resident chose the flat rent option

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:  
 Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:  
 For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments  
 Yes but only for some developments  
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$40.00 per month
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month

disallowance of earned income and phasing in of rent increases in the next year?

MDHA plans to obtain resident input regarding establishing ISAs during the first year or two of the PHA 5-year plan and if results are positive, proceed to establish them within the following years of the plan.

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

**(2) Minimum Rent**

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below).  
 Under a financial hardship, as defined in regulatory requirements, and if the qualifying hardship is considered long term, that is, more than 90 days.

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.  
 (select one)

- An organization chart showing the PHA’s management structure and organization is attached: f1005s01, f100t01, f1005u01.
- A brief description of the management structure and organization of the PHA follows:

**B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning 10/01/01	Expected Turnover
Public Housing	10,348	1,493

County-owned Section 8 New Construction	536	10
Turnkey III Homeownership	50	2
Section 8 Vouchers	10943	600
Section 8 Certificates	300	*
Section 8 Moderate Rehabilitation	3,847	400
Special Purpose Section 8 Vouchers Mainstream Program	75	0
Special Purpose Section 8 Vouchers Welfare to Work Program	581	0
Special Purpose Section 8 Vouchers Designated Housing	200	0
Family Unification Vouchers	400	0
Section 8 Portable Vouchers	97	0
Section 8 Portable Certificates	53	0
Public Housing Drug Elimination Program (PHDEP)	10,037	0
Section 8 New Construction (Privately owned)	487	0
Section 8 Substantial Rehabilitation	809	0

\* Per U.S.HUD regulations, certificates will be converted to vouchers

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
  - Admissions and Continued Occupancy Plan
  - Conventional Public Housing Dwelling Lease and Community Policies
  - Miami-Dade Housing Agency Policies and Procedures Handbook
- (2) Section 8 Management: (list below)
  - Administrative Plan

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office  
 Other (list below)  
Applicant and Leasing Center and Section 8 Office – Hearings Unit

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: fl005b01, fl005c01, fl005d01, fl005n01.

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: fl005o01, fl005p01, fl005q01,

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Ward Tower Assisted Living Facility
2. Development (project) number: FL29P005044
3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Scott/Carver Homes
  2. Development (project) number: FL29P005004/FL29P005020
2. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:  
Liberty Square and Liberty Homes

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any 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? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Carol City Townhouse	
1b. Development (project) number: FL 05-061	
2. Activity type: Demolition <input checked="" type="checkbox"/> Completed 1998 Disposition <input type="checkbox"/> Pending	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: ((05/03/96))	
5. Number of units affected: 133	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: Disposition a. Actual or projected start date of activity: 01/07/00 b. Projected end date of activity: 06/01/01	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: Vista Verde	
1b. Development (project) number: FL 05-068	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>	Note: MDHA withdraw the disposition application on June 14, 1999 and plans to re-submit it by July 18, 2001
4. Date application approved, submitted, or planned for submission: (07/18/01)	
5. Number of units affected: 21	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: Disposition a. Actual or projected start date of activity: 01/18/02 b. Projected end date of activity: 01/18/03	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	FHA Scattered Homes
1b. Development (project) number:	FL 05-068C
3. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(01/01/02)</u>
5. Number of units affected:	2
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 06/01/02 b. Projected end date of activity: 06/01/03

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Townhouse Villas
1b. Development (project) number:	FL 05-059
4. Activity type:	Demolition <input type="checkbox"/>
5. Disposition	<input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(05/30/01)</u>
5. Number of units affected:	128
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/01/02 b. Projected end date of activity: 01/03/03

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Scott Homes
1b. Development (project) number:	FL 05-004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Pending

Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(03/20/01)</u>
5. Number of units affected: 754
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Demolition a. Actual or projected start date of activity: 07/30/2001 b. Projected end date of activity: 12/31/2004

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carver Homes 1b. Development (project) number: FL 05-020
2 Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(03/20/01)</u>
5. Number of units affected: 96
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Demolition a. Actual or projected start date of activity: 07/30/2002 b. Projected end date of activity: 12/31/2002

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Carver Scattered Sites 1b. Development (project) number: FL 05-017B
2 Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(06/30/02)</u>
5. Number of units affected: 8

6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: Disposition a. Actual or projected start date of activity: 01/01/2003 b. Projected end date of activity: 12/31/2004

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Ward Tower 1b. Development (project) number: FL 05-044
2 Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(5/20/01)</u>
5. Number of units affected: None- Land Only
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/01/01 b. Projected end date of activity: 10/31/01

**DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Scott Homes 1b. Development (project) number: FL 05-004
2 Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>01/01/02</u>
5. Number of units affected: None- Land Only
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/02 b. Projected end date of activity: 09/30/05

**DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP**

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Carver Homes
1b. Development (project) number:	FL 05-020
2 Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/01/02
5. Number of units affected:	None- Land Only
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 05/01/02 b. Projected end date of activity: 09/30/02

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Liberty Homes
1b. Development (project) number:	FL 05-093A
2 Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>06//01</u>
5. Number of units affected:	44
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 06/01 b. Projected end date of activity: 06/05

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 3. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: FHA Homes Dade County 1b. Development (project) number: 5-052C – (160-836)
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Homeownership 1b. Development (project) number: 5-052A – (320-834)

<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input checked="" type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)</p>
<p>5. Number of units affected: 2</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<p><b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b></p>
<p>1a. Development name: Homeownership</p> <p>1b. Development (project) number: 5-052B – (320-835)</p>
<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input checked="" type="checkbox"/> Turnkey III</p> <p><input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)</p>
<p>6. Number of units affected: 1</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<p><b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b></p>
<p>1a. Development name: Heritage I</p> <p>1b. Development (project) number: 5-64--- (320-064)</p>
<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p>

<input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1977)
5. Number of units affected: 1 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description: Program is currently being developed.

a. Size of Program

- Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

- Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below: Participants in the Section 8 Homeownership Program must also be under contract in the Family Self Sufficiency Program (FSS).

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

**NOTE:** WAGES is now the Workforce Development Board. The agency has entered into a partnership and has finalized an agreement with the Training and Employment Council to open and operate three (3) JEP One Stop Centers.

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

**NOTE:** MDHA administers the award of 581 Welfare-to-Work Section 8 vouchers for Miami-Dade County in collaboration with the Miami-Dade/Monroe WAGES Coalition, Inc. (WAGES). Further, Miami-Dade County and WAGES have entered into a Memorandum of Understanding, dated May 7, 1999, outlining the type, scope and extent of their respective commitments and responsibilities.

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
  - Implement Home-based business policy and future implementation of alternate procurement procedures for resident-owned businesses.
  - Seek partnership with employment service providers to provide on-the-job training (OJT) slots to public housing contractors willing/interested in hiring public housing residents.
  - Plan and implement interagency workshop with Miami-Dade County (MDC) Office of Community and Economic development to educate current and prospective MDC contractors about Section 3 requirements and business opportunities.
  - Implement training and employment preference for Section 3 residents when MDHA seeks to fill vacant or new MDHA positions.

b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
“One Stop Center”	3 locations	Referral	MDHA Facilities	PH/S8
Elderly Outreach Center	1 location	Referral	MDHA Facilities	PH
Elderly Meals	2 locations	PH Residents	MDHA Devs.	PH

Computer Learning Center	1 location	Residents	Liberty Square Community Center	PH
Quarterly Job Training	Various locations	Open	MDHA Facilities	PH/S8
Resident – Owned Business Dev.	Various	Open	MDHA Facilities	PH
“Aging in Place” Referrals	Various	Referrals	MDHA Devs.	PH
Case Management - ALF	Various	Referrals	MDHA Devs.	PH
Skills Bank		Referrals	H. Sawyer ALF	Both

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of 5/2000)
Public Housing	200	209
Section 8	305	234

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

**NOTE:** By the beginning of FY 2001, MDHA anticipates maintaining the required number of participants.

**C. Welfare Benefit Reductions**

4. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

**D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937**

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents  
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3 Which developments are most affected? (list below)

All family developments

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) unincorporated Miami-Dade County
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

All family developments

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment: fl005e01

## **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved?

If yes, how many unresolved findings remain 2

5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
  - Not applicable
  - Private management
  - Development-based accounting
  - Comprehensive stock assessment

Other: (list below)  
New Development as part of HOPE VI Revitalization Plans

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name)

Provided below:

1. MDHA should provide more education to public housing residents regarding the differences between the Public Housing and the Section 8 programs, and the various homeownership programs.
2. Concerns were expressed on security, and on the repair and maintenance of units, buildings and elevators, in several developments.
3. The Pet Policy should incorporate a provision indicating that disabled persons, who require assistive animals, should not pay for the security deposit. *NOTE: MDHA's Pet Policy draft does indicate that eligible residents are not required to pay the pet security deposit for assistive animals.*

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)

#### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations  
 Candidates could be nominated by any adult recipient of PHA assistance  
 Self-nomination: Candidates registered with the PHA and requested a place on ballot  
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance  
 Any head of household receiving PHA assistance  
 Any adult recipient of PHA assistance  
 Any adult member of a resident or assisted family organization  
 Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)  
 Representatives of all PHA resident and assisted family organizations  
 Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (Miami-Dade County)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.  
 The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.  
 The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.  
 Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)  
 Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

**D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

**Attachments**

Use this section to provide any additional attachments referenced in the Plans.

Miami-Dade Housing Agency 5-Year Plan Narrative fl005r01



MIAMI-DADE HOUSING AGENCY (MDHA) STATEMENT OF  
DECONCENTRATION OF POVERTY POLICY

The United States Department of Housing and Urban Development issued a final rule on the *Deconcentration of Poverty and Promoting Mixed Incomes* in public housing. Public Housing Agencies are required to implement an admissions policy by October, 2001 which provides for the deconcentration of poverty and income mixing, bringing higher-income tenants into lower-income developments and lower-income tenants into higher-income developments. The deconcentration policy applies only to applicants for public housing and to residents seeking voluntary transfers within “covered” public housing developments (general occupancy family public housing developments). The deconcentration requirements apply only to developments with average incomes above or below an established income range of 85 to 115 percent of the average family income for all developments covered by the rule. Developments exempt from the deconcentration rule are developments that house only elderly persons, persons with disabilities or both, developments with HUD-approved mixed-finance plans using HOPE VI or public housing funds, public housing developments approved for demolition or for conversion to tenant-based assistance.

Public Housing Agencies that have covered housing developments with average incomes outside the established income range may explain or justify this income profile as being consistent with and furthering both the goals of deconcentration and the local goals and strategy in the annual plan. This justification may include, but is not limited to, developments that are subject to consent decrees or other court-mandated plans; that have programs or activities specifically authorized by statute, such as mixed-finance developments and self-sufficiency strategies, or whose size, location or configuration promotes deconcentration, such as scattered-site or small developments. Subject to U.S. HUD approval, out of a total of 31 covered developments, MDHA has justified 19 of these developments to be in compliance with the deconcentration of poverty rule for the following reasons: size, location, mixed-finance HOPE VI development, homeownership (Component 3, Deconcentration and Income Mixing table, included as an attachment to this Plan, identifies these developments). Since MDHA’s family public housing developments are subject to the court-approved Ann-Marie Adker Consent Decree, the remaining 12 developments (see Component 3, Deconcentration and Income Mixing table, attached to the Plan) may be able to be justified on these grounds. MDHA intends to request a waiver of the deconcentration rule from U.S. HUD for this reason.

Should a waiver not be granted by U.S. HUD, MDHA’s proposed deconcentration policy for the projected 12 developments subject to the deconcentration policy is as follows:

1. In compliance with the court-mandated Ann-Marie Adker Consent Decree, in filling vacancies at those developments in which the black population is less than 35 percent or more than 65 percent, MDHA shall make only desegregative offers to public housing applicants on its waiting list, i.e., offers exclusively to applicants whose race does not predominate at the development. MDHA is

required to make at least five desegregative offers for the first 15 days after a unit is ready for occupancy, until a desegregative offer is accepted or the 15-day period is over, whichever occurs first. Each applicant will receive one offer. Unless the applicant has “good cause” for rejecting the offer, as defined in the Adker Consent Decree and MDHA’s policies, the applicant will be removed from the public housing program list if she/does not accept the offer.

2. Should the 15-day period expire without a desegregative offer being the accepted, for those developments that fall below or above the income range, MDHA, if deemed necessary, will skip a family on the waiting list to reach the deconcentration goal of mixing higher-income tenants into lower-income developments and vice-versa. All applicants will be given one offer, unless the family has “good cause” for rejecting the offer.

## CAPITAL FUND PROGRAM TABLES START HERE

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary</b>					
PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P00550101 Replacement Housing Factor Grant No: FL14R00550101			Federal FY of Grant: 10/2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$1,678,942.00			
3	1408 Management Improvements Soft Costs	\$ 50,000.00			
	Management Improvements Hard Costs	\$ 200,000.00			
4	1410 Administration	\$1,678,942.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	\$ 850,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	\$2,019,065.00			
10	1460 Dwelling Structures	\$9,268,479.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 687,835.00			
12	1470 Nondwelling Structures	\$ 200,000.00			
13	1475 Nondwelling Equipment	\$ 16,000.00			
14	1485 Demolition	0			
15	1490 Replacement Reserve	\$1,151,648.00			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	\$ 800.00			
18	1499 Development Activities	0			

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> MIAMI-DADE HOUSING AGENCY	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P00550101 Replacement Housing Factor Grant No: FL14R00550101	<b>Federal FY of Grant:</b> 10/2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
19	1502 Contingency	\$ 139,362.00			
	Amount of Annual Grant: (sum of lines 2-19)	\$17,941,073.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P00550101 Replacement Housing Factor Grant No: FL14R00550101				Federal FY of Grant: 10/2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
HA-Wide Management Operations	MIS-Computer Hardware/Software Staff Training, Sundries, Misc. HQS, Temp. Salaries, Etc.		1406		\$1,678,942.00				
HA-Wide Housing Improvements	Miscellaneous Housing Operations Expenses		1408		\$250,000.00				
HA-Wide Administration	Planning/Design of Construction Accounting		1410		\$1,678,942.00				
HA-Wide A/E Fees/Costs Structures	Planning/Design of Construction Project		1430		\$850,000.00				
HA-Wide Non Dwelling	Upgrading Office/Community Center		1470		\$200,000.00				
HA-Wide Contingency	Unexpected or emergency needs		1502		\$139,362.00				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: MIAMI-DADE HOUSING AGENCY		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P00550101 Replacement Housing Factor Grant No: FL14R00550101				<b>Federal FY of Grant:</b> 10/2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
			Total		\$4,797,246.00			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program No: FL14P00550101 Replacement Housing Factor No:FL14R00550101					Federal FY of Grant: 10/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
Region 1 Major Work Items Listed Part II	June 30, 2003			June 30, 2004				
Region 2 Major Work Listed Part II	June 30, 2003			June 30, 2003				
Region 3 Major Work Listed Part II	June 30, 2003			June 30, 2003				
HA-Wide Housing Operations 1406	June 30, 2003			June 30, 2003				
HA-Wide Management Improvements 1408	June 30, 2003			June 30, 2003				
HA-Wide Administration 1410	June 30, 2003			June 30, 2003				
HA-Wide A/E Fees/Costs 1430	June 30, 2003			June 30, 2003				
HA-Wide Non Dwelling Structure 1470	June 30, 2003			June 30, 2003				
HA-Wide Contingency 1502	June 30, 2003			June 30, 2003				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program No: FL14P00550101 Replacement Housing Factor No:FL14R00550101					Federal FY of Grant: 10/2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		

# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name MIAMI-DADE HOUSING AGENCY		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
Region 1		\$4,126,100.00	\$3,917,500.00	\$3,812,700.00	\$3,941,300.00
Region 2		\$5,469,360.00	\$5,773,205.00	\$5,590,287.00	\$4,377,440.00
Region 3		\$3,723,760.00	\$4,391,714.00	\$4,684,919.00	\$2,963,903.00
Total Miscellaneous 1400 Accounts		\$4,680,780.00	\$3,917,581.00	\$3,912,094.00	\$6,717,357.00
Total CFP Funds (Est.)		\$18,000,000.00	\$18,000,000.00	\$18,000,000.00	\$18,000,000.00
Total Replacement Housing Factor Funds		\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	SEE FIVE YEAR ACTION PLAN FOR YEARS 2002 2003, 2004, 2005					

# Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number / Name HA- Wide Activities Region 1	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
Region 1 - All Sites	Regional Improvements	1460	500,000
	Dwelling Equipments / Stoves	1450	30,000
	Dwelling Equipments / Refrigs.	1450	30,000
	Non-Dwelling Equipments	1450	20,000
5-031 Newberg	Drainage	1460	50,000
	Keystone Sign	1460	4,000
	Exterior Painting / Water Proof	1460	38,000
	Kitchen Cabinet Repl.	1450	120,000
	Screen Doors	1450	6,000
5-027B Gwen Cherry Site 20	Entrance Door Replacement	1450	10,350
	Security Screen Doors	1450	15,000
	Mechanical Parking Gates	1460	10,000
	Drainage	1460	100,000
5-020 Carver Homes	Lighting	1450	25,000
	Tree Trimming	1450	7,500
	Signage	1450	1,500
	Dumpster Pad Wall Removal	1450	7,000
5-017C Model Cities	Install Awnings (back doors)	1460	20,000
	Stair Riser and Step Replacement	1460	6,000
	Front/Rear Door Replacement	1460	5,000
	Erosion Control / Landscaping	1450	12,500
	Kitchen Cabinet Replacement	1460	7,500
5-009 Jollivette	Replace / Repair Fencing & Gates	1450	20,000
	Front/Rear Door Replacement	1450	100,000
	Hot Water Heater Replacement	1460	5,000
	Mailbox Replacement	1450	200
	Roof Replacement (Senior Center)	1450	40,000
	Replace Faucet Stems	1460	6,000
	Replace Termite Damaged Wood	1460	20,000
5-17B Scattered Sites	Termite Extermination	1450	3,000
	Relocation	1495	800
	Mailbox Replacement	1460	100
5-019A Lincoln Gardens	Picket Fence	1460	75,000
5-044 Ward Towers	Exterior Painting / Water Proof	1460	100,000
	Erosion Control / Landscaping	1460	30,000
	Benches	1450	10,000
	Tree Trimming	1460	15,000
	Fire Safety	1450	10,000
	Picket Fence Painting	1460	15,000
	Keystone Sign	1460	4,000
	Interior Painting	1450	26,000
	Landscaping	1460	5,000
5-092B Manor Park	Erosion Control	1460	10,000
	Tree Trimming	1460	15,000
5-093B Orchard Villa Homes	Tree Trimming	1460	10,000

# Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number / Name HA- Wide Activities Region 1	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Erosion Control	1460	10,000
5-006 Little River Terrace	Galvanized Pipe Replacement	1460	100,000
	Seal Parking Lot and Street	1460	30,000
	Landscaping	1460	11,000
5-037 Emmer Turnkey	Roof Replacement	1460	45,000
	Landscaping	1460	6,000
5-046 Kline Nunn	Window Replacement	1450	25,000
	Roof Replacement	1460	75,000
	Landscaping	1460	8,000
5-067 Little River Plaza	A/C in Lobby and Laundry Rm(2nd FL.)	1450	20,000
	Tile Walkways- Exterior (Non-Slip)	1450	20,000
	Landscaping	1460	10,000
5-014 Annie Coleman	Roof Replacement	1460	175,000
	Erosion Control	1460	2,500
	Replace/Repair Broken Sidewalks	1460	50,000
5-015 Annie Coleman	Replace Fence	1460	15,000
5-016 Annie Coleman	Sewer Cleanout Improvements	1460	10,000
	Front / Back Door Replacement	1450	100,000
5-043 Palm Towers	Drainage Improvement	1460	150,000
	Community Center Roof Replacement	1460	15,000
	Paint Interior Hallways	1450	15,000
	Management Office Upgrade	1450	20,000
5-065 Palm Court	Dwelling Equipments / A/C	1450	5,000
5-036 Twin Lakes	Security Grill Replacement	1450	70,000
	Landscaping	1460	20,000
	Interior Painting	1450	30,000
5-042 Venetian Gardens	Security Screens	1450	57,000
	Storage Room Doors	1450	18,000
	Site Lighting	1460	30,000
	Sewer System	1460	100,000
	Burnt Unit	1450	60,000
5-088 Vista Verde	Exterior Painting / Water Proofing	1460	15,000
5-088 Palmetto Gardens	Exterior Paintingn / Water Proof	1460	25,000
	Dwelling Equipment / A/C	1460	25,000
	Seal, Stripe, Paint Parking Lot	1460	25,000
	Keystone Sign	1460	4,000
5-002 Liberty Square	Galvanized Pipe Replacement	1460	5,000
	Exterior Painting / Water Proof	1460	50,000
	Front and Rear Door Replacement	1460	50,000
	Tree Trimming	1460	5,000
5-003 Liberty Square	Galvanized Pipe Replacement	1460	5,000
	Exterior Painting / Water Proof	1460	50,000
	Front/Rear Door Replacement	1460	50,000
	Tree Trimming	1460	5,000
5-005 Liberty Square	Learning Center	1450	10,000

# Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number / Name HA- Wide Activities Region 1	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Galvanized Pipe Replacement	1460	5,000
	Exterior Painting / Water Proof	1460	50,000
	Front/Rear Door Replacement	1450	5,000
	Tree Trimming	1460	5,000
5-93A Liberty Homes	Exterior Painting / Water Proof	1460	20,000
5-001 Edison Courts	Roof Replacement	1460	500,000
5-039 Peters Plaza	Domestic Water Lines	1460	25,000
	Window Replacement	1460	200,000
	Exterior Painting / Water Proof	1460	20,000
	Dwelling Equipments / Stoves	1450	25,000
	Dwelling Equipments / Refrigs.	1450	25,000
	Shower Diverter Replacement	1450	20,400
	<b>Total</b>		<b>4,072,350</b>
	<b>BREAKDOWN BY ACCOUNT</b>		
		1450	1,019,450
		1460	3,052,100
		1495	800

# Annual Statement

## Capital Fund Program (CFP) Part II: supporting Table

Development Number/ Name HA-Wide Activities Region 2	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	
5-008/Donn Gardens	Parking Lot Areas	1450	\$ 5,000.00	
	Landscaping	1450	\$ 5,000.00	
	Site Lighting	1450	\$ 5,000.00	
	Fencing/Asbestos/Concrete Walks	1450	\$ 50,000.00	
	Roof/Doors/Windows	1460	\$ 10,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 18,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 12,000.00	
	Plumbing	1460	\$ 5,000.00	
	Appliances	1465	\$ 9,403.00	
			<b>\$ 119,403.00</b>	
Abe Aronovitz5-011/	Parking Lot Areas	1450	\$ 1,250.00	
	Landscaping	1450	\$ 1,250.00	
	Site Lighting	1450	\$ 1,250.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 17,050.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 4,125.00	
	Plumbing	1460	\$ 4,812.00	
	Appliances	1465	\$ 10,312.00	
				<b>\$ 40,049.00</b>
	Site Lighting	1450	\$ 5,000.00	
	Roof/Doors/Windows	1460	\$ 12,475.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 28,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 3,500.00	
				<b>\$ 48,975.00</b>
	Roof/Doors/Windows	1460	\$ 26,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 31,000.00	
Electrical/Smoke Detectors/A/C's	1460	\$ 9,800.00		
			<b>\$ 66,800.00</b>	
5-034/Dante Fascell	Parking Lot Areas	1450	\$ 30,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 5,000.00	
	Plumbing	1460	\$ 20,000.00	
	Appliances	1465	\$ 20,000.00	
	HVAC/Trash Chutes/Generators	1475	\$ 30,000.00	
				<b>\$ 105,000.00</b>
5-027D/Scattered Site 09	Parking Lot Areas	1450	\$ 800.00	
	Site Lighting	1450	\$ 18,400.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 12,500.00	
	Appliances	1465	\$ 4,800.00	
				<b>\$ 36,500.00</b>
	Landscaping	1450	\$ 6,000.00	
	Site Lighting	1450	\$ 2,500.00	
	Roof/Doors/Windows	1460	\$ 40,300.00	
	Plumbing	1460	\$ 6,150.00	
	Appliances	1465	\$ 12,300.00	
			<b>\$ 67,250.00</b>	
5-062/Three Round Towers	Parking Lot Areas	1450	\$ 22,500.00	
	Landscaping	1450	\$ 5,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 35,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 20,000.00	
	Plumbing	1460	\$ 5,000.00	
	Appliances	1465	\$ 20,800.00	
			<b>\$ 108,300.00</b>	

# Annual Statement

## Capital Fund Program (CFP) Part II: supporting Table

Development Number/ Name HA-Wide Activities Region 2	General Description of Major Work Categories	Development Account Number	Total Estimated Cost	
5-018/Smathers Plaza	Parking Lot Areas	1450	\$ 5,000.00	
	Site Lighting	1450	\$ 5,000.00	
	Fencing/Asbestos/Concrete Walks	1450	\$ 5,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 10,000.00	
	Appliances	1465	\$ 26,866.00	
			<b>\$ 51,866.00</b>	
5-030/Faulk Turnkey	Parking Lot Areas	1450	\$ 15,000.00	
	Landscaping	1450	\$ 8,000.00	
	Site Lighting	1450	\$ 5,000.00	
	Roof/Doors/Windows	1460	\$ 8,250.00	
			<b>\$ 36,250.00</b>	
5-090/Jose Marti Plaza	Parking Lot Areas	1450	\$ 5,000.00	
	Site Lighting	1450	\$ 2,500.00	
	Roof/Doors/Windows	1460	\$ 11,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 1,000.00	
	Plumbing	1460	\$ 14,000.00	
	Appliances	1465	\$ 14,776.00	
			<b>\$ 48,276.00</b>	
5-100A/Little Havana Homes	Parking Lot Areas	1450	\$ 6,000.00	
	Roof/Doors/Windows	1460	\$ 4,500.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 12,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 2,625.00	
	Plumbing	1460	\$ 1,500.00	
				<b>\$ 26,625.00</b>
	Landscaping	1450	\$ 10,000.00	
	Site Lighting	1450	\$ 7,000.00	
	Fencing/Asbestos/Concrete Walks	1450	\$ 20,000.00	
	Roof/Doors/Windows	1460	\$ 75,000.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 17,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 75,000.00	
	Plumbing	1460	\$ 7,500.00	
	Appliances	1465	\$ 50,000.00	
				<b>\$ 261,500.00</b>
	5-089/Harry Cain Towers	Parking Lot Areas	1450	\$ 5,000.00
Site Lighting		1450	\$ 5,000.00	
Roof/Doors/Windows		1460	\$ 24,000.00	
Kitchen Cabinets/Interior/Floors		1460	\$ 36,755.00	
Electrical/Smoke Detectors/A/C's		1460	\$ 19,250.00	
Plumbing		1460	\$ 34,510.00	
Appliances		1465	\$ 41,374.00	
			<b>\$ 165,889.00</b>	
5-019/Medvin Apartments	Landscaping	1450	\$ 5,000.00	
	Site Lighting	1450	\$ 5,000.00	
	Roof/Doors/Windows	1460	\$ 1,500.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 1,105.00	
				<b>\$ 12,605.00</b>
Kitchen Cabinets/Interior/Floors	1460	\$ 100,000.00		
Plumbing	1460	\$ 47,500.00		
Appliances	1465	\$ 60,000.00		
			<b>\$ 207,500.00</b>	
5-063/In Cities	Parking Lot Areas	1450	\$ 10,000.00	
	Fencing/Asbestos/Concrete Walks	1460	\$ 12,615.00	
	Roof/Doors/Windows	1460	\$ 51,050.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 20,000.00	
	Electrical/Smoke Detectors/A/C's	1460	\$ 28,125.00	
	Plumbing	1460	\$ 17,500.00	
				<b>\$ 139,290.00</b>
	Landscaping	1450	\$ 2,500.00	
	Roof/Doors/Windows	1460	\$ 42,805.00	
	Kitchen Cabinets/Interior/Floors	1460	\$ 25,360.00	

# Annual Statement

## Capital Fund Program (CFP) Part II: supporting Table

Development Number/ Name HA-Wide Activities Region 2	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Electrical/Smoke Detectors/A/C's	1460	\$ 18,000.00
5-099/Town Park	Plumbing	1460	\$ 34,360.00
			<b>\$ 123,025.00</b>
	Parking Lot Areas	1450	\$ 800.00
	Landscaping	1450	\$ 5,000.00
	Roof/Doors/Windows	1460	\$ 50,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 57,000.00
	Plumbing		\$ 42,750.00
	Appliances	1465	\$ 15,200.00
			<b>\$ 170,750.00</b>
	Landscaping	1450	\$ 11,250.00
	Site Lighting	1450	\$ 10,000.00
	Fencing/Asbestos/Concrete Walks	1450	\$ 4,000.00
	Roof/Doors/Windows	1460	\$ 24,250.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 15,700.00
Plumbing	1460	\$ 4,200.00	
Appliances	1465	\$ 9,600.00	
			<b>\$ 79,000.00</b>
5-076A/Buena Vista Homes	Parking Lot Areas	1450	\$ 5,000.00
	Roof/Doors/Windows	1460	\$ 43,750.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 12,600.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 20,400.00
	Plumbing	1460	\$ 25,200.00
			<b>\$ 106,950.00</b>
	Roof/Doors/Windows	1450	\$ 47,775.00
	Limited Comp Mod	1460	\$ 50,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 33,750.00
	Plumbing	1460	\$ 58,820.00
		<b>\$ 190,345.00</b>	
5-049/Culmer Place	Kitchen Cabinets/Interior/Floors	1460	\$ 50,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 12,500.00
	Plumbing	1460	\$ 40,000.00
			<b>\$ 102,500.00</b>
	Parking Lot Areas	1450	\$ 10,000.00
	Landscaping	1450	\$ 15,000.00
	Fencing/Asbestos/Concrete Walks	1450	\$ 23,500.00
	Roof/Doors/Windows	1460	\$ 89,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 100,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 15,000.00
Limited Comp Mod	1460	\$ 125,000.00	
Plumbing	1460	\$ 71,875.00	
Appliances	1465	\$ 35,950.00	
		<b>\$ 485,325.00</b>	
5-054/Parkside	Parking Lot Areas	1450	\$ 15,000.00
	Roof/Doors/Windows	1460	\$ 24,200.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 50,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 19,625.00
	Plumbing	1460	\$ 26,100.00
	Appliances	1465	\$ 22,575.00
	HVAC/Trash Chutes/Generators	1475	\$ 6,000.00
			<b>\$ 163,500.00</b>
	Roof/Doors/Windows	1460	\$ 138,500.00
	Limited Comp Mod	1460	\$ 200,000.00
Kitchen Cabinets/Interior/Floors	1460	\$ 40,165.00	
Plumbing	1460	\$ 26,000.00	
		<b>\$ 404,665.00</b>	
5-025/Claude Pepper Towers	Parking Lot Areas	1450	\$ 35,000.00
	Landscaping	1450	\$ 5,000.00
	Roof/Doors/Windows	1460	\$ 15,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 6,250.00

# Annual Statement

## Capital Fund Program (CFP) Part II: supporting Table

Development Number/ Name HA-Wide Activities Region 2	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Appliances	1465	\$ 33,447.00
	HVAC/Trash Chutes/Generators	1475	\$ 24,000.00
			<b>\$ 118,697.00</b>
5-028/Green Turnkey	Parking Lot Areas	1450	\$ 15,000.00
	Landscaping	1450	\$ 5,000.00
	Site Lighting	1450	\$ 10,000.00
	Roof/Doors/Windows	1460	\$ 37,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 41,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 18,625.00
	Plumbing	1460	\$ 14,150.00
5-057/Helen Sawyer Plaza	Parking Lot Areas	1450	\$ 8,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 2,000.00
	Plumbing	1460	\$ 13,300.00
	HVAC/Trash Chutes/Generators	1475	\$ 10,000.00
			<b>\$ 33,300.00</b>
5-091/Phyllis Wheatley	Parking Lot Areas	1450	\$ 13,500.00
	Roof/Doors/Windows	1460	\$ 10,175.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 27,900.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 2,500.00
	Plumbing	1460	\$ 19,880.00
	Appliances	1465	\$ 8,060.00
5-013/Robert King High	Parking Lot Areas	1450	\$ 32,500.00
	Site Lighting	1450	\$ 5,000.00
	Fencing/Asbestos/Concrete Walks	1450	\$ 5,000.00
	Roof/Doors/Windows	1460	\$ 4,500.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 45,000.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 22,500.00
	Plumbing	1460	\$ 31,250.00
	Appliances	1465	\$ 33,472.00
	HVAC/Trash Chutes/Generators	1475	\$ 15,000.00
5-026/Haley Sofge	Parking Lot Areas	1450	\$ 28,200.00
	Landscaping	1450	\$ 2,500.00
	Site Lighting	1450	\$ 5,000.00
	Fencing/Asbestos/Concrete Walks	1450	\$ 14,500.00
	Roof/Doors/Windows	1460	\$ 6,750.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 19,188.00
	Electrical/Smoke Detectors/A/C's	1460	\$ 8,200.00
	Plumbing	1460	\$ 16,625.00
	Appliances	1465	\$ 45,712.00
5-048/Martin Fine Villas	Parking Lot Areas	1450	\$ 5,000.00
	Kitchen Cabinets/Interior/Floors	1460	\$ 32,500.00
	Plumbing	1460	\$ 7,000.00
	Appliances	1465	\$ 40,500.00
			<b>\$ 85,000.00</b>
			<b>\$ 4,168,822.00</b>
<b>Breakdown</b>			<b>By Account</b>
		1450	\$ 586,315.00
		1460	\$ 2,982,360.00
		1465	\$ 515,147.00
		1475	\$ 85,000.00
			<b>\$ 4,168,822.00</b>

# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

**Annual PHDEP Plan Table of Contents:**

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

**Section 1: General Information/History**

**A. Amount of PHDEP Grant \$ 2,541,924**

**B. Eligibility type (Indicate with an "x")**      N1 \_\_\_\_\_ N2 \_\_\_\_\_      R   X  

**C. FFY in which funding is requested 2001**

**D. Executive Summary of Annual PHDEP Plan**

As part of MDHA's Comprehensive Drug Elimination Program, the funds from the PHDEP will be used to eliminate drugs and drug-related crime from in and around the target developments by funding necessary above baseline police activity, to enhance security, economic and educational opportunities, youth services, drug prevention programs, and family supportive services. Through these programs residents will establish a good rapport with local law enforcement, and conduct a community anti-drug and anti-gang campaign.

**E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)*
Gwen Cherry 22	20	20
Gwen Cherry 07	32	32
Gwen Cherry 06	8	8
Gwen Cherry 20	23	23
New Haven Gdns/Site 05	82	82
Newberg	60	60
Jollivette	66	66
Carver Homes	95	95
Scattered Sites	8	8
Model Cities	38	38
Lincoln Gardens	47	47
Ward Towers	200	200
Scattered Sites	24	24
Manor Park	32	32
Orchard Villa Homes	12	12
Emmer Turnkey	42	42
Kline Nunn	38	38
Little River Plaza	86	86
Little River Terrace	108	108

Annie Coleman	245	245
Annie Coleman	144	144
Annie Coleman	210	210
Twin Lakes	76	76
Palm Towers	103	103
Palm Court	88	88
FHA Homes Dade Co.	20	20
Venetian Gardens	52	52
Palmetto Gardens	40	40
Opa Locka Elderly	50	50
Vista Verde	47	47
Opa-Locka Family - B	17	17
Opa-Locka Family - C	9	9
Liberty Square	252	252
Liberty Square	281	281
Liberty Square	177	177
Liberty Homes	44	44
Edison Courts	345	345
Edison Plaza (Elderly)	79	79
Edison Park (Family)	32	32
Victory Homes	142	142
Peters Plaza	102	102
Lemon City	100	100
In Cities - Wynwood	45	45
Buena Vista Homes	24	24
Wynwood Elderly	72	72
Wynwood Homes	39	39
Gwen Cherry 23	36	36
Rainbow Village	100	100
Town Park	38	38
Culmer Place	151	151
Culmer Gardens	75	75
Jack Orr Plaza	200	200
Parkside II	56	56
Green Turnkey	21	21
Phyllis Wheatley	40	40
Helen Sawyer Plaza	104	104
Claude Pepper	166	166
Haley Sofge Towers	475	475
Martin Fine Villas	50	50
Robert King High	315	315
Donn Gardens	64	64
Abe Arronovitz	55	55
Elizabeth Virrick II	56	56
Dante Fascell	151	151
Scattered Site 9	16	16

Scattered Site 11	40	40
Elizabeth Virrick I	28	28
Three Round Towers	391	391
Smathers Plaza	182	182
Falk Turnkey	48	48
Jose Marti Plaza	55	55
Little Havana Homes	28	28
Joe Moretti	288	288
Medvin Apts.	18	18
Harry Cain	154	154
Stirrup Plaza	124	124
Grove Homes	24	24
South Miami Plaza	97	97
South Miami	58	58
Modello	120	120
Homeownership	3	3
Homeownership	1	1
Wayside	30	30
Biscayne Plaza	52	52
Heritage Village I & II	56	56
Homestead Gardens	150	150
Florida City Family	26	26
Florida City Gardens	50	50
W. Homestead Gardens	12	12
Homestead Village	11	11
Homestead East	30	30
Perrine Gardens	158	158
Richmond Homes	32	32
Perrine Villas	20	20
FHA Scattered Homes	2	2
Naranja	116	116
Moody Village	64	64
Pine Island I	80	80
Pine Island II	50	50
Moody Gardens	34	34
Arthur Mays Village	173	173
Goulds Plaza	50	50
Southridge I	76	76
Southridge II	30	30
Scott Homes	378	378
Scott Homes (Half)	376	376
Gwen Cherry 08	21	21
Gwen Cherry 12	6	6
Gwen Cherry 13	31	31
Gwen Cherry 14	78	78
Gwen Cherry 15	28	28

Gwen Cherry 16	70	70
Allapattah Homes	50	50
Santa Clara Homes	13	13

\*Denotes number of families to be served.

#### F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months \_\_\_\_\_ 12 Months \_\_\_\_\_ 18 Months  X  24 Months \_\_\_\_\_ Other \_\_\_\_\_

#### G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	2,349,439	FL29DEP0050195	0	G.E.	----
FY 1996	2,760,250	FL29DEP0050196	0	G.E.	----
FY 1997	2,581,750	FL14DEP0050197	25,445.82	G.E.	12/28/00
FY 1998	2,685,020	FL14DEP0050198	503,702	G.E.	6/30/01
FY 1999	2,447,663	FL14DEP0050199	2,378,711.53	G.E.	5/25/02
FY 1999	125,100	FL29HDE0001198	33,650.00	G.E.	10/26/00
FY 1999	82,100	FL29HDE0000598	28,947	G.E.	10/26/00
FY 1999	74,000	FL29HDE0000798	6.80	G.E.	10/26/00
FY 2000	2,498,073	FL14DEP0050100	2,471,636.08		9/25/02

### Section 2: PHDEP Plan Goals and Budget

#### A. PHDEP Plan Summary

The goals of our comprehensive drug elimination strategy are to reduce/eliminate drug-related crime. Our plan includes: 1) crimes developing a 'model' holistic neighborhood approach to drug-related crime prevention; 2) building upon existing working relationships with Federal, State, and local law enforcement agencies; 3) empowering residents and facilitating their involvement in their respective neighborhoods; 4) promoting welfare-to-work initiatives; and 5) providing a secure living environment through the use of security design elements. Thereby improving the quality of life for residents in our developments through activities that benefit the greater public housing community.

Physical improvements will also be carried out throughout several of our elderly developments to ensure resident safety, sense of security, and their well being.

MDHA staff and residents have embraced this concept of “partnerships.” In previous PHDEP grants the housing agency and several MDHA resident councils have worked closely with the police department, human service agencies, nonprofit organizations, and educational institutions to develop partnerships which lead to the development of programs and policies that best meet the needs of MDHA residents.

**B. PHDEP Budget Summary**

Enter the total amount of PHDEP funding allocated to each line item.

<b>FY 2001 PHDEP Budget Summary</b>	
<b>Budget Line Item</b>	<b>Total Funding</b>
9110 - Reimbursement of Law Enforcement	1,500,000
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	787,732
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	254,192
<b>TOTAL PHDEP FUNDING</b>	<b>2,541,924</b>

**C. PHDEP Plan Goals and Activities**

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

<b>9110 - Reimbursement of Law Enforcement</b>						<b>Total PHDEP Funding: \$ 1,500,000</b>	
Goal(s)	To reduce drug and drug related crime problems in and around MDHA sites.						
Objectives	Identify problem drug areas and reduce Uniform Crime Report (UCR) crime activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Cops Program			10/02	9/30/03	1,500,000	1,952,193	Reduction of UCR
2.							crime activities by
3.							at least 8%

<b>9120 - Security Personnel</b>						<b>Total PHDEP Funding: \$ 0</b>	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators

1.							
2.							
3.							

<b>9130 - Employment of Investigators</b>					<b>Total PHDEP Funding: \$ 0</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9140 - Voluntary Tenant Patrol</b>					<b>Total PHDEP Funding: \$ 0</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9150 - Physical Improvements</b>					<b>Total PHDEP Funding: \$</b>		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

<b>9160 - Drug Prevention</b>					<b>Total PHDEP Funding: \$787,732</b>		
Goal(s)	To integrate varies drug prevention programs to create a programmatic design to reduce drug-related activities.						

Objectives	To provide inter-related activities aimed at addressing identified problem areas.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Economic & Educational Opport.	2,500	Adult Residents	10/02	9/31/03	294,803	296,130	Reduce unemployment by 20%
2. Youth Intervention & Prevention	2,100	Public Housing Youth	10/02	9/31/03	217,929	155,600	Reduce by 10% the # of youths involved in drugs.
3. Family Drug Prevention Program	500	Youth & Adults Residents	10/02	9/31/03	275,000	82,500	Reduce the # of families involved in drugs or related drugs activities by 15%

9170 - Drug Intervention					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 254,192		
Goal(s)	To administer and monitor the PHDEP activities for compliance.						
Objectives	To determine the success of PHDEP in achieving its goals and objectives.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Grant Administration			10/02	9/31/03	254,192	72,370	To Provide

							Programmatic Feed Back And determine Resident Satisfaction
2.							
3.							

**Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Fund: By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Fund by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	375,000	Activity 1	1,500,000
9120				
9130				
9140				
9150				
9160	Activities 1,2,3	175,723	Activities 1,2,3	787,732
9170				
9180				
9190	Activities 1,2,3	55,982	Activities 1,2,3	254,192
<b>TOTAL</b>		<b>\$ 606,705</b>		<b>\$ 2,541,924</b>

**Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

## **MEMBERSHIP OF THE RESIDENT ADVISORY BOARD**

### ***OVERALL TENANT ADVISORY COUNCIL PRESIDENT LISTING 2001***

<p>CLAUDE PEPPER TOWERS PRESIDENTS – JOSE CORCHO 750 NW 18<sup>TH</sup> TERRACE, APT. #104 MIAMI, FL 33136 PHONE (305) 547-1668</p>	<p>SINGER PLAZA PRESIDENT – JOSE de ARMAS 1310 NW 16<sup>TH</sup> STREET, APT. #304 MIAMI, FL 33125 PHONE (305) 545-8344</p>
<p>THREE ROUND TOWERS PRESIDENT – JOSE ECHEVARRIA 2870 NW 18<sup>TH</sup> AVENUE, APT. #8C MIAMI, FL 33142 PHONE (305) 633-2742</p>	<p>HALEY SOFGE PRESIDENT – ALICIA DIAZ 800 NW 13<sup>TH</sup> AVENUE, APT. #303 MIAMI, FL PHONE (305) 649-0291</p>
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<p>FLORIDA CITY GARDENS PRESIDENT – MAE JEFFERSON 900 NW 6<sup>TH</sup> AVENUE, APT. #132 MIAMI, FL 33034 PHONE (305) 245-3576</p>	<p>GOULDS PLAZA PRESIDENT – WENIFORD KEMP 11497 SW 213<sup>TH</sup> STREET MIAMI, FL 33189 PHONE (305) 251-8311</p>

**OVERALL TENANT ADVISORY COUNCIL  
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<p>SOUTHRIDGE PRESIDENT – DIANA STROZIER 11302 SW 190<sup>TH</sup> STREET MIAMI, FL 33157 PHONE (305) 238-5417</p>	<p>PALM COURT/TOWERS PRESIDENT – ELLA ELAM 930 NW 95<sup>TH</sup> STREET, APT. #305 MIAMI, FL PHONE (305) 836-9416</p>
<p>LEMON CITY PRESIDENT – HAROLD HUMES 150 NE 69<sup>TH</sup> STREET, APT. #105 MIAMI, FL 33150 PHONE (305) 754-1905</p>	<p>PETERS PLAZA PRESIDENT – MILDRED MCKENZIE 191 NE 75<sup>TH</sup> STREET, APT. #515 MIAMI, FL 33150 PHONE (305) 751-2391</p>
<p>TWIN LAKES PRESIDENT – DELORES ALLEN 1215 NW 95<sup>TH</sup> STREET, APT. #208 MIAMI, FL 33150 PHONE (305) 835-6984</p>	<p>MODELLO PRESIDENT – JENESE HARRIS 28345 SW 154<sup>TH</sup> AVENUE, APT. # MIAMI, FL 33030 PHONE (305) 205-2845</p>
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**OVERALL TENANT ADVISORY COUNCIL  
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<p>CARVER ANNEX PRESIDENT</p> <p>MIAMI, FL PHONE (305)</p>	<p>ALLAPATTAH/GWEN CHERRY PRESIDENT – ELAINE JOHNSON 2026 NW 19<sup>TH</sup> TERRACE MIAMI, FL 33142 PHONE (305) 548-7415</p>
<p>RAINBOW VILLAGE PRESIDENT – ANGELA WILLIAMS 344 NW 22<sup>ND</sup> STREET MIAMI, FL 33127 PHONE (305) 576-1859</p>	<p>WYNWOOD FAMILY &amp; ELDERLY PRESIDENT – YVONNE GREEN 315 NW 47<sup>TH</sup> STREET MIAMI, FL 33127 PHONE (305) 756-2592</p>

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<p>MOODY VILLAGE PRESIDENT  MIAMI, FL PHONE (305)</p>	<p>OPALOCKA ELDERLY PRESIDENT  MIAMI, FL PHONE (305)</p>
<p>NEWBERG PRESIDENT  MIAMI, FL PHONE (305)</p>	<p>JACK ORR PRESIDENT  MIAMI, FL PHONE (305)</p>
<p>RIVERSIDE DEVELOPMENT PRESIDENT  MIAMI, FL PHONE (305)</p>	<p>DANTE FASCELL PRESIDENT  MIAMI, FL PHONE (305)</p>
<p>ARTHUR MAYS PRESIDENT  MIAMI, FL PHONE (305)</p>	

**IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE  
REQUIREMENTS  
Statement of Draft Policy**

Miami-Dade Housing Agency (MDHA) action plan for implementation of public housing resident community service requirements (CSR) shall include participation from all parties/ organizations who will have a key role with plan implementation and oversight: Overall Tenants Advisory Council (OTAC) will coordinate resident participation, resident development, housing operations and compliance staff will determine community services activities and accountability for program monitoring and oversight, and TANF will assist in identification of residents required to comply with requirements. The initial task is to coordinate a meeting with OTAC to define the CSR and compliance requirements and exemptions applicable to public housing residents. OTAC will be asked to identify resident representatives to work with MDHA in development of CSR plan and program implementation. Expected completion date: June 2001.

The second task is to determine which MDHA entity will function as program administrator to ensure agency's overall compliance in meeting this requirement. A MDHA planning committee will develop its recommendation regarding program coordination, administration and monitoring, based on discussions with MDHA staff and OTAC resident planning committee members. Expected completion date: July 2001. The third task is to coordinate a MDHA meeting with the TANF agency to identify how TANF will assist MDHA in determining public housing individuals who receive TANF and are exempt from CSR (because they are in compliance with TANF rules), and public housing individuals who are non-compliant with TANF rules (who therefore must meet the CSR). Expected completion date: July 2001. The fourth task is to draft an interagency memorandum of agreement to be reviewed, approved and executed by both MDHA and TANF, describing TANF's role in assisting MDHA in determining those TANF recipients who must meet the CSR. Expected completion date: September 2001. The fifth task is to draft an exempt certification for blind and other disabled persons to be used by housing recipients to obtain affidavits from physicians or from agency providing recipient with cash assistance. Expected completion date: June 2001 The sixth task is to draft and approve activity log for housing agency or service provider to document resident participation. Expected completion date: July 2001. The seventh task is to draft and approve correspondence to be sent to public housing residents defining the CSR, compliance requirements, consequences of failure to comply with CSR if impacted, exemptions from CSR, how to obtain an exemption, and include exemption and activity log forms as attachments. Correspondence shall include a time frame (between 30-60 days from date of letter) for residents eligible for exemptions to submit completed required exemption form to MDHA. Expected completion date: August 2001. The eighth task is to finalize the CSR policies and procedures and to draft language for addendum to MDHA public housing lease for review and approval by MDHA, then review/approval of legal sufficiency by county attorney. Expected completion date: September 2001. The ninth task is to notify residents of effective date of lease change (also date of implementation of MDHA's CSR program), advising them if they do not produce required exemption form, if subject to CSR (based on eligibility criteria), they shall be expected to produce proof of compliance (i.e. activity logs) thirty days prior to their next recertification date or within twelve months, whichever is greater period of time. Eligible residents will also be requested to review the listed examples of CSR options and return form to site manager, within a specified time frame, indicating the option(s) they have selected. Expected completion date: October 2001.

**PET POLICY**  
**Statement of Draft Policy**

The Miami-Dade Housing Agency (MDHA) Community Policies, Pet Policy (Current Policy) has been changed (Proposed Policy) to incorporate the new provisions enumerated at 24 CFR § 960.701 – 960.707 (entitled *Pet Ownership in Public Housing*) and to adopt provisions directly related to assistive animals. Many requirements in the Current Policy have been retained and some have been only slightly modified to enhance language clarity and precision. Most of the assistive animals requirements are already in effect for pets under the Current Policy. The Current Policy begins by indicating that pets are prohibited from MDHA communities unless they are “Human Assistance pets” for persons with specific disabilities. In alignment with *Pet Ownership in Public Housing*, the Proposed Policy indicates that *all* public housing residents may have pets subject to compliance with the pet ownership requirements.

The Proposed Policy makes no limit on assistive animal ownership based on type of disability (as does the Current Policy). Assistive animals are permitted to eligible residents (and residents without disabilities) if they continue to maintain a clean and sanitary residence and if they ensure that their animals don’t impose a nuisance or threat to any other persons on the premises. The Proposed Policy contains three requirements specific to assistive animal owners: 1. assistive animal owners to certify in writing that the owner or a member of his or her family is a person with a disability; 2. a qualified, health care professional to certify in writing that the owner requires an assistive animal; and 3. that the requested assistive animal actually assist the person with a disability. Also, the assistive animal owners aren’t required to pay a pet security deposit. A deposit is neither explicitly required of, nor prohibited from, assistive animal owners in the Current Policy. Affirmatively stating that assistive animal owners aren’t subject to a pet deposit may prevent unintentional instances of discrimination and inconsistency. Pet owners, however, are required to pay a \$100 security deposit to cover possible damages their pets might incur. This requirement is in both the Current and Proposed Policies.

The Proposed and Current Policies require all animal owners to use designated areas for animal walking and waste elimination; to adhere to Miami-Dade County Animal Control ordinances pertaining to inoculations, licenses and leash laws; to submit to annual re-examinations to confirm ordinance compliance; and to agree that animals will not be kept in violation of state humane or health laws or local ordinances. Additional pet and assistive animal regulations include prohibitions against dangerous and uncommon animals; requirements that pets and assistive animals be properly restrained; that owners clean up after pets; and that owners feed their animals on their property or in their apartment. Also, if an animal is left unattended for twenty-four (24) hours or more, MDHA may enter to remove the animal and transfer it to the proper authorities; and residents are to identify an alternative custodian for their animals. Another requirement of pet and assistive animal owners is written permission from the site manager before keeping any animal on or about the premises. All residents are prohibited from feeding stray animals. Pet owners (but not assistive animal owners) are required to spay or neuter their animals and they must be responsible for damages and injuries caused by their pets (Current and Proposed Policies). The final requirements are that pet owners abide by and sign a copy of the policy and that owners understand that animal policy violations could result in pet removal or owner eviction (Current and Proposed Policies).

## **Miami-Dade Housing Agency's Statement of Progress in Meeting the 5 Year Plan Mission and Goals**

### Goal: Improve the community quality of life and economic vitality.

- MDHA received Board of County Commission approval of its revised Public Housing lease, which incorporates the "One Strike and You're Out" policy to promote the safety and security of residents.

### Goal: Ensure equal opportunity in housing and affirmatively further fair housing.

- In March 2001, MDHA opened its waiting lists for the Public Housing, Section 8 Housing Choice Voucher, and Section 8 Moderate Rehabilitation Programs and instituted an aggressive affirmative fair housing marketing campaign to achieve its objective of marketing to races/ethnicities shown to have disproportionate needs and to groups least likely to apply. According to community and industry sources, MDHA's media campaign was very successful.

### Goal: Improve the quality of assisted housing.

- Major progress was made under the Hope VI Program for Scott Homes, Carver Homes, and the Ward Towers Assisted Living Facility. The Relocation Plan has been approved by USHUD and the Relocation Services Provider is proceeding with the relocation counseling of the Scott/Carver residents. Eight buildings are scheduled for demolition and the Project Architect and Program Manager should be selected by June 2001. The financing for the development of Ward Towers Assisted Living Facility is nearing finalization. Groundbreaking is scheduled for January, 2002.
- MDHA received the USHUD Best Practices Award for Private Rental Improvements in Management and Efficiency (Prime) Program and its Customer Service Center.
- MDHA began implementation of the recommendations from Florida International University's (FIU) assessment for the improvement of effectiveness and efficiency of all Section 8 programs.

### Goal: Expand the supply of assisted housing.

- MDHA received funding for additional 100 Family Unification Section 8 vouchers to enable parents and children to live together, over 1,000 Section 8 vouchers, and completed 36 units for formerly homeless individuals.

### Goal: Promote self-sufficiency and asset development for assisted households.

- MDHA was awarded funding from the State of Florida's welfare agency, The Training and Employment Council (TEC), to provide employment and case management to residents at MDHA's three (3) One Stop Centers.
- MDHA received Board of County Commission approval to permit Public Housing residents to operate eligible home-based businesses.
- MDHA partnered with the Overall Tenant Advisory Council to expand the Floor Guardian program from four (4) sites to twenty-two (22) sites to increase independence for the elderly families with disabilities.
- Public Housing Residents purchased 14 homes throughout MDHA Homeownership programs during FY 2000.

### Goal: Promote full occupancy of the Helen Sawyer Assisted Living Facility.

- There are 104 units at the Helen Sawyer facility, 83 zero bedrooms and 21 one bedrooms. Currently the zero bedroom units are fully occupied, and the one-bedroom units are 52% occupied.

### Goal: Maintain the Family Self-Sufficiency (FSS) program.

- Public Housing FSS Program size increased from 159 program participants to 209 program participants.
- Section 8 FSS Program size increased from 178 program participants to 234 program participants.
- Currently, there are approximately 175 program participants with an escrow balance.

## **Miami-Dade Housing Agency (MDHA) Capacity Statement - Section 8 Homeownership Program**

MDHA possesses the capacity, experience and expertise to successfully formulate and implement a Section 8 Homeownership Program to enable Section 8 participants to purchase a home. Currently MDHA is developing Section 8 Homeownership Program for implementation by the fall of 2001.

MDHA has operated Section 8 housing for Miami-Dade County since 1975, administering one of the largest Section 8 programs in the nation. The Section 8 program is comprised of more than 11,189 certificates, vouchers and emergency vouchers, over 3,700 Moderate Rehabilitation project based units, and 1,295 Substantial Rehabilitation and New Construction units, and over 500 Preservation Section 8 Vouchers. Additionally, MDHA administers programs targeted for populations with special needs. The agency administers over 600 units under the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program and Stewart B. McKinney Act Shelter Plus Care Program, targeting assistance to disabled homeless individuals with mental illness, substance abuse, and/or HIV/AIDS; over 750 units allocated to the Housing Opportunities for People with AIDS Program (HOPWA); 50 units allocated to the Veterans Assisted Supportive Housing (VASH) serving homeless veterans suffering from severe psychiatric or substance abuse disorders and 400 units of the Family Unification Program, aimed at providing stability to families whose lack of housing jeopardizes the reuniting of children with their families.

Since 1984, MDHA has developed and administered new homebuyer and homeownership programs. MDHA has provided over \$290 million for the purchase of affordable housing units in Miami-Dade County. Funding is available through locally funded source, a Documentary Surtax on sales of non-residential properties in Miami-Dade County; through the State Housing Initiatives Partnership Program (SHIP); and with federally funding HOME Investments Partnership (HOME). Services afforded to Miami-Dade County residents include homeownership loan assistance, which provides a below market interest rate second mortgage; downpayment assistance, including partial down payment and closing costs to qualified families and individuals; homebuyer counseling, consisting of technical services, such as credit counseling or legal services to assist in the purchase of and financing of a single family home; single family rehabilitation loans and window/shutter loans, assisting homeowners improving their properties. Construction loans for housing development are available for community development corporations (CDC) to provide low cost financing for projects that would otherwise be difficult to finance at market rates.

## **Miami-Dade Housing Agency (MDHA) Capacity Statement - Section 8 Project Based Voucher Program**

During fiscal year 1999, MDHA was awarded a HOPE VI Revitalization grant totaling \$35 million for the demolition of Scott/Carver Homes public housing sites and the redevelopment of these sites and the surrounding area. The Scott/Carver HOPE VI Revitalization Plan reduces the density of the existing sites and does not provide for one-for-one replacement of units.

As demonstrated in MDHA's Annual Plan and Miami-Dade County's Consolidated Plan, there is a need for additional affordable housing units in the County, which may be escalated by the demolition and reduction in density at Scott/Carver Homes. To replace the 854 units currently at site, the Scott/Carver HOPE VI Revitalization Plan, as approved by USHUD, proposes to construct 371 affordable housing units. There has been a request by the residents of Scott/Carver Homes to relocate to housing in the Scott/Carver community. Using project-based vouchers will assist the residents in relocating in the Scott/Carver HOPE VI Revitalization Area where affordable housing is limited.

As a result, MDHA proposes to construct one hundred and seventy-five (175) units to be subsidized as Section 8 project-based vouchers within or immediately outside of the Scott/Carver HOPE VI Target Area. The Scott/Carver HOPE VI Revitalization Area is bounded by NW 79 Street on the north, NW 17 Avenue, on the east, NW 62 Street on the south, and NW 27 Avenue on the west, comprised of Census Tracts 10.14 and 15.02.

**Component 3, (6) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
Opa-Locka Family	16	Small Development	
In Cities	7	Small Development	
Culmer Place	125		Adker Consent Decree and if necessary employ waiting list "Skipping"
Grove Homes	20	Small Development	
Modello	90		Adker Consent Decree and if necessary employ waiting list "Skipping"
Homestead Gardents	90		Adker Consent Decree and if necessary employ waiting list "Skipping"
Pine Island II	43		Adker Consent Decree and if necessary employ waiting list "Skipping"
Scott Homes	334	HOPE VI DEVELOPMENT	
Scott Homes	270	HOPE VI DEVELOPMENT	
Model Cities	34	Scattered Site	
Manor Park	30	Scattered Site	

Little River Terrace	105		Adker Consent Decree and if necessary employ waiting list "Skipping"
Venetian Gardens	49		Adker Consent Decree and if necessary employ waiting list "Skipping"
Miami Gardens Apartments	44		Adker Consent Decree and if necessary employ waiting list "Skipping"
FHA Homes Dade Co.	14	Homeownership	
Vista Verde	24	Application submitted for demolition	
Liberty Square	42	Scattered Site	
Culmer Gardens	67		Adker Consent Decree and if necessary employ waiting list "Skipping"
Little Havana Homes	27	Scattered Site	
Stirrup Plaza	118		Adker Consent Decree and if necessary employ waiting list "Skipping"
Heritage Village I	7	Small Development	
Heritage Village II	26		Adker Consent Decree and if necessary employ waiting list "Skipping"
Homeownership	1	Homeownership	
Homeownership	1	Homeownership	
Richmond Homes	31		Adker Consent Decree and if necessary employ waiting list "Skipping"
FHA Scattered Homes	2	Scattered Site	

Pine Island I	62		Adker Consent Decree and if necessary employ waiting list "Skipping"
Gwen Cherry Site 13	20	Small Development	
Gwen Cherry Site 12	6	Small Development	
Allapattah Homes	29	Scattered Site	
Santa Clara Homes	12	Scattered Site	

## **RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD**

### **Statement of Exemption**

Miami-Dade Housing Agency (MDHA) is an agency without a governing board and, therefore, qualifies for exemption from the *Required Resident Membership on Board of Directors or Similar Governing Body* Final Regulation, as explained in Assistant County Attorney, Karon M. Coleman's memorandum dated September 27, 1999:

Miami-Dade Housing Agency is not a public agency with a board of directors or similar governing body as contemplated by the federal regulations. See 24 C.F.R. 964.41(b). It is a department of Miami-Dade County, a unit of general government operating under a home rule charter and governed by a Board of County Commissioners. See *Id.* At 964.425.

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

<b>Region 3</b>	<b>Development Name</b>	<b>General Description of</b>	<b>Dev.</b>	<b>Total Estimate</b>
<b>Dev #</b>	<b>HA-Wide Activities</b>	<b>Major Work Categories</b>	<b>Acc. No.</b>	<b>Cost</b>
<b>5-045</b>	<b>South Miami Plaza</b>	Exterior Painting	1460.00	165,000.00
		Electrical GFIC	1460.00	3,500.00
		Refrigerators	1465.00	10,000.00
		Other - A/C Package Units	1465.00	7,000.00
<b>5-060</b>	<b>South Miami Gardens</b>	Roofs	1460.00	145,000.00
		Interior Painting	1460.00	66,500.00
		Kitchen Cabinets	1460.00	27,600.00
		Electrical Panels	1460.00	9,100.00
		Light Fixtures	1460.00	30,000.00
		Kitchen Sink/Faucets	1460.00	2,100.00
		Ranges	1465.00	4,000.00
		Refrigerators	1465.00	5,000.00
<b>5-092A</b>	<b>Grove Homes</b>	Interior Painting	1460.00	32,000.00
		A/C - Central Units	1460.00	42,000.00
		Ranges	1465.00	8,000.00
		Refrigerators	1465.00	10,000.00
<b>5-058</b>	<b>Stirrup Plaza</b>	Roofs	1460.00	56,000.00
		Front Doors	1460.00	10,800.00
		Rear Doors	1460.00	10,800.00
		Interior Painting	1460.00	33,600.00
		Kitchen Cabinets	1460.00	30,000.00
		A/C - Central Units	1460.00	84,000.00
		Kitchen Sinks/Faucets	1460.00	4,200.00
		Ranges	1465.00	4,000.00
		Refrigerators	1465.00	8,000.00
		Other - A/C Packaged Units	1465.00	7,000.00
<b>5-038</b>	<b>Modello</b>	Front Doors	1460.00	10,620.00
		Rear Doors	1460.00	10,620.00
		Ranges	1465.00	4,875.00
		Refrigerators	1465.00	6,375.00
<b>5-070</b>	<b>Wayside</b>	Kitchen Cabinets	1460.00	37,500.00
		A/C - Central Units	1460.00	93,000.00
		Kitchen Sink/Faucets	1460.00	2,850.00
<b>5-086</b>	<b>Heritage Village 2</b>	A/C - Central Units	1460.00	83,200.00
<b>5-074A</b>	<b>Biscayne Plaza</b>	Exterior Painting	1460.00	75,000.00
		Light Fixtures	1460.00	5,000.00
		Ranges	1465.00	3,250.00
		Refrigerators	1465.00	4,250.00
		Other - A/C Packaged Units	1465.00	7,000.00
		Security Card Access Gates	1475.00	16,000.00
<b>5-050</b>	<b>Homestead Gardens</b>	Site Lights	1450.00	40,000.00
		Front Doors	1460.00	9,000.00
		Exterior Painting	1460.00	187,000.00
		Tenting	1460.00	45,000.00
		Hardware	1460.00	1,000.00

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

<b>Region 3</b>	<b>Development Name</b>	<b>General Description of</b>	<b>Dev.</b>	<b>Total Estimate</b>
<b>Dev #</b>	<b>HA-Wide Activities</b>	<b>Major Work Categories</b>	<b>Acc. No.</b>	<b>Cost</b>
		Electrical wiring	1460.00	30,000.00
		Ranges	1465.00	3,250.00
		Refrigerators	1465.00	4,250.00
<b>5-078</b>	<b>Florida City Family</b>	Tenting	1460.00	15,600.00
		Water Heaters	1460.00	1,750.00
		Tubs/Faucets	1460.00	3,000.00
<b>5-080</b>	<b>Florida City Gardens</b>	Exterior Painting	1460.00	75,000.00
		Ranges	1465.00	1,625.00
		Refrigerators	1465.00	2,125.00
		Other - A/C Packaged Units	1465.00	2,100.00
<b>5-095B</b>	<b>Homestead East</b>	Roofs	1460.00	96,000.00
		Exterior Painting	1460.00	45,000.00
		Interior Painting	1460.00	3,500.00
<b>5-022</b>	<b>Perrine Gardens</b>	Ranges	1465.00	3,250.00
		Refrigerators	1465.00	4,250.00
<b>5-077</b>	<b>Richmond Homes</b>	Additional Parking Spaces	1450.00	19,200.00
		A/C - Central Units	1460.00	53,600.00
<b>5-082</b>	<b>Perrine Villas</b>	Gazebo	1450.00	20,000.00
		Security Gate W/Card Access	1450.00	16,000.00
		Exterior Painting	1460.00	30,000.00
<b>5-072</b>	<b>Pine Island 1</b>	Exterior Painting	1460.00	120,000.00
<b>5-073</b>	<b>Pine Island 2</b>	Exterior Painting	1460.00	75,000.00
<b>5-035</b>	<b>Naranja</b>	Exterior Painting	1460.00	319,000.00
<b>5-081</b>	<b>Moody Gardens</b>	Roofs	1460.00	34,000.00
		Kitchen Cabinets	1460.00	2,300.00
		Ranges	1465.00	2,600.00
		Refrigerators	1465.00	4,250.00
<b>5-069</b>	<b>Moody Village</b>	Landscaping & Trees	1450.00	26,400.00
		Root & Tree Pruning	1450.00	6,000.00
		Exterior Painting	1460.00	96,000.00
		Kitchen Cabinets	1460.00	4,600.00
		Water Heaters	1460.00	2,450.00
		Ranges	1465.00	4,062.00
		Refrigerators	1465.00	4,675.00
<b>5-071</b>	<b>Southridge 1</b>	Exterior Painting	1460.00	114,000.00
		Meter Doors	1460.00	11,400.00
		Electric Panels	1460.00	21,700.00
		Bath Floor Tiles	1460.00	2,090.00
		Ranges	1465.00	3,792.00
		Refrigerators	1465.00	4,958.00

# Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Region 3	Development Name	General Description of	Dev.	Total Estimate
Dev #	HA-Wide Activities	Major Work Categories	Acc. No.	Cost
5-087	Southridge 2	Exterior Painting	1460.00	45,000.00
		Bath Floor Tiles	1460.00	2,062.00
5-079	Goulds Plaza	Gazebo/Shuffleboard Area	1450.00	20,000.00
		Roofs	1460.00	160,000.00
		Exterior Painting	1460.00	75,000.00
		Floor Tiles	1460.00	35,000.00
		Ceiling Fans W/Light Fixtures	1460.00	6,000.00
		Other - Range Hoods	1460.00	3,000.00
5-040	Arthur Mays Villas	Fencing	1450.00	27,500.00
		Front Doors	1460.00	6,450.00
		Rear Doors	1460.00	6,450.00
		Tenting	1460.00	33,600.00
		Floor Tiles	1460.00	70,000.00
		Interior Painting	1460.00	33,333.00
		Tubs/Faucets	1460.00	7,500.00
		Toilets	1460.00	8,333.00
		Medicine Cabinets	1460.00	4,166.00
		Bath Utensils	1460.00	7,833.00
5-004A & E	Scott Homes	Stripping/Bumpers	1450.00	800.00
		Parking Reseal	1450.00	75,000.00
		Drainage	1450.00	40,000.00
		Erosion	1450.00	15,000.00
		Sod	1450.00	2,400.00
		Landscaping & Trees	1450.00	12,000.00
		Root & Trees Pruning	1450.00	12,000.00
		Site Lights	1450.00	20,000.00
		Fencing	1450.00	55,000.00
		Concrete Walks	1450.00	6,000.00
		Roofs	1460.00	4,800.00
		Windows	1460.00	8,100.00
		Windows Grilles	1460.00	7,500.00
		Insect Screens	1460.00	2,000.00
		Sreen Doors	1460.00	2,850.00
		Water Heathers	1460.00	5,250.00
		Kitchen Sinks/Faucets	1460.00	14,583.00
		Ranges	1465.00	12,188.00
		Refrigerators	1465.00	26,563.00
5-027A	Gwen Cherry 13	Exterior Painting	1460.00	48,000.00
		Interior Doors	1460.00	5,000.00
		Hardware	1460.00	1,000.00
		Kitchen Cabinets	1460.00	23,767.00
		Electrical Panels	1460.00	7,234.00
		Kitchen Sinks/Faucets	1460.00	1,808.00
5-027E	Gwen Cherry 15	Kitchen Cabinets	1460.00	23,000.00
		Kitchen Sinks/Faucets	1460.00	1,750.00
5-100B	Santa Clara Homes	Roofs	1460.00	20,000.00
		Kitchen Cabinets	1460.00	14,950.00

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Region 3	Development Name	General Description of	Dev.	Total Estimate
Dev #	HA-Wide Activities	Major Work Categories	Acc. No.	Cost
		Kitchen Sinks/Faucets	1460.00	1,137.00
<b>5-076B</b>	<b>Allapattah Homes</b>	Roofs	1460.00	32,000.00
		Gutters	1460.00	4,375.00
		Interior Doors	1460.00	10,000.00
		Hardware	1460.00	1,333.00
		Electrical Panels	1460.00	17,500.00
		Water Heaters	1460.00	4,375.00

**Total      \$3,836,007.00**

**Break Down by  
Account and Cost**

Acc. #	Total E/Cost
1450.00	413,300.00
1460.00	3,234,019.00
1465.00	172,688.00
1470.00	0.00
1475.00	16,000.00
1495.00	0.00
<b>Total</b>	<b>\$3,836,007.00</b>

**Five-Year Action Plan  
Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

HUD-52837

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
	Region 1 - All Sites	Regional Improvements	1460.00		500,000.00	500,000.00	500,000.00
		Dwelling Equipments / Stoves	1460.00		30,000.00	30,000.00	30,000.00
		Dwelling Equipments / Refrgs.	1460.00		30,000.00	30,000.00	30,000.00
		Non-Dwelling Equipments	1450.00	SEE	20,000.00	20,000.00	20,000.00
5-031	Newberg	Drainage	1450.00	ANNUAL STATEMENT			
		Keystone Sign	1450.00				
		Dwelling Equipments / Stove	1460.00				15,000.00
		Dwelling Equipments / Refrgs.	1460.00				25,000.00
		Sprinkler System	1450.00				
		Erosion Control	1450.00				
		Roof Replacement	1450.00				125,000.00
		Exterior Painting / Water Proof	1450.00				
		Kitchen Cabinet Repl.	1460.00				
5-027B	Gwen Cherry Site 22	Window Replacement	1460.00			35,000.00	
		Hurricane Shutters	1460.00			60,000.00	
		Dwelling Equipments / Stoves	1460.00			15,000.00	
		Dwelling Equipments / Refrgs.	1460.00			20,000.00	
		Entrance Door Replacement	1460.00			15,000.00	
		Mechanical Parking Gates	1450.00			10,000.00	
		Exterior Painting/Water Proof	1450.00				
		Kitchen Cabinet Repl.	1460.00			46,000.00	
		Site Lighting	1450.00			10,000.00	
5-027B	Gwen Cherry Site 06	Roof Replacement	1450.00				
		Sewer Line Replacement	1450.00			30,000.00	
5-027B	Gwen Cherry Site 20	Dwelling Equipments / Stoves	1460.00				15,000.00
		Dwelling Equipments / Refrgs.	1460.00				20,000.00
		Sprinkler System	1450.00				
		Erosion Control	1450.00				
		Window Replacement	1460.00		20,000.00		
		Hurricane Shutters	1460.00		65,000.00		
		Exterior Painting/ Water Proof	1450.00				20,000.00
		Kitchen Cabinet Replacement	1460.00				
5-027B	Gwen Cherry Site 05	Security Gates	1450.00			15,000.00	
		Erosion Control	1450.00				10,000.00
		Sprinkler System	1450.00				10,000.00
		Sewer Line Replacement	1450.00		250,000.00		
		Seal Parking Lot	1450.00		15,000.00		

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Exterior Painting / Water Proof	1450.00				
		Roof Replacement	1450.00				
		Landscaping	1450.00				
5-027B	Gwen Cherry Site 07	Mechanical Parking Gate	1450.00	SEE			10,000.00
		Roof Replacement	1450.00	ANNUAL			25,000.00
		Sewer Line Replacement	1450.00	STATEMENT		90,000.00	
		Landscaping	1450.00				
5-020	Carver Homes	Lighting	1450.00				
		Tree Trimming	1450.00		7,500.00		
		Signage	1450.00		1,500.00		
		Dumpster Pad Wall Removal	1450.00				
5-017C	Model Cities	Tree Trimming	1450.00		5,000.00	5,000.00	5,000.00
		Install Awnings (back doors)	1460.00		20,000.00	20,000.00	
		Stair Riser and Step Replacement	1460.00		6,000.00	6,000.00	6,000.00
		Front/Rear Door Replacement	1460.00		5,000.00	5,000.00	5,000.00
		Erosion Control / Landscaping	1450.00		12,500.00		
		Kitchen Cabinet Replacement	1460.00		7,500.00	7,500.00	7,500.00
		Playground Equipment	1450.00		30,000.00		
		Limited Comp Mod.	1450.00				175,000.00
5-009	Jollivette	Replace / Repair Fencing & Gates	1450.00				
		Front/Rear Door Replacement	1450.00				
		Erosion Control	1450.00		15,000.00		
		Exterior Painting / Water Proof	1450.00		50,000.00		
		Front/Rear Door Replacement	1460.00				
		Tree Trimming	1450.00		7,500.00		7,500.00
		Parking Lot Resurfacing	1450.00		35,000.00		
		Dwelling Equipments / Heater	1460.00				
		Kitchen Cabinet Replacement	1460.00		20,000.00	20,000.00	20,000.00
		Hot Water Heater Replacement	1460.00		5,000.00	5,000.00	5,000.00
		Sewer Upgrade	1450.00			75,000.00	
		Sidewalk Repair/Replace	1450.00		15,000.00		
		Mailbox Replacement	1450.00				
		Roof Replacement (Senior Center)	1450.00				
		Replace Faucet Stems	1460.00		6,000.00		
		Replace Termite Damaged Wood	1460.00		20,000.00	20,000.00	
5-17B	Scattered Sites	Termite Extermination	1450.00				
		Relocation	1495.00				

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Mailbox Replacement	1460.00				
5-019A	Lincoln Gardens	Picket Fence	1460.00				
		Limited Comp. Mod.	1460.00		75,000.00	75,000.00	75,000.00
5-044	Ward Towers	Wood Replacement / Termite Damage	1460.00	SEE			25,000.00
		Mailbox Replacement	1460.00	ANNUAL			
		Dwelling Equipments / Stoves	1460.00	STATEMENT	50,000.00		
		Dwelling Equipments / Refrgs.	1460.00		80,000.00		
		Dwelling Equipments / A/C	1460.00		30,000.00	50,000.00	45,000.00
		Kitchen Cabinet Replacement	1460.00			150,000.00	150,000.00
5-017A	Scattered Sites	Galvanized Water Line Replacement	1450.00		100,000.00		
		Erosion Control	1450.00				20,000.00
		Security Screen Replacement	1460.00				30,000.00
		Dwelling Equipments / Stoves	1460.00				
		Dwelling Equipments / Refrgs.	1460.00				
5-092B	Manor Park	Kitchen Cabinet Replacement	1460.00			54,500.00	
		Exterior Paint / Water Proof	1450.00		15,000.00		
		Sewer System - Plumbing Upgrades	1450.00			74,000.00	
		Security Screen Replacement	1460.00				35,000.00
		Fencing Repairs	1450.00		2,000.00		
		Dwelling Equipments / Stoves	1460.00			8,500.00	
		Dwelling Equipments / Refrgs.	1460.00			13,000.00	
5-093B	Orchard Villa Homes	Roof Replacement	1450.00		45,000.00		
		Dwelling Equipments / Stoves	1460.00		3,000.00		
		Dwelling Equipments / Refrgs.	1460.00		5,000.00		
		Sewer System - Plumbing Upgrades	1450.00		20,000.00		
		Exterior Paint / Water Proof	1450.00				20,000.00
		Kitchen Cabinet Replacement	1460.00				
		Security Screen Replacement	1460.00				
		Fencing Repairs	1450.00				5,000.00
		Tub Replacement	1460.00				10,000.00
5-006	Little River Terrace	Galvanized Pipe Replacement	1450.00		150,000.00		
		Shower Diverter Replacement	1460.00		21,600.00		
		Front Door Replacement	1460.00		48,600.00		
		Exterior Paint	1450.00				44,000.00
		Tree Trimming	1450.00				50,000.00
		Kitchen Cabinet Replacement	1460.00				
5-037	Emmer Turnkey	Shower Diverter Replacement	1460.00		8,400.00		

**Five-Year Action Plan  
Part II: Supporting Pages**

**U.S. Department of Housing  
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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Exterior Painting / Water Proof	1450.00		25,000.00		
		Canopy and Benches	1450.00				10,000.00
		Tile Walkways - Exterior/Non-slip	1450.00	SEE			
		Termite Extermination	1460.00	ANNUAL			
5-046	Kline Nunn	Soffit Stucco	1450.00	STATEMENT	30,000.00		
		Exterior Painting / Water Proof	1450.00		30,000.00		
		Dwelling Equipments / A/C	1460.00				40,000.00
		Erosion Control / Soil/Sod	1450.00			10,000.00	
		Tile floor Exterior Terrace - Non-Slip	1460.00				20,000.00
		Tables / Chairs / Umbrellas	1450.00			5,000.00	
		Window Replacement	1460.00				25,000.00
		Keystone Sign	1450.00			4,000.00	
		Hurricane Shutters	1460.00			110,000.00	
		Railing Replacement	1450.00				75,000.00
5-067	Little River Plaza	Asphalt Parking Entrance- New Curbs	1450.00		20,000.00		
		Keystone Sign	1450.00			4,000.00	
		Glass Doors	1460.00		4,000.00		
		Entrance Door	1460.00				38,700.00
		Dwelling Equipments / A/C	1460.00				50,000.00
		Upgrade Lobby and Hall Lighting	1460.00		10,000.00		
		Kitchen Cabinet Replacement	1460.00			215,000.00	
		Exterior Painting / Waterproof	1450.00				
5-014	Annie Coleman	Roof Replacement	1450.00		150,000.00	175,000.00	
		Erosion Control	1450.00				
		Site Lighting	1450.00		25,000.00		
		Fence Replacement	1450.00				15,000.00
		Floor Replacement	1450.00		25,000.00		
		Bi-Fold Metal Door Replacement	1460.00				
		Replace/Repair Broken Sidewalks	1450.00				
		Replace Vents on Sides of Building	1450.00				25,000.00
		Exterior Paint / Water Proof	1450.00				100,000.00
		Sewer Cleanout Improvement	1450.00				
5-015	Annie Coleman	Replace Fence	1450.00				
		Replace/Repair Broken Sidewalks	1450.00			10,000.00	
		Replace Closet Doors	1460.00				
		Replace/Repair Iron Fence	1450.00		75,000.00		
		Repair Parking Lot	1450.00			50,000.00	

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Upgrade Site Lighting	1450.00		50,000.00		
		Tree Trimming	1450.00				
		Exterior Paint / Water Proof	1450.00				100,000.00
		Sewer Cleanout Improvement	1450.00		10,000.00		
5-016	Annie Coleman	Fence Replacement	1450.00	SEE		15,000.00	
		Sewer Cleanout Improvements	1450.00	ANNUAL			
		Tree Trimming	1450.00	STATEMENT			
		Exterior Paint / Water Proof	1450.00				
		Front / Back Door Replacement	1460.00				
		Playground Equipment Replacemen	1450.00			15,000.00	
		Repair Parking Lot	1450.00				50,000.00
		Curbing Repair	1450.00				25,000.00
5-043	Palm Towers	Drainage Improvement	1450.00				
		Lift Station Repairs	1450.00				
		Landscaping	1450.00				
		Boiler Replacement	1460.00				
		Community Center Roof Replaceme	1450.00				
		Fire Sprinkler Lines	1460.00				
		Trash Chute Replacement	1460.00				
		Dwelling Equipments / A/C	1460.00				
		Entrance Ramp	1450.00		75,000.00		
		Main Roof Replacement	1450.00			300,000.00	
		Shower Diverter Replacement	1460.00				
		Exterior Painting / Water Proof	1450.00				100,000.00
		A/C Drainage System Installation	1460.00				30,000.00
		Paint Interior Hallways	1460.00				
		Dwelling Equipments / A/C	1460.00			60,000.00	
		Refurbish Keystone Sign	1450.00				2,000.00
		Hallway Floor Replacement	1460.00		75,000.00		
		Management Office Upgrade	1460.00				
5-065	Palm Court	Air Conditioners	1460.00				
		Landscaping	1450.00				
		Dwelling Equipments / A/C	1460.00				
		Exterior Paint / Water Proof	1450.00		60,000.00		
		Refurbish Keystone Sign	1450.00				2,000.00
		Sprinkler System	1460.00				
		Storm Drainage	1450.00		75,000.00		

**Five-Year Action Plan  
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**U.S. Department of Housing  
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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
5-036	Twin Lakes	Hurricane Shutters	1460.00				
		A/C Drainage System Installation	1460.00		20,000.00		
		A/C Additional Electrical Improv.	1460.00	SEE			
		New A/C System	1460.00	ANNUAL			
		Parking Lot Resurfacing	1450.00	STATEMENT		25,000.00	
		Site Lighting	1450.00				15,000.00
		Screen Door Replacement	1460.00				
		Sidewalk Replacement	1460.00				150,000.00
		Refubish Keystone Sign	1450.00				
		Security Grill Replacement	1460.00				
		Landscaping	1450.00				
5-052C	FHA Homes Dade Co.	Sewer System	1450.00				50,000.00
5-042	Venetian Gardens	Stucco Facias and Gable Ends	1450.00				
		Dwelling Equipments / Stoves	1460.00		13,000.00		
		Dwelling Equipment / Refrigs.	1460.00		22,000.00		
		Security Screens	1460.00				
		Storage Room Doors	1460.00				
		Stripe, Paint, and Seal Parking Lots	1450.00				
		Fencing	1450.00				
		Site Lighting	1450.00				
		Tree Trimming	1450.00				
		Exterior Painting	1450.00		20,000.00		
		Sewer System	1450.00				
		Domestic Water System Improv.	1450.00			100,000.00	
		Burnt Unit Repair	1460.00				
		5-088	Vista Verde	Exterior Painting / Water Proofing	1450.00		
Repair and Replace Fence	1450.00					10,000.00	
Window Replacement	1460.00					70,000.00	
Dwelling Equipment / Stoves	1460.00					5,000.00	
Dwelling Equipment / Refrigs.	1460.00						80,000.00
Security Screens	1460.00					70,000.00	
Kitchen Cabinet Replacement	1460.00						
Interior Painting	1460.00						25,000.00
Floor Replacement	1460.00						50,000.00
5-074B	Opa Locka Elderly	Hurricane Shutters	1460.00			70,000.00	
		Dwelling Equipments Repl. A/C's	1460.00		25,000.00		

**Five-Year Action Plan  
Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

HUD-52837

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Lawn Sprinkler System	1450.00		15,000.00		
		Seal and Stripe Parking Lot	1450.00		30,000.00		
		Exterior Painting	1450.00		25,000.00		
		Erosion Control	1450.00	SEE	50,000.00		
		Repair Railings	1450.00	ANNUAL	40,000.00		
		Canopy and Benches	1450.00	STATEMENT	40,000.00		
		Tree Trimming	1450.00		15,000.00		
5-074C	Opa Locka Family	Erosion Control	1450.00		5,000.00		
		Security Screen Replacement	1450.00				25,000.00
		Fence Repair and Replacement	1450.00			10,000.00	
		Tree Trimming	1450.00			10,000.00	
5-088	Palmetto Gardens	Exterior Painting / Water Proof	1450.00				
		Dwelling Equipment / A/C	1460.00				
		Kitchen Cabinet Replacement	1460.00				
		Seal, Stripe, Paint Parking Lot	1450.00				
		Keystone Sign	1450.00				
5-002	Liberty Square	Galvanized Pipe Replacement	1450.00		5,000.00	5,000.00	5,000.00
		Exterior Painting / Water Proof	1450.00		50,000.00	50,000.00	50,000.00
		Front and Rear Door Replacement	1460.00		50,000.00	50,000.00	50,000.00
		Tree Trimming	1450.00		5,000.00	5,000.00	5,000.00
5-003	Liberty Square	Galvanized Pipe Replacement	1450.00		5,000.00	5,000.00	5,000.00
		Exterior Painting / Water Proof	1450.00		50,000.00	50,000.00	50,000.00
		Front/Rear Door Replacement	1460.00		50,000.00	50,000.00	50,000.00
		Tree Trimming	1450.00		5,000.00	5,000.00	5,000.00
5-005	Liberty Square	Learning Center	1460.00		10,000.00	10,000.00	10,000.00
		Galvanized Pipe Replacement	1450.00		5,000.00	5,000.00	5,000.00
		Exterior Painting / Water Proof	1450.00		50,000.00	50,000.00	50,000.00
		Front/Rear Door Replacement	1460.00		5,000.00	5,000.00	5,000.00
		Tree Trimming	1450.00		5,000.00	5,000.00	5,000.00
5-93A	Liberty Homes	Exterior Painting / Water Proof	1450.00		20,000.00	20,000.00	20,000.00
5-001	Edison Courts	Roof Replacement	1460.00		500,000.00		
		Security Screen Replacement	1460.00			175,000.00	
		Tub Replacement	1450.00			175,000.00	
		Kitchen Cabinet Replacement	1450.00				40,000.00
		Space Heaters	1450.00			10,000.00	85,000.00
5-056	Edison Plaza	Exterior Painting / Water Proof	1460.00			100,000.00	
		Fire Sprinkler	1460.00				250,000.00

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**U.S. Department of Housing  
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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004
		Sewer Line Replacement	1460.00				75,000.00
		Ventilation for Hallways	1450.00				50,000.00
		Benches for Outdoor Sitting Areas	1460.00			10,000.00	
5-039	Peters Plaza	Domestic Water Lines	1460.00				
		Shower Diverter Replacement	1450.00				
		Window Replacement	1450.00				
		Exterior Painting / Water Proof	1460.00				
		Limited Comp. Mod.	1450.00				300,000.00
		Dwelling Equipments / Stoves	1450.00				
		Dwelling Equipments / Refrigs.	1450.00				
5-051	Lemon City	Erosion Control / Sod	1460.00			75,000.00	
		Exterior Painting / Water Proof	1460.00			100,000.00	
		Upgrade Plumbing	1450.00	SEE		100,000.00	
		Limited Comp. Mod.	1450.00	ANNUAL	400,000.00		
<b>Total</b>				STATEMENT	<b>\$4,126,100.00</b>	<b>\$3,917,500.00</b>	<b>\$3,812,700.00</b>

**Five-Year Action Plan  
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**U.S. Department of Housing  
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HUD-52837

2005
500,000.00
30,000.00
30,000.00
20,000.00
20,000.00
15,000.00
12,000.00
25,000.00
20,000.00
5,000.00
53,000.00

**Five-Year Action Plan  
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**U.S. Department of Housing  
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HUD-52837

2005
20,000.00
150,000.00
20,000.00
25,000.00
5,000.00
6,000.00
5,000.00
175,000.00
20,000.00
5,000.00



**Five-Year Action Plan  
Part II: Supporting Pages**

**U.S. Department of Housing  
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HUD-52837

2005
50,000.00
25,200.00
80,000.00
75,000.00
10,000.00
50,000.00





**Five-Year Action Plan  
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**U.S. Department of Housing  
and Urban Development**

HUD-52837

2005
92,000.00
5,000.00
50,000.00
50,000.00
5,000.00
5,000.00
50,000.00
50,000.00
5,000.00
10,000.00
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20,000.00
175,000.00
250,000.00

**Five-Year Action Plan  
Part II: Supporting Pages**

**U.S. Department of Housing  
and Urban Development**

HUD-52837

<b>2005</b>
75,000.00
50,000.00
300,000.00
<b>\$3,941,300.00</b>

# Five-Year Action Plan

## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-008	Donn Gardens	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>				
		Landscaping	1450					
		Site Lighting	1450					
		Fencing/Asbestos/Concrete Walks	1450		\$ 25,000.00	\$ 25,000.00		
		Roof/Doors/Windows	1460		\$ 10,000.00	\$ 10,000.00	\$ 15,250.00	
		Kitchen Cabinets/Interior/Floors	1460		\$ 18,000.00	\$ 18,000.00		
		Electrical/Smoke Detectors/A/C's	1460		\$ 12,000.00	\$ 12,000.00		
		Plumbing	1460		\$ 5,000.00	\$ 5,000.00		
		Appliances	1465		\$ 9,403.00	\$ 9,403.00		
							<b>\$ 79,403.00</b>	<b>\$ 79,403.00</b>
5-011	Abe Aronovitz	Parking Lot Areas	1450		\$ 1,250.00	\$ 1,250.00		
		Landscaping	1450		\$ 1,250.00	\$ 1,250.00		
		Site Lighting	1450		\$ 1,250.00	\$ 1,250.00		
		Roof/Doors/Windows	1460		\$ 59,050.00	\$ 59,050.00		\$ 60,000.00
		Kitchen Cabinets/Interior/Floors	1460		\$ 18,000.00	\$ 8,937.00	\$ 54,812.00	
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460		\$ 4,812.00	\$ 4,812.00		
		Appliances	1465		\$ 10,312.00	\$ 10,312.00		
				<b>\$ 95,924.00</b>	<b>\$ 86,861.00</b>	<b>\$ 54,812.00</b>	<b>\$ 60,000.00</b>	
5-024	Elizabeth Virrick	Landscaping	1450		\$ 6,000.00	\$ 6,000.00	\$ 20,000.00	
		Site Lighting	1450					
		Roof/Doors/Windows	1460		\$ 29,975.00	\$ 17,500.00		
		Kitchen Cabinets/Interior/Floors	1460		\$ 53,050.00			
		Electrical/Smoke Detectors/A/C's	1460		\$ 13,300.00	\$ 13,300.00		
		Plumbing	1460		\$ 18,900.00	\$ 18,900.00	\$ 20,000.00	
		Appliances	1465		\$ 9,744.00	\$ 12,824.00		
						<b>\$ 130,969.00</b>	<b>\$ 68,524.00</b>	<b>\$ 40,000.00</b>
5-029	Elizabeth Virrick II	Parking Lot Areas	1450		\$ 10,000.00			
		Landscaping	1450				\$ 20,000.00	
		Site Lighting	1450		\$ 5,000.00			
		Roof/Doors/Windows	1460				\$ 20,000.00	
		Kitchen Cabinets/Interior/Floors	1460		\$ 39,960.00		\$ 39,960.00	
		Electrical/Smoke Detectors/A/C's	1460		\$ 12,135.00	\$ 12,135.00		
		Plumbing	1460			\$ 5,000.00	\$ 25,000.00	
				<b>\$ 67,095.00</b>	<b>\$ 17,135.00</b>	<b>\$ 104,960.00</b>	<b>\$ -</b>	
5-034	Dante Fascell	Parking Lot Areas	1450		\$ 30,000.00			
		Landscaping	1450		\$ 5,000.00			
		Roof/Doors/Windows	1460		\$ 30,000.00	\$ 30,000.00		\$ 30,000.00
		Kitchen Cabinets/Interior/Floors	1460					
		Plumbing	1460		\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	
		Appliances	1465		\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
		HVAC/Trash Chutes/Generators	1475				\$ 30,000.00	
						<b>\$ 105,000.00</b>	<b>\$ 70,000.00</b>	<b>\$ 80,000.00</b>

# Five-Year Action Plan

## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005	
5-027D	Scattered Site 09	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>	\$ 4,000.00	\$ 4,000.00			
		Landscaping	1450		\$ 5,100.00				
		Site Lighting	1450						
		Roof/Doors/Windows	1460		\$ 16,500.00	\$ 16,500.00			
		Kitchen Cabinets/Interior/Floors	1460		\$ 14,000.00	\$ 9,000.00			
		Electrical/Smoke Detectors/A/C's	1460		\$ 17,500.00	\$ 5,000.00			
		Plumbing	1460		\$ 4,000.00	\$ 9,600.00			
		Appliances	1465		\$ 7,200.00				
				<b>\$ 68,300.00</b>	<b>\$ 44,100.00</b>	\$ -	\$ -		
5-027D	Scattered Site 11	Parking Lot Areas	1450		\$ 2,500.00	\$ 10,500.00			
		Landscaping	1450						
		Site Lighting	1450						
		Roof/Doors/Windows	1460						
		Kitchen Cabinets/Interior/Floors	1460						
		Plumbing	1460	\$ 95,800.00	\$ 31,000.00				
		Appliances	1465	\$ 12,300.00	\$ 58,650.00				
				<b>\$ 110,600.00</b>	<b>\$ 100,150.00</b>	\$ -	\$ -		
5-062	Three Round Towers	Parking Lot Areas	1450		\$ 22,500.00	\$ 5,000.00			
		Landscaping	1450						
		Roof/Doors/Windows	1460	\$ 89,000.00	\$ 35,000.00				
		Kitchen Cabinets/Interior/Floors	1460	\$ 72,000.00	\$ 35,500.00				
		Electrical/Smoke Detectors/A/C's	1460	\$ 20,000.00		\$ 20,000.00			
		Plumbing	1460	\$ 5,000.00			\$ 5,000.00		
		Appliances	1465	\$ 40,800.00	\$ 40,800.00		\$ 20,000.00		
				<b>\$ 249,300.00</b>	<b>\$ 116,300.00</b>	<b>\$ 20,000.00</b>	<b>\$ 226,000.00</b>		
5-018	Smathers Plaza	Parking Lot Areas	1450		\$ 25,000.00	\$ 10,000.00			
		Landscaping	1450						
		Site Lighting	1450						
		Fencing/Asbestos/Concrete Walks	1450			\$ 5,000.00			
		Roof/Doors/Windows	1460			\$ 15,000.00		\$ 120,000.00	
		Kitchen Cabinets/Interior/Floors	1460			\$ 15,000.00	\$ 45,000.00	\$ 95,000.00	
		Plumbing	1460	\$ 143,500.00	\$ 13,500.00				
		Appliances	1465	\$ 26,866.00	\$ 26,866.00				
		HVAC/Trash Chutes/Generators	1475	\$ 10,000.00	\$ 10,000.00				
						<b>\$ 205,366.00</b>	<b>\$ 95,366.00</b>	<b>\$ 45,000.00</b>	<b>\$ 215,000.00</b>
5-030	Faulk Turnkey	Parking Lot Areas	1450						
		Landscaping	1450						
		Site Lighting	1450						
		Roof/Doors/Windows	1460						
		Kitchen Cabinets/Interior/Floors	1460						
		Electrical/Smoke Detectors/A/C's	1460						
		Plumbing	1460	\$ 64,250.00	\$ 43,000.00				
		Appliances	1465	\$ 12,896.00	\$ 12,896.00				
				<b>\$ 77,146.00</b>	<b>\$ 55,896.00</b>	\$ -	\$ -		

# Five-Year Action Plan

## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-090	Jose Marti Plaza	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>	\$ 4,000.00	\$ 11,500.00		
		Landscaping	1450					
		Site Lighting	1450					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					\$ 30,000.00
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460		\$ 41,875.00	\$ 70,000.00	\$ 40,000.00	
		Appliances	1465		\$ 14,776.00	\$ 14,776.00	\$ 20,000.00	
		HVAC/Trash Chutes/Generators	1475		\$ 7,500.00	\$ 12,500.00	\$ 20,000.00	
				<b>\$ 68,151.00</b>	<b>\$ 108,776.00</b>	<b>\$ 80,000.00</b>	<b>\$ 30,000.00</b>	
5-100A	Little Havana Homes	Parking Lot Areas	1450	\$ 16,120.00	\$ 5,000.00	\$ 30,000.00		
		Landscaping	1450					
		Site Lighting	1450					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Electrical/Smoke Detectors/A/C's	1460					
		Limited Comp Mod	1460					\$ 240,000.00
		Plumbing	1460	\$ 240,375.00	\$ 227,575.00	\$ 215,000.00		
		Appliances	1465	\$ 8,454.00	\$ 8,454.00	\$ 20,000.00		
				<b>\$ 264,949.00</b>	<b>\$ 241,029.00</b>	<b>\$ 265,000.00</b>	<b>\$ 240,000.00</b>	
5-012	Joe Moretti	Handicap Ramps	1450	\$ 40,510.00	\$ 40,510.00			
		Landscaping	1450					
		Site Lighting	1450					
		Fencing/Asbestos/Concrete Walks	1450					
		Roof/Doors/Windows	1460					\$ 25,000.00
		Kitchen Cabinets/Interior/Floors	1460					
		Electrical/Smoke Detectors/A/C's	1460					\$ 25,000.00
		Plumbing	1460	\$ 392,195.00	\$ 392,195.00	\$ 140,000.00		
		Appliances	1465	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00		
				<b>\$ 9,000.00</b>	<b>\$ 482,705.00</b>	<b>\$ 190,000.00</b>	<b>\$ 50,000.00</b>	
5-089	Harry Cain Towers	Parking Lot Areas	1450					
		Handicap Ramps	1450	\$ 29,500.00	\$ 29,500.00			
		Site Lighting	1450					
		Roof/Doors/Windows	1460	\$ 79,000.00				
		Kitchen Cabinets/Interior/Floors	1460	\$ 92,115.00	\$ 92,115.00	\$ 80,000.00		
		Electrical/Smoke Detectors/A/C's	1460	\$ 19,250.00	\$ 19,250.00			
		Plumbing	1460	\$ 22,960.00	\$ 22,960.00			
		Appliances	1465	\$ 41,374.00	\$ 41,374.00			
		HVAC/Trash Chutes/Generators	1475				\$ 15,000.00	
				<b>\$ 284,199.00</b>	<b>\$ 205,199.00</b>	<b>\$ 95,000.00</b>	<b>\$ -</b>	
5-019	Medvin Apartments	Landscaping	1450					
		Site Lighting	1450				\$ 8,000.00	
		Mailboxes	1450	\$ 3,000.00	\$ 3,000.00			
		Roof/Doors/Windows	1460	\$ 11,350.00	\$ 6,250.00			
		Kitchen Cabinets/Interior/Floors	1460	\$ 3,250.00	\$ 3,250.00			
		Electrical/Smoke Detectors/A/C's	1460	\$ 5,105.00	\$ 3,000.00			
		Plumbing	1460	\$ 2,500.00	\$ 2,500.00			
		Appliances	1465	\$ 7,254.00	\$ 7,254.00	\$ 12,000.00		
						<b>\$ 32,459.00</b>	<b>\$ 25,254.00</b>	<b>\$ 20,000.00</b>

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## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-032	Rainbow Village	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>		\$ 21,000.00	\$ 40,000.00	
		Landscaping	1450		\$ 5,000.00	\$ 10,000.00		
		Site Lighting	1450				\$ 25,000.00	
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460		\$ 20,000.00		\$ 100,000.00	
		Plumbing	1460				\$ 65,000.00	
		Appliances	1465					
				<b>\$ 25,000.00</b>	<b>\$ 31,000.00</b>	<b>\$ 230,000.00</b>	<b>\$ -</b>	
5-063	In Cities	Parking Lot Areas	1450		\$ 10,000.00	\$ 10,000.00	\$ 87,000.00	
		Landscaping	1450					
		Site Lighting	1450					
		Fencing/Asbestos/Concrete Walks	1460					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Electrical/Smoke Detectors/A/C's	1460	\$ 69,625.00	\$ 38,125.00	\$ 210,000.00		
Plumbing	1460							
Appliances	1465							
				<b>\$ 18,135.00</b>	<b>\$ 18,135.00</b>	<b>\$ 40,000.00</b>		
				<b>\$ 97,760.00</b>	<b>\$ 66,260.00</b>	<b>\$ 337,000.00</b>	<b>\$ -</b>	
5-094	Wynwood Elderly	Parking Lot Areas	1450		\$ 6,000.00		\$ 20,000.00	
		Landscaping	1450					
		Site Lighting	1450				\$ 10,000.00	
		Roof/Doors/Windows	1460	\$ 5,000.00				
		Kitchen Cabinets/Interior/Floors	1460	\$ 45,000.00	\$ 45,000.00		\$ 50,000.00	
		Electrical/Smoke Detectors/A/C's	1460	\$ 18,000.00				
		Plumbing	1460	\$ 5,000.00				
Appliances	1465	\$ 29,016.00		\$ 40,000.00				
				<b>\$ 108,016.00</b>	<b>\$ 45,000.00</b>	<b>\$ 70,000.00</b>	<b>\$ 50,000.00</b>	
5-099	Town Park	Parking Lot Areas	1450					
		Landscaping	1450					
		Site Lighting	1450				\$ 20,000.00	
		Mailboxes	1450	\$ 5,000.00		\$ 40,000.00		
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Plumbing	1460	\$ 6,650.00				
Appliances	1465	\$ 15,200.00		\$ 28,000.00				
				<b>\$ 26,850.00</b>	<b>\$ -</b>	<b>\$ 88,000.00</b>	<b>\$ -</b>	
5-027C	Gwen Cherry	Parking Lot Areas	1450		\$ 6,000.00	\$ 6,000.00	\$ 20,000.00	
		Landscaping	1450					
		Site Lighting	1450				\$ 15,000.00	
		Fencing/Asbestos/Concrete Walks	1450					
		Roof/Doors/Windows	1460	\$ 21,250.00				
		Kitchen Cabinets/Interior/Floors	1460	\$ 10,000.00	\$ 10,000.00	\$ 45,000.00		
		Plumbing	1460	\$ 4,200.00		\$ 45,000.00		
Appliances	1465	\$ 9,600.00		\$ 60,000.00				
				<b>\$ 51,050.00</b>	<b>\$ 16,000.00</b>	<b>\$ 185,000.00</b>	<b>\$ -</b>	

# Five-Year Action Plan

## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-076A	Buena Vista Homes	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>	\$ 49,800.00	\$ 49,800.00	\$ 40,000.00	\$ 200,000.00
		Landscaping	1450					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Limited Comp Mod	1460					
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460					
		Appliances	1465					
					\$ 301,800.00	\$ 279,800.00	\$ 28,000.00	\$ 200,000.00
5-100C	Wynwood Homes	Parking Lot Areas	1450				\$ 25,000.00	
		Landscaping	1450				\$ 18,000.00	
		Roof/Doors/Windows	1450	\$ 77,500.00	\$ 38,500.00			
		Limited Comp Mod	1460	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00	\$ 200,000.00	\$ 200,000.00
		Kitchen Cabinets/Interior/Floors	1460	\$ 53,250.00	\$ 30,750.00	\$ 120,000.00		
		Electrical/Smoke Detectors/A/C's	1460	\$ 25,000.00	\$ 25,000.00	\$ 140,000.00		
		Plumbing	1460	\$ 11,700.00	\$ 45,000.00			
				\$ 417,450.00	\$ 344,250.00	\$ 598,000.00	\$ 200,000.00	\$ 200,000.00
5-041	Jack Orr Plaza	Parking Lot Areas	1450				\$ 20,000.00	
		Landscaping	1450					
		Site Lighting	1450					
		Roof/Doors/Windows	1450					
		Kitchen Cabinets/Interior/Floors	1460					\$ 100,000.00
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460	\$ 202,500.00	\$ 514,000.00	\$ 116,000.00		
		HVAC/Trash Chutes/Generators	1475	\$ 20,000.00	\$ 20,000.00	\$ 55,000.00		
					\$ 264,500.00	\$ 534,000.00	\$ 191,000.00	\$ 100,000.00
5-049	Culmer Place	Parking Lot Areas	1450		\$ 10,000.00	\$ 25,000.00	\$ 10,000.00	
		Landscaping	1450		\$ 15,000.00	\$ 25,000.00	\$ 10,000.00	
		Site Lighting	1450		\$ 32,800.00	\$ 32,800.00	\$ 10,000.00	
		Fencing/Asbestos/Concrete Walks	1450		\$ 20,000.00	\$ 10,000.00		
		Roof/Doors/Windows	1460			\$ 135,000.00	\$ 55,000.00	
		Kitchen Cabinets/Interior/Floors	1460		\$ 117,500.00	\$ 117,500.00	\$ 117,500.00	
		Electrical/Smoke Detectors/A/C's	1460		\$ 38,750.00	\$ 22,750.00		
		Limited Comp Mod	1460		\$ 500,000.00	\$ 523,125.00	\$ 1,000,000.00	\$ 1,851,875.00
		Plumbing	1460		\$ 71,875.00	\$ 72,875.00		
		Appliances	1465		\$ 35,950.00	\$ 35,950.00	\$ 89,000.00	
					\$ 841,875.00	\$ 1,000,000.00	\$ 1,291,500.00	\$ 1,851,875.00
5-054	Parkside	Parking Lot Areas	1450				\$ 12,000.00	
		Site Lighting	1450					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460		\$ 88,300.00	\$ 26,500.00	\$ 40,000.00	
		Appliances	1465		\$ 22,575.00		\$ 32,000.00	
		HVAC/Trash Chutes/Generators	1475				\$ 50,000.00	
					\$ 110,875.00	\$ 26,500.00	\$ 134,000.00	\$ -

# Five-Year Action Plan

## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-075	Culmer Gardens	Site Lighting	1450	<b>SEE ANNUAL STATEMENT</b>			\$ 20,000.00	
		Roof/Doors/Windows	1460			\$ 13,500.00	\$ 38,500.00	
		Limited Comp Mod	1460		\$ 60,865.00	\$ 500,000.00	\$ 739,165.00	
		Kitchen Cabinets/Interior/Floors	1460		\$ 39,165.00	\$ 54,000.00	\$ 25,000.00	
		Plumbing	1460			\$ 50,000.00	\$ 11,000.00	
		Appliances	1465		\$ 30,225.00	\$ 30,225.00	\$ 50,000.00	
				<b>\$ 130,255.00</b>	<b>\$ 597,725.00</b>	<b>\$ 700,000.00</b>	<b>\$ 813,665.00</b>	
5-025	Claude Pepper Towers	Parking Lot Areas	1450		\$ 30,000.00	\$ 30,000.00	\$ 20,000.00	
		Landscaping	1450			\$ 15,238.00	\$ 15,000.00	
		Roof/Doors/Windows	1460			\$ 80,765.00		
		Kitchen Cabinets/Interior/Floors	1460	\$ 94,000.00	\$ 80,000.00	\$ 80,000.00		
		Electrical/Smoke Detectors/A/C's	1460	\$ 23,625.00	\$ 23,625.00			
		Plumbing	1460	\$ 25,200.00	\$ 25,200.00	\$ 60,000.00		
		Appliances	1465	\$ 33,447.00	\$ 33,447.00			
		HVAC/Trash Chutes/Generators	1475			\$ 18,000.00		
				<b>\$ 206,272.00</b>	<b>\$ 207,510.00</b>	<b>\$ 273,765.00</b>	<b>\$ -</b>	
5-028	Green Turnkey	Parking Lot Areas	1450		\$ 5,000.00	\$ 5,000.00		
		Landscaping	1450		\$ 5,000.00			
		Site Lighting	1450		\$ 10,000.00	\$ 5,000.00		
		Roof/Doors/Windows	1460		\$ 30,000.00	\$ 35,000.00		
		Kitchen Cabinets/Interior/Floors	1460		\$ 30,000.00	\$ 15,000.00	\$ 28,000.00	
		Electrical/Smoke Detectors/A/C's	1460		\$ 10,000.00	\$ 10,000.00		
		Plumbing	1460		\$ 5,000.00	\$ 5,000.00		
		Appliances	1465		\$ 8,463.00	\$ 8,463.00	\$ 20,000.00	
				<b>\$ 103,463.00</b>	<b>\$ 83,463.00</b>	<b>\$ 48,000.00</b>	<b>\$ -</b>	
5-057	Helen Sawyer Plaza	Parking Lot Areas	1450					
		Landscaping	1450		\$ 3,000.00			
		Site Lighting	1450				\$ 10,000.00	
		Roof/Doors/Windows	1460			\$ 50,000.00	\$ 50,000.00	
		Kitchen Cabinets/Interior/Floors	1460					
		Plumbing	1460		\$ 13,300.00			
		Appliances	1465		\$ 36,400.00		\$ 36,400.00	
						\$ 18,000.00		
				<b>\$ 52,700.00</b>	<b>\$ 50,000.00</b>	<b>\$ 28,000.00</b>	<b>\$ 86,400.00</b>	
5-091	Phyllis Wheatley	Parking Lot Areas	1450				\$ 10,000.00	
		Site Lighting	1450				\$ 12,000.00	
		Roof/Doors/Windows	1460		\$ 11,000.00	\$ 11,000.00		
		Kitchen Cabinets/Interior/Floors	1460		\$ 24,500.00	\$ 24,500.00	\$ 60,000.00	
		Electrical/Smoke Detectors/A/C's	1460		\$ 7,400.00	\$ 7,400.00		
		Plumbing	1460		\$ 3,480.00	\$ 3,480.00		
		Appliances	1465		\$ 8,060.00	\$ 8,060.00	\$ 35,000.00	
				<b>\$ 54,440.00</b>	<b>\$ 54,440.00</b>	<b>\$ 117,000.00</b>	<b>\$ -</b>	

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## Part II: Supporting Pages

Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
5-013	Robert King High	Parking Lot Areas	1450	<b>SEE ANNUAL STATEMENT</b>	\$ 25,000.00			
		Site Lighting	1450					
		Fencing/Asbestos/Concrete Walks	1450					
		Roof/Doors/Windows	1460					
		Kitchen Cabinets/Interior/Floors	1460					
		Electrical/Smoke Detectors/A/C's	1460					
		Plumbing	1460		\$ 86,750.00	\$ 338,750.00	\$ 30,000.00	
		Appliances	1465			\$ 63,472.00	\$ 40,000.00	\$ 30,000.00
		HVAC/Trash Chutes/Generators	1475					
						<b>\$ 111,750.00</b>	<b>\$ 402,222.00</b>	<b>\$ 70,000.00</b>
5-026	Haley Sofge	Parking Lot Areas	1450		\$ 28,200.00	\$ 15,000.00		
		Landscaping	1450					
		Site Lighting	1450	\$ 5,000.00			\$ 12,000.00	
		Fencing/Asbestos/Concrete Walks	1450	\$ 11,625.00	\$ 11,625.00			
		Roof/Doors/Windows	1460	\$ 21,100.00	\$ 10,000.00			
		Kitchen Cabinets/Interior/Floors	1460	\$ 54,188.00	\$ 43,000.00	\$ 40,000.00	\$ 25,000.00	
		Electrical/Smoke Detectors/A/C's	1460	\$ 22,500.00				
		Plumbing	1460	\$ 11,625.00	\$ 5,000.00			
		Appliances	1465		\$ 95,712.00	\$ 30,000.00	\$ 50,000.00	
		HVAC/Trash Chutes/Generators	1475	\$ 35,500.00	\$ 35,500.00			
			<b>\$ 189,738.00</b>	<b>\$ 215,837.00</b>	<b>\$ 82,000.00</b>	<b>\$ 75,000.00</b>		
5-048	Martin Fine Villas	Parking Lot Areas	1450				\$ 29,000.00	
		Roof/Doors/Windows	1460					\$ 69,500.00
		Kitchen Cabinets/Interior/Floors	1460	\$ 30,000.00	\$ 12,500.00			\$ 19,500.00
		Electrical/Smoke Detectors/A/C's	1460	\$ 10,000.00	\$ 10,000.00			\$ 15,000.00
		Plumbing	1460	\$ 5,000.00				\$ 15,500.00
		Appliances	1465				\$ 40,000.00	
			<b>\$ 45,000.00</b>	<b>\$ 22,500.00</b>	<b>\$ 69,000.00</b>	<b>\$ 119,500.00</b>		
				<b>\$ 5,469,360.00</b>	<b>\$ 5,773,205.00</b>	<b>\$ 5,590,287.00</b>	<b>\$ 4,377,440.00</b>	















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Dev.	Dev.	General Description of	Dev.						
Number	Name	Major Work Categories	Acc. No.	2001	2002	2003	2004	2005	
5-045	South Miami Plaza	Parking Reseal	1450.00						
		Additional Parking Spaces	1450.00	See					
		Exterior Painting	1460.00	Annual					
		Interior Painting	1460.00	Statement					
		Kitchen Cabinets	1460.00				50,000.00	50,000.00	
		Front Doors	1460.00				22,500.00	22,500.00	
		Interior Doors	1460.00				7,500.00	7,500.00	
		Hardware	1460.00				3,000.00		
		Electrical GFIC	1460.00						
		Light Fixtures	1460.00			25,000.00			
		Refrigerators	1465.00			10,000.00	10,000.00	10,000.00	
		Other - A/C Package Units	1465.00					10,000.00	
		Ranges	1465.00					10,000.00	
5-060	South Miami Gardens	Striping/Bumpers	1450.00				6,000.00		
		Parking Reseal	1450.00				15,000.00		
		Benches - Common Areas	1450.00						
		Sod	1450.00				6,960.00		
		Root & Tree Pruning	1450.00				15,000.00		
		Landscaping	1450.00					20,000.00	
		Fencing	1450.00					120,000.00	
		Site Lights	1450.00						
		Roofs	1460.00			145,000.00			
		Window Grilles	1460.00						
		Front Doors	1460.00				26,100.00		
		Exterior Painting	1460.00						
		Tenting	1460.00						
		Interior Painting	1460.00						
		Kitchen Cabinets	1460.00			27,600.00	27,600.00	27,600.00	
		Electrical Panels	1460.00			9,100.00	9,100.00	9,100.00	
		Light Fixtures	1460.00			30,000.00			
		A/C - Central Units	1460.00			203,000.00			
		Bath Exhaust Fans	1460.00				960.00		
		Kitchen Sink/Faucets	1460.00			2,100.00	2,100.00	2,100.00	
		Toilets	1460.00			7,500.00			
		Hurricane Shutters	1460.00						250,000.00
		Ranges	1465.00			4,000.00	4,000.00	5,000.00	
Refrigerators	1465.00			5,000.00	5,000.00	10,000.00			

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
<b>5-092A</b>	<b>Grove Homes</b>	Root & Tree Pruning	1450.00	<b>See</b>				
		Fencing	1450.00	<b>Annual</b>				25,000.00
		Tree Trimming	1450.00	<b>Statement</b>			15,000.00	
		Concrete Walks	1450.00					
		Roofs	1460.00					
		Overhangs	1460.00					
		Window Grilles	1460.00					
		Exterior Painting	1460.00					
		Interior Painting	1460.00					
		Light Fixtures	1460.00					
		A/C - Central Units	1460.00					
		Water Heaters	1460.00					
		Space Heaters	1460.00					
		Ranges	1465.00					8,000.00
		Refrigerators	1465.00					10,000.00
<b>5-058</b>	<b>Stirrup Plaza</b>	Striping/Bumpers	1450.00		13,000.00			
		Parking Reseal	1450.00		30,000.00			
		Drainage	1450.00					
		Signage	1450.00					5,000.00
		Sod	1450.00					
		Landscaping & Trees	1450.00					25,000.00
		Concrete Walks	1450.00					30,000.00
		Repair Lawn Sprinkler System	1450.00					
		Roofs	1460.00		56,000.00			
		Window Screens	1460.00					20,000.00
		Window Grilles	1460.00					
		Front Doors	1460.00		10,800.00	10,800.00		25,000.00
		Rear Doors	1460.00					10,000.00
		Exterior Painting	1460.00					175,000.00
		Interior Painting	1460.00					25,000.00
		Interior Doors	1460.00			7,500.00	7,500.00	
		Hardware	1460.00			1,000.00	1,000.00	
		Closet Doors	1460.00			8,500.00	8,500.00	
		Kitchen Cabinets	1460.00		30,000.00	30,000.00		
		Light Fixtures	1460.00			25,000.00	25,000.00	
		A/C - Central Units	1460.00					

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Water Heaters	1460.00					
		Kitchen Sinks/Faucets	1460.00		4,200.00	4,200.00		
		Exhaust Fans	1460.00					5,000.00
		Tenting	1460.00					26,000.00
		Vinyl Floor Tile	1460.00					100,000.00
		Ranges	1465.00		4,000.00	4,000.00	4,000.00	5,000.00
		Refrigerators	1465.00		8,000.00	8,000.00	8,000.00	10,000.00
		Other - A/C Packaged Units	1465.00					10,000.00
		Relocation	1495.00					2,500.00
<b>5-038</b>	<b>Modello</b>	Sod	1450.00	<b>See</b>				
		Landscaping & Trees	1450.00	<b>Annual</b>				
		Front Doors	1460.00	<b>Statement</b>	10,620.00	10,620.00	10,620.00	
		Rear Doors	1460.00		10,620.00	10,620.00	10,620.00	
		Interior Painting	1460.00			120,000.00		
		Hardware	1460.00					
		Closet Doors	1460.00		8,500.00			
		Closet Shelves	1460.00		1,000.00			
		Kitchen Cabinets	1460.00		69,000.00	69,000.00		
		A/C - Central Units	1460.00		430,700.00			
		Kitchen Sinks/Faucets	1460.00		5,250.00	5,250.00		
		Toilets	1460.00		5,000.00			
		Medicine Cabinets	1460.00		5,000.00			
		Bath Utensils	1460.00		9,400.00			
		Ranges	1465.00		4,875.00	4,875.00	4,875.00	5,000.00
		Refrigerators	1465.00		6,375.00	6,375.00	6,375.00	10,000.00
<b>5-070</b>	<b>Wayside</b>	Striping/Bumpers	1450.00					10,000.00
		Playground Equipment	1450.00					
		Exterior Painting	1460.00					
		Interior Painting	1460.00					
		Interior Doors	1460.00					
		Hardware	1460.00					
		Closet Doors	1460.00					
		Closet Shelves	1460.00					
		Kitchen Cabinets	1460.00		37,500.00			
		Electrical - GFIC	1460.00					
		Light Fixtures	1460.00					

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		A/C - Central Units	1460.00					
		Kitchen Sink/Faucets	1460.00		2,850.00			
		Bath Utensils	1460.00					
		Ranges	1465.00			4,000.00	4,000.00	5,000.00
		Refrigerators	1465.00			5,000.00	5,000.00	10,000.00
<b>5-086</b>	<b>Heritage Village 2</b>	Striping/Bumpers	1450.00	<b>See Annual Statement</b>			7,000.00	
		Landscaping	1450.00				12,000.00	
		Front Doors	1460.00				4,500.00	
		Rear Doors	1460.00				4,500.00	
		Exterior Painting	1460.00					
		Interior Doors	1460.00			1,500.00		
		Closet Doors	1460.00			3,400.00		
		Closet Shelves	1460.00			400.00		
		A/C - Central Units	1460.00					
		Ranges	1465.00			4,000.00	4,000.00	4,000.00
		Refrigerators	1465.00			5,000.00	5,000.00	5,000.00
<b>5-064</b>	<b>Heritage Village 1</b>	<b>Comprehensive Modernization</b>	1460.00					
<b>5-074A</b>	<b>Biscayne Plaza</b>	Striping/Bumpers	1450.00					
		Additional Parking Spaces	1450.00					
		Fencing	1450.00					50,000.00
		Security Gate	1450.00					30,000.00
		Roofs	1460.00			56,000.00		
		Windows	1460.00					
		Exterior Painting	1460.00					
		Front Doors	1460.00		5,625.00	5,625.00		
		Tenting	1460.00					
		Floor Tiles	1460.00		21,000.00			
		Interior Painting	1460.00					
		Closet Doors	1460.00					
		Kitchen Cabinets	1460.00			119,600.00		
		Light Fixtures	1460.00		5,000.00	5,000.00	5,000.00	
		Kitchen Sinks/Faucets	1460.00			9,100.00		
		Tubs/Faucets	1460.00		15,000.00		15,000.00	
		Medicine Cabinets	1460.00					
		Hurricane Shutters	1460.00					100,000.00

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Ranges	1465.00		3,250.00	3,250.00	3,250.00	
		Refrigerators	1465.00		4,250.00	4,250.00	4,250.00	
		Other - A/C Packaged Units	1465.00		7,000.00	7,000.00	7,000.00	
		Security Card Access Gates	1475.00					
<b>5-050</b>	<b>Homestead Gardens</b>	Striping/Bumpers	1450.00	<b>See</b>				
		Playground Equipment	1450.00	<b>Annual</b>				
		Sod	1450.00	<b>Statement</b>				
		Site Lights	1450.00					
		Gang Mailboxes	1450.00					
		Concrete Walks	1450.00					
		Signage	1450.00					
		Gutters	1460.00					
		Front Doors	1460.00		9,000.00	9,000.00	9,000.00	
		Exterior Painting	1460.00					
		Tenting	1460.00					
		Interior doors	1460.00					
		Hardware	1460.00		1,000.00	1,000.00	1,000.00	
		Closet Doors	1460.00					
		Kitchen Cabinets	1460.00			57,500.00	57,500.00	
		Electrical wiring	1460.00		30,000.00			
		Ceiling Fans W/Light Fixtures	1460.00			12,500.00		
		A/C - Central Units	1460.00			476,250.00		
		Water Heaters	1460.00					
		Kitchen Sinks/Faucets	1460.00			4,375.00	4,375.00	
		Medicine cabinets	1460.00			6,250.00		
		Water Heater Insulation Jackets	1460.00					10,000.00
		Interior Water Lines	1460.00					
		Bath Utensils	1460.00			11,750.00		
		Ranges	1465.00		3,250.00	3,250.00	3,250.00	4,000.00
		Refrigerators	1465.00		4,250.00	4,250.00	4,250.00	5,000.00
<b>5-078</b>	<b>Florida City Family</b>	Root & Tree Pruning	1450.00		6,000.00			
		Landscaping	1450.00					15,000.00
		Seal Coat Driveways	1450.00					40,000.00
		Exterior Painting	1460.00					
		Tenting	1460.00					
		Hardware	1460.00			1,500.00		

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Closet Doors	1460.00					
		Electrical GFCI	1460.00			910.00		
		A/C - Central Units	1460.00					
		Water Heaters	1460.00					
		Tubs/Faucets	1460.00					
		Water Heater Insulation Jackets	1460.00					4,000.00
		Bath Utensils	1460.00			6,110.00		
		Ranges	1465.00			4,000.00	4,000.00	4,000.00
		Refrigerators	1465.00			8,000.00	8,000.00	8,000.00
		Relocation	1495.00					2,600.00
<b>5-080</b>	<b>Florida City Gardens</b>	Handicap Ramps & ADA Comm Ct	1450.00	<b>See</b>				
		Landscaping & Trees	1450.00	<b>Annual</b>				20,000.00
		Root & Tree Pruning	1450.00	<b>Statement</b>				
		Exterior Painting	1460.00					
		Tenting	1460.00					20,000.00
		Interior Painting	1460.00					
		Closet Doors	1460.00		1,700.00			
		Light Fixtures	1460.00		2,500.00			
		Water Heaters	1460.00		1,750.00			
		Water Heater Insulation Jackets	1460.00					5,000.00
		Ranges	1465.00		1,625.00	1,625.00	1,625.00	1,700.00
		Refrigerators	1465.00		2,125.00	2,125.00	2,125.00	2,000.00
		Other - A/C Packaged Units	1465.00		2,100.00	2,100.00	2,100.00	2,500.00
		Relocation	1495.00					5,000.00
<b>5-083</b>	<b>W Homestead Gardens</b>	Root & Tree Pruning	1450.00					
		Landscaping	1450.00					10,000.00
		Benches	1450.00					1,000.00
		Signage	1450.00					
		Exterior Painting	1460.00					
		Tenting	1460.00					
		Interior Painting	1460.00					
		Light Fixtures	1460.00					
		Water Heaters	1460.00					
		Water Heater Insulation Jackets	1460.00					
		Ranges	1465.00				4,000.00	2,000.00
		Refrigerators	1465.00				8,000.00	5,000.00

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Other - A/C Packaged Units	1465.00				4,200.00	5,000.00
<b>5-085</b>	<b>Homestead Village</b>	Root & Tree Pruning	1450.00					
		Exterior Painting	1460.00					
		Doorbells	1460.00					1,800.00
		Interior Painting	1460.00					
		Interior Doors	1460.00		1,500.00			
		Hardware	1460.00		200.00			
		Closet Doors	1460.00		1,700.00			
		A/C - Central Units	1460.00					
		Energy Saving Devices	1460.00					5,000.00
		Ranges	1465.00			1,625.00	1,625.00	1,500.00
		Refrigerators	1465.00			2,125.00	2,125.00	2,200.00
<b>5-095B</b>	<b>Homestead East</b>	Fencing	1450.00	<b>See Annual Statement</b>	44,000.00			
		Landscaping	1450.00				10,000.00	
		Roofs	1460.00					
		Exterior Painting	1460.00					
		Interior Painting	1460.00		3,500.00			
		Light Fixtures	1460.00					
		Water Heaters	1460.00		1,750.00	1,750.00	1,750.00	
		Ranges	1465.00		1,625.00	1,625.00	1,625.00	1,600.00
		Refrigerators	1465.00		2,125.00	2,125.00	2,125.00	2,200.00
		Other - A/C Packaged Units	1465.00		3,500.00	3,500.00	3,500.00	3,500.00
<b>5-022</b>	<b>Perrine Gardens</b>	Parking Reseal	1450.00					
		Additional Parking Spaces	1450.00					
		Site Lights	1450.00					
		Mailboxes	1450.00					
		Overhangs	1460.00					10,000.00
		A/C - Central Units	1460.00			523,600.00		
		Ranges	1465.00		3,250.00	3,250.00	3,250.00	3,250.00
		Refrigerators	1465.00		4,250.00	4,250.00	4,250.00	4,250.00
<b>5-077</b>	<b>Richmond Homes</b>	Striping/Bumpers	1450.00					
		Additional Parking Spaces	1450.00					
		Sod	1450.00					
		Landscaping & Trees	1450.00					15,000.00

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Root & Tree Pruning	1450.00					
		Fencing	1450.00					
		Mailboxes	1450.00					
		Exterior Painting	1460.00					
		A/C - Central Units	1460.00					
		Ranges	1465.00					5,000.00
		Refrigerators	1465.00					10,000.00
<b>5-082</b>	<b>Perrine Villas</b>	Additional Parking Spaces	1450.00	<b>See Annual Statement</b>				1,500.00
		Gazebo	1450.00					
		Security Gate W/Card Access	1450.00					
		Exterior Painting	1460.00					
<b>5-068C</b>	<b>FHA Scattered Sites</b>	Exterior Painting	1460.00					1,000.00
		A/C - Central Units	1460.00					
<b>5-072</b>	<b>Pine Island 1</b>	Striping/Bumpers	1450.00					
		Parking Reseal	1450.00					3,500.00
		Playground Equipment	1450.00					
		Landscaping & Trees	1450.00					15,200.00
		Site Lights	1450.00					25,000.00
		Roofs	1460.00					7,000.00
		Exterior Painting	1460.00					
		Floor Tiles	1460.00					7,000.00
		Interior Painting	1460.00					4,000.00
		Interior Doors	1460.00					
		Closet Doors	1460.00					
		Kitchen Cabinets	1460.00		46,000.00	46,000.00	46,000.00	
		Smoke Detectors	1460.00					
		A/C - Central Units	1460.00				244,000.00	
		Space Heaters	1460.00					21,000.00
		Water Heaters	1460.00					9,525.00
		Ranges	1465.00		4,000.00	4,000.00	4,000.00	4,000.00
		Refrigerators	1465.00		8,000.00	8,000.00	8,000.00	8,000.00
<b>5-073</b>	<b>Pine Island 2</b>	Parking Reseal	1450.00					3,500.00

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		Landscaping & Trees	1450.00					15,200.00
		Root & Tree Pruning	1450.00					
		Site Lights	1450.00					7,000.00
		Roofs	1460.00					25,000.00
		Exterior Painting	1460.00					
		Floor Tiles	1460.00		4,567.00			
		Interior Painting	1460.00					4,000.00
		Interior Doors	1460.00		2,850.00			
		Closet Doors	1460.00					
		Kitchen Cabinets	1460.00			46,000.00	46,000.00	
		Smoke Detectors	1460.00					
		A/C - Central Units	1460.00				164,500.00	
		Water Heaters	1460.00					9,525.00
		Space Heaters	1460.00					21,000.00
		Ranges	1465.00			4,000.00	4,000.00	4,000.00
		Refrigerators	1465.00			8,000.00	8,000.00	8,000.00
<b>5-035</b>	<b>Naranja</b>	Parking Reseal	1450.00	<b>See</b>				
		Playground Equipment - Upgrade	1450.00	<b>Annual</b>				3,000.00
		Landscaping & Trees	1450.00	<b>Statement</b>				26,000.00
		Root & Tree Pruning	1450.00					
		Site Lights	1450.00					30,000.00
		Fencing	1450.00				28,050.00	
		Roofs	1460.00		203,000.00			
		Exterior Painting	1460.00					
		Floor Tiles	1460.00					9,900.00
		Interior Painting	1460.00					7,000.00
		Interior Doors	1460.00					
		Closet Doors	1460.00					
		Kitchen Cabinets	1460.00		58,650.00	58,650.00	23,000.00	
		Light Fixtures	1460.00				30,000.00	
		Smoke Detectors	1460.00					
		Water Heaters	1460.00					17,500.00
		Kitchen Sinks/Faucets	1460.00		4,463.00	4,463.00	2,232.00	
		A/C Central Units	1460.00				414,400.00	
		Ranges	1465.00		4,000.00	4,000.00	4,000.00	4,000.00
		Refrigerators	1465.00		8,000.00	8,000.00	8,000.00	8,000.00

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005	
5-081	Moody Gardens	Parking Reseal	1450.00						
		Landscaping & Trees	1450.00					8,000.00	
		Site Lighting	1450.00					5,000.00	
		Roofs	1460.00		34,000.00				
		Exterior Painting	1460.00					24,000.00	
		Floor Tiles	1460.00					3,000.00	
		Interior Painting	1460.00					3,000.00	
		Interior Doors	1460.00						
		Closet Doors	1460.00						
		Kitchen Cabinets	1460.00		2,300.00	2,300.00	2,300.00		
		Smoke Detectors	1460.00						
		Water Heaters	1460.00					1,500.00	
		Ranges	1465.00			2,600.00	2,600.00		2,600.00
		Refrigerators	1465.00			4,250.00	4,250.00		4,250.00
		Other - A/C Packaged Units	1465.00						10,000.00
		5-069	Moody Village	Parking Reseal	1450.00				
Playground Equipment - Upgrade	1450.00								
Landscaping & Trees	1450.00			See					
Root & Tree Pruning	1450.00			Annual					
Site Lights	1450.00			Statement				10,000.00	
Roofs	1460.00							10,000.00	
Exterior Painting	1460.00								
Floor Tiles	1460.00							5,700.00	
Interior Painting	1460.00							4,000.00	
Interior Doors	1460.00								
Closet Doors	1460.00								
Kitchen Cabinets	1460.00				4,600.00	7,200.00	7,200.00		
Fencing	1460.00							30,000.00	
A/C - Central Units	1460.00						222,400.00		
Water Heaters	1460.00					2,450.00		4,000.00	
Ranges	1465.00					4,063.00	4,062.00	4,062.00	4,062.00
Refrigerators	1465.00			4,675.00	4,675.00	4,675.00	4,675.00		
5-071	Southridge 1	Striping/Bumpers	1450.00						
		Drainage	1450.00						
		Handicap Ramps	1450.00						
		Playground Equipment	1450.00					10,000.00	

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Landscaping & Trees	1450.00					15,000.00
		Root & Tree Pruning	1450.00					
		Mailboxes	1450.00					
		Roofs	1460.00					45,000.00
		Kitchen Cabinets	1460.00			174,800.00		
		Front Doors	1460.00			31,500.00		
		Exterior Painting	1460.00					
		Building Addresses	1460.00					
		Meter Doors	1460.00		11,400.00			
		Closet Doors	1460.00					
		Electric Panels	1460.00					
		A/C - Central Units	1460.00		231,800.00			
		Other - Range Hoods	1460.00					
		Bath Floor Tiles	1460.00		2,090.00	2,090.00	2,090.00	
		Ranges	1465.00		3,792.00			5,000.00
		Refrigerators	1465.00		4,958.00			10,000.00
<b>5-087</b>	<b>Southridge 2</b>	Striping/Bumpers	1450.00	<b>See</b>				
		Landscaping & Trees	1450.00	<b>Annual</b>				10,000.00
		Root & Tree Pruning	1450.00	<b>Statement</b>				
		Mailboxes	1450.00					
		Roofs	1460.00					50,000.00
		Kitchen Cabinets	1460.00			69,000.00		
		Front Doors	1460.00			19,800.00		
		Exterior Painting	1460.00					
		Building Addresses	1460.00					
		Meter Doors	1460.00					
		Closet Doors	1460.00					
		Electric Panels	1460.00					
		Light Fixtures	1460.00		5,500.00			
		A/C - Central Units	1460.00		106,500.00			
		Other - Range Hoods	1460.00					
		Bath Floor Tiles	1460.00					
		Ranges	1465.00					5,000.00
		Refrigerators	1465.00					10,000.00
<b>5-079</b>	<b>Goulds Plaza</b>	Speed Bumps	1450.00					10,000.00
		Handicap Ramps	1450.00					

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Gazebo/Shuffleboard Area	1450.00					
		Root & Tree Pruning	1450.00					
		Site Lights	1450.00					25,000.00
		Security Gate W/Card Access	1450.00					
		Gutters	1460.00		2,100.00			
		Roofs	1460.00					
		Exterior Painting	1460.00					
		Floor Tiles	1460.00		35,000.00			
		Kitchen Cabinets	1460.00		36,800.00	36,800.00	36,800.00	
		Ceiling Fans W/Light Fixtures	1460.00					
		Other - Range Hoods	1460.00					
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00		1,166.00	1,167.00	1,167.00	
		Lavatory/Faucets	1460.00		6,000.00			
		Bath Utensils	1460.00		5,640.00			
		Ranges	1465.00					5,000.00
		Refrigerators	1465.00					8,000.00
		Other - A/C Packaged Units	1465.00					5,000.00
<b>5-040</b>	<b>Arthur Mays Villas</b>	Striping/Bumpers	1450.00	<b>See</b>				
		Playground Equipment	1450.00	<b>Annual</b>	9,000.00			
		Landscaping & Trees	1450.00	<b>Statement</b>				25,000.00
		Root & Tree Pruning	1450.00					
		Sewer Lines Jetting & Cleaning	1450.00					
		Fencing	1450.00					
		Roofs	1460.00		294,600.00			
		Gutters	1460.00		13,710.00	13,710.00	13,705.00	
		Insect Screens	1460.00					
		Front Doors	1460.00					
		Rear Doors	1460.00					
		Tenting	1460.00					
		Floor Tiles	1460.00		70,000.00	70,000.00	70,000.00	
		Interior Painting	1460.00		33,333.00	33,334.00		
		Kitchen Cabinets	1460.00		80,500.00	161,000.00		
		Light Fixtures	1460.00					
		A/C Central Units	1460.00				644,200.00	
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00		6,600.00	6,600.00	6,600.00	

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Tubs/Faucets	1460.00					
		Lavatory/Faucets	1460.00		8,333.00	8,333.00	8,334.00	
		Toilets	1460.00		8,334.00			
		Medicine Cabinets	1460.00		4,166.00			
		Bath Utensils	1460.00		7,833.00			
		Ranges	1465.00					8,000.00
		Refrigerators	1465.00					10,000.00
<b>5-004A &amp; E</b>	<b>Scott Homes</b>	<b>Hope VI Funding</b>						
		Stripping/Bumpers	1450.00					
		Parking Reseal	1450.00			75,000.00		
		Drainage	1450.00					
		Erosion	1450.00	<b>See</b>				
		Sod	1450.00	<b>Annual</b>				
		Landscaping & Trees	1450.00	<b>Statement</b>	12,000.00			
		Root & Trees Pruning	1450.00		13,000.00	13,500.00	14,000.00	14,500.00
		Sewer Lines	1450.00		100,000.00	100,000.00		
		Site Lights	1450.00			20,000.00		
		Fencing	1450.00				55,000.00	
		Concrete Walks	1450.00					
		Roofs	1460.00					
		Overhands	1460.00		106,875.00			
		Windows	1460.00					
		Windows Grilles	1460.00					
		Insect Screens	1460.00					
		Sreen Doors	1460.00					
		Front Doors	1460.00		45,000.00			
		Floor Tiles	1460.00				210,000.00	210,000.00
		Interior Painting	1460.00					300,000.00
		Interior Doors	1460.00			150,000.00		
		Hardware	1460.00			20,000.00		
		Kitchen Cabinets	1460.00			191,666.00	191,666.00	191,666.00
		Electrical Wiring	1460.00			450,000.00	450,000.00	
		Light Fixtures	1460.00				250,000.00	
		Smoke Detectors	1460.00				75,000.00	
		Water Heathers	1460.00					
		Space Heathers	1460.00		47,500.00			

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Kitchen Sinks/Faucets	1460.00		14,583.00	14,583.00		
		Tubs/Faucets	1460.00			120,000.00		
		Lavatory/Faucets	1460.00			50,000.00		
		Toilets	1460.00			50,000.00		
		Medicine Cabinets	1460.00			25,000.00		
		Ranges	1465.00		12,188.00			
		Refrigerators	1465.00		26,563.00			
<b>5-027A</b>	<b>Gwen Cherry 13</b>	Striping/Bumpers	1450.00					
		Parking Reseal	1450.00		6,000.00			
		Additional Parking Spaces	1450.00					
		Sod	1450.00					
		Root & Tree Pruning	1450.00					
		Mailboxes	1450.00					
		Roofs	1460.00	<b>See</b>				100,000.00
		Gutters	1460.00	<b>Annual</b>				
		Window Grilles	1460.00	<b>Statement</b>				25,000.00
		Exterior Painting	1460.00					
		Floor Tiles	1460.00					
		Interior Painting	1460.00					
		Interior Doors	1460.00		5,000.00			
		Hardware	1460.00		1,000.00			
		Kitchen Cabinets	1460.00		23,766.00	23,766.00	23,766.00	
		Electrical Panels	1460.00		7,232.00	7,234.00		
		Smoke Detectors	1460.00					
		A/C Central Units	1460.00				100,000.00	
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00		1,808.00	1,804.00		
		Lavatory Sinks/Faucets	1460.00				7,750.00	
		Toilets	1460.00				7,750.00	
		Medicine Cabinets	1460.00				3,875.00	
		Bath Utensils	1460.00				7,285.00	
		Ranges	1465.00					3,000.00
		Refrigerators	1465.00					5,000.00
<b>5-027A</b>	<b>Gwen Cherry 12</b>	Striping/Bumpers	1450.00					
		Parking Reseal	1450.00					

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		Additional Parking Spaces	1450.00		2,400.00			
		Sod	1450.00					
		Root & Tree Pruning	1450.00					
		Site Lights	1450.00					
		Mailboxes	1450.00					
		Roofs	1460.00		21,000.00			
		Gutters	1460.00					
		Window Grilles	1460.00					
		Front Doors	1460.00					
		Exterior Painting	1460.00		9,000.00			
		Floor Tiles	1460.00					
		Interior Painting	1460.00					
		Interior Doors	1460.00					
		Hardware	1460.00					
		Kitchen Cabinets	1460.00		13,800.00			
		Electrical Panels	1460.00	<b>See</b>				
		Smoke Detectors	1460.00	<b>Annual</b>				
		A/C Central Units	1460.00	<b>Statement</b>			21,000.00	
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00		1,050.00			
		Lavatory/Faucets	1460.00		1,500.00			
		Toilets	1460.00		1,500.00			
		Medicine Cabinets	1460.00		750.00			
		Bath Utensils	1460.00		1,410.00			
		Ranges	1465.00					3,000.00
		Refrigerators	1465.00					5,000.00
<b>5-027E</b>	<b>Gwen Cherry 16</b>	Additional Parking Spaces	1450.00					
		Root & Tree Pruning	1450.00					
		Site Lightning	1450.00					15,000.00
		Roofs	1460.00					
		Gutters	1460.00					
		Windows	1460.00		675.00			
		Window Grilles	1460.00					
		Front Doors	1460.00		1,350.00			
		Exterior Painting	1460.00		71,500.00			
		Interior Doors	1460.00					

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Hardware	1460.00					
		Kitchen Cabinets	1460.00			23,000.00		
		Smoke Detectors	1460.00					
		A/C Central Units	1460.00				245,000.00	
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00					
		Ranges	1465.00					
		Refrigerators	1465.00					
<b>5-027E</b>	<b>Gwen Cherry 14</b>	Striping/Bumpers	1450.00					
		Parking Reseal	1450.00					
		Additional Parking Spaces	1450.00					
		Root & Tree Pruning	1450.00					
		Site Lights	1450.00					
		Roofs	1460.00		6,600.00			
		Window Grilles	1460.00					
		Exterior Painting	1460.00	<b>See</b>				
		Interior Doors	1460.00	<b>Annual</b>				
		Hardware	1460.00	<b>Statement</b>				
		Kitchen Cabinets	1460.00					
		Smoke Detectors	1460.00					
		A/C Central Units	1460.00				273,000.00	
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00		688.00			
		Kitchen Sinks/Faucets	1460.00					
		Ranges	1465.00					
		Refrigerators	1465.00					
<b>5-027E</b>	<b>Gwen Cherry 15</b>	Parking Reseal	1450.00					
		Additional Parking Spaces	1450.00					
		Site Lights	1450.00			5,000.00		
		Mailboxes	1450.00					
		Roofs	1460.00		98,000.00			
		Overhangs	1460.00		22,500.00			
		Gutters	1460.00					
		Screen Doors	1460.00			7,695.00		
		Front Doors	1460.00					15,000.00
		Exterior Painting	1460.00		54,000.00			

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Dev. Number	Dev. Name	General Description of Major Work Categories	Dev. Acc. No.	2001	2002	2003	2004	2005
		Interior Doors	1460.00					
		Hardware	1460.00					
		Kitchen Cabinets	1460.00					
		Electrical Panels	1460.00					
		Electrical Wiring	1460.00					
		Light Fixtures	1460.00					
		Smoke Detectors	1460.00					
		A/C Central Units	1460.00				100,000.00	
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00					
		Ranges	1465.00					
		Refrigerators	1465.00					
<b>5-100B</b>	<b>Santa Clara Homes</b>	Striping/Bumpers	1450.00					
		Parking Reseal	1450.00					
		Sod	1450.00					
		Root & Tree Pruning	1450.00	<b>See</b>				
		Mailboxes	1450.00	<b>Annual</b>				
		Concrete Walks	1450.00	<b>Statement</b>				
		Roofs	1460.00					
		Gutters	1460.00					
		Windows	1460.00					
		Window Grilles	1460.00					
		Front Doors	1460.00					
		Exterior Painting	1460.00					
		Interior Doors	1460.00					
		Hardware	1460.00					
		Closet Shelves	1460.00					
		Kitchen Cabinets	1460.00					
		Electrical Panels	1460.00					
		Smoke Detectors	1460.00					
		A/C - Central Units	1460.00			52,000.00		
		Water Heaters	1460.00					
		Bath Floor Tiles	1460.00					
		Kitchen Sinks/Faucets	1460.00					
		Ranges	1465.00					
		Refrigerators	1465.00					



# **MIAMI-DADE HOUSING AGENCY**

## **5-YEAR PLAN NARRATIVE**

**EFFECTIVE FISCAL YEAR 2000 THROUGH FISCAL YEAR 2004**

OFFICE OF PLANNING, DEVELOPMENT AND COMPLIANCE

# MIAMI-DADE HOUSING AGENCY

## 5-YEAR PLAN NARRATIVE UPDATE

EFFECTIVE FISCAL YEAR 2000 THROUGH FISCAL YEAR 2004

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## MIAMI-DADE HOUSING AGENCY

### Executive Summary

The Quality Housing and Work Responsibility Act (QHWRA) passed on October 21, 1998 is the single most revolutionary piece of legislation since the U.S. Housing Act of 1937. The statute and its resulting regulations promulgated by the U.S. Department of Housing and Urban Development (USHUD) require each housing authority (HA) to submit a five (5) year management plan. The regulations, however, allowed the HA great latitude in the management styles they could choose to implement their plans.

Miami-Dade Housing Agency (MDHA) views the five (5) year plan as a given opportunity to show that our dedicated and enthusiastic staff together with the support of the parties involved can and will achieve the goals and objectives that we have set ourselves during this planning process.

MDHA's first ever five-year plan covers the period October 1, 2000 through September 30, 2005. The planning process, begun in early 1999, incorporates the input of MDHA divisional staff, public and assisted housing program participants, and our business partners. The highlights of our plan include the following:

- ◆ Consistent output of quality services through the competitive management styles of contract management companies and MDHA staff in the Employee Demonstration of Growth and Efficiency (EDGE) program and the Private Rental Improvement in Management and Efficiency (PRIME) Program.
- ◆ Expansion of housing choices to applicants and program participants through promotion of full occupancy of the Helen Sawyer Assisted Living Facility, construction of the HOPE VI Ward Towers Assisted Living Facility, the HOPE VI redevelopment of the Scott/Carver sites, and the expansion of homeownership units that will be made available through the Scott/Carver HOPE VI redevelopment.
- ◆ Addressing fair housing issues through the continued maintenance of the Adker Consent Decree.
- ◆ Improvement in the economic and social opportunities available to public and assisted program participants by means of new partnerships developed between
- ◆ MDHA and public/private entities, and implementation of the Welfare-to-Work Housing Voucher Program and Family Unification Program.

- ◆ Administering programs, including the Single Room Occupancy, Shelter Plus Care, Housing Opportunities for People with AIDS, Veterans Assisted Supporting Housing, Mainstream, and Rental Assistance in Support of Designated Housing Plans, targeted for populations with special needs, such as disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS, homeless veterans with severe psychiatric or substance abuse disorders, and disabled and non-elderly disabled persons.
- ◆ Provide a new, 95-unit assisted-living facility for frail, elderly Public Housing Residents, using a HOPE VI Grant, tax-exempt bonus and low-income Housing tax credits.
- ◆ Develop and implement the Section 8 Homeownership and Section 8 Project-based Voucher Programs.

# MIAMI-DADE HOUSING AGENCY

## PART I. 5-YEAR PLAN UPDATE

### 1.1 MISSION STATEMENT

Miami-Dade Housing Agency (MDHA), a department of the Miami-Dade County government, is committed to providing quality affordable housing opportunities in an economically advantageous and safe environment to low-income residents of the Miami-Dade County community, through competent services and maintaining high ethical standards.

### 1.2. GOALS AND OBJECTIVES

During the fiscal years 2000 through 2004, MDHA anticipates achieving the following goals and objectives within the scope of its mission:

**Goal One:** Expand and improve the range, supply and quality of affordable housing and affordable housing choices to the extremely low-, very low- and low-income residents of Miami-Dade County.

**Objective 1:** Determine public housing developments, which require conversion to tenant-based assistance and identify developments, which may voluntarily be converted by the second year of the PHA plan.

**Objective 2:** If public housing developments are identified for conversion to tenant-based assistance during the first two years of the PHA plan, prepare a conversion plan for approval.

**Objective 3:** Build the Ward Towers Assisted Living Facility and promote full occupancy of the current Helen Sawyer Assisted Living Facility.

**Objective 4:** Complete the Scott/Carve Homes HOPE VI Revitalization Program.

**Objective 5:** Assist 50 families to move from renting to homeownership.

**Objective 6:** Expand outreach to private rental owners in order to attract new participation in the Section 8 program in cooperation with the Fair Housing Center, as required by the Adker Consent Decree.

**Objective 7:** Develop and implement Section 8 Homeownership program.

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- Objective 8:** Develop and implement a Section 8 Project-based Voucher Program.
- Objective 7:** Apply for additional rental vouchers that may become available.
- Objective 8:** Implement the Capital Fund Action Plan, which includes the HOPE VI grant for Scott/Carver Homes.
- Objective 9:** Deliver timely and quality maintenance services to public housing residents.
- Objective 10:** Determine the effectiveness of the Preventive Maintenance program and implement improvements indicated by the study.
- Objective 11:** Achieve and maintain 95% or greater of rent collections for the public housing program.
- Objective 12:** Achieve and maintain 97% or greater occupancy levels in public housing units.
- Objective 13:** Continue the anti-fraud and audit programs to ensure agency's integrity and optimize use of resources.
- Objective 14:** Provide improved case management and referral services to residents.

### **Goal Two: Improve Community Quality of Life and Economic Vitality**

- Objective 1:** Maintain anti-crime activities and "One Strike" policies through implementation of the Public Housing Drug Elimination Program (PHDEP).
- Objective 2:** Implement measures to deconcentrate poverty and promote income mixing in public housing developments in concert with the Adker Consent Decree
- Objective 3:** Continue to utilize PHDEP funds to increase or enhance visibility of law enforcement activities in public housing developments.
- Objective 4:** Determine public housing developments or portions of developments, which should be designated as elderly or disabled, and request the designation from U.S. HUD; develop procedures to implement U.S. HUD approved designation of the Three Round Towers development as an "elderly" only development.

## MIAMI-DADE HOUSING AGENCY

**Objective 5:** Seek increase funding necessary for “Aging–in Place” initiatives and prevention of premature institutionalization of elderly, disabled residents by early intervention and coordination of social services.

**Objective 6:** Increase the number and quality of training of Crime Watch participants at elderly sites and coordinate with Citizens On Patrol (COP) and Team Police assigned to elderly projects.

### **Goal Three: Promote self-sufficiency and asset development of families**

**Objective 1:** Seek new partnerships with both public and private entities to enhance social and economic services to residents of public and assisted housing.

**Objective 2:** Maintain the Family Self-Sufficiency program in the assisted housing program.

**Objective 3:** Determine the need to establish savings accounts for public housing residents who qualify for earned income disallowances and establish the mechanisms to do so if found necessary by the third year of the PHA plan.

**Objective 4:** Seek additional funding for resident development activities including the expansion of resident-owned businesses and other economic opportunities.

**Objective 5:** Implement home-based business policies and procedures for public housing residents.

**Objective 6:** Implement alternate procurement procedures to facilitate resident-owned businesses in obtaining MDHA contract awards.

**Objective 7:** Monitor contractors/sub-contractors’ Section 3 efforts in meeting training, employment and contracting goals for public and assisted housing residents.

**Objective 8:** Increase job opportunities for MDHA WAGES participants by providing community service work slots and facilitating quarterly mini-job fairs and annual countywide job fairs.

**Objective 9:** Maintain and expand the Floor Guardian/Neighborhood Companion Program to allow elderly/disabled residents to assist each other in maintaining independent, living conditions while receiving a small stipend for their services.

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### **Goal Four: Ensure Equal opportunity and affirmatively further fair housing**

- Objective 1:** Use the tenant-based program and other available resources to expand housing opportunities beyond areas of traditional low-income and minority concentrations.
- Objective 2:** Encourage the participation of privately owned U.S. HUD-assisted housing in order to increase the choice of private rentals in cooperation with the Fair Housing Center, as required by the Adker Consent Decree.
- Objective 3:** Maintain the Adker Consent Decree approved by the U.S. District Court, Southern District of Florida on October 28, 1998.
- Objective 4:** Continue to implement an effective Affirmative Housing Marketing Plan when the waiting lists are opened to affirmatively further fair housing.
- Objective 5:** Monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in the HOPE VI Scott/Carver and Ward Towers Assisted Living Facility developments

## MIAMI-DADE HOUSING AGENCY

### PART 2. ANNUAL PLAN: OCTOBER 1, 2001- SEPTEMBER 30, 2002

#### 2.1 NEEDS ASSESSMENT

The affordable housing needs of the jurisdiction served by Miami-Dade Housing Agency is best described in the Housing Needs Section of the 1998 – 2003 Consolidated Plan (see **supporting document 2.1(a)**). Analysis of the data in the Consolidated Plan reveals that the largest segment of population most likely to need affordable housing is in the extremely-low income category (30% or less of area median income). This group has the highest incidence of overcrowding and cost burdens. Similar conditions exist as well for the very-low income category (31 – 50% of area median income). Since the 1990 Census, Miami-Dade County's population increase is estimated at about 150,000. One-third of the increase is considered natural while two-thirds is attributed to immigration. The population of Miami-Dade County is expected to grow by 190,000 within the next five years and based on the demographic and economic characteristics of recent immigrants it is very likely that demand for affordable housing will be high in an already short-supply market. It is anticipated that at least 4,107 affordable housing units will be required within the next five years to meet the needs of the extremely-low and very-low income groups of Miami-Dade County.

In meeting the affordable housing needs of the County, the geographic distribution of households by income and minority concentrations are factors to be considered. The economic and demographic characteristics of the Miami-Dade County population is best illustrated in the maps in **support documents 2.1(b), (c) and (d)**. During 1998 it was estimated that 44% of the population (650,000) were Hispanics while 22.5% (332,000) were black.

MDHA as the affordable housing provider for the County, can be expected to meet a significant portion of the affordable housing needs of the County but not its entire needs as identified above. An analysis of the MDHA waiting list provides the basis for the thrust of MDHA's annual plan.

The waiting list data reported by MDHA's computer system as May 24, 2001 similarly reflect general conditions described in the Consolidated Plan in that 95% of the 3,493 applicants on the waiting list for the public housing program are in the extremely low-income category compared to 73% of 207 applicants to the tenant-based Section 8 Voucher waiting list. Elderly families comprise 94% of all public housing applicants compared with 22% of the Section 8 Voucher families whose head of household is an elderly person. The majority of applicants on the Public Housing waiting list require an efficiency or one bedroom unit while the remaining families require two bedrooms, three bedrooms and four or more bedrooms. The data on bedroom requirements is skewed towards the one-bedroom unit size, as the waiting list remained open for that unit size while the two bedrooms or higher waiting lists have been closed. Approximately 75% or 2,638 public housing applicant family members have a disability compared with 32% or 68 Section 8 Voucher applicant family members. The project-based Section 8 Moderate

## MIAMI-DADE HOUSING AGENCY

Rehabilitation waiting list reflects a number similar to the public housing waiting list of 63.5% of disabled family members.

### 2.2 FINANCIAL RESOURCES

#### 2.2.1 SOURCE AND USE OF FUNDS

MDHA anticipates that the following funds will be available from the indicated sources to accomplish planned activities for fiscal year beginning October 1, 2001.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grant (FY 2001 grants)</b>		
a) Public Housing Operating Fund	40,046,214	
b) Public housing Capital Fund	23,300,000	
c) HOPE VI Revitalization	39,600,000	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant –Based and Project Based Assistance	113,314,872	
f) Public Housing Drug Elimination Program (including any Technical Assistance Funds)	2,426,163	
g) Resident Opportunity and Self-Sufficiency Grants	380,000	
h) Community Development Block Grant Public Housing	97,500	Res. Services Staff 100% salaries
i) Other Federal Grants (list below)		
Shelter Plus	1,828,733	Homeless assistance
HOPWA	5,400,000	Aids assistance
CDBG (OCD)	54,128	Reasonable accommodation
Shelter Plus Care	35,750	Homeless assistance
FSS	179,950	Family Self-Sufficiency
Relocation	70,000	Moving expenses
Family Unification	875,564	Section 8 Tenant Based
<b>2. Prior Year Federal Grants (unobligated funds only) ( list below)</b>	N/A	
<b>3. Public Housing Dwelling Rental Income</b>	15,080,448	Dwelling Rent
<b>4. Other Income</b>	N/A	
<b>5. Non Federal sources (list below)</b>		
Adker Consent Decree	1,160,000	Adker Consent Decree
Surtax Matching Funds H.O.P.E VI	6,000,000	H.O.P.E. VI

## MIAMI-DADE HOUSING AGENCY

<b>Total Resources</b>	249,849,322	
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### 2.3 SELECTION AND ADMISSION POLICIES

The selection and admission policies that cover the public housing program and the Section 8 programs administered by MDHA are contained in the Admissions and Continued Occupancy Plan (ACOP) and the Section 8 Administrative Plan, respectively (see **support documents 2.3(a) and (b)**). Both policy documents were revised to include provisions of the Adker Consent Decree (see **support document 2.3(c)**) approved by the U.S. District Court, Southern District of Florida on October 28, 1998 as well as federal regulatory changes. In accordance with the Decree, applicants on the project-based waiting list may state a preference for desegregative placements in specific Public Housing, Moderate Rehabilitation or participating privately owned HUD-assisted developments at which the applicant's race does not predominate. This preference was not previously specified in the ACOP and is currently being revised to accommodate this requirement.

The revised documents will be submitted for approval by the Board of County Commissioners. Page references for specific selection and admission policies are as follows:

#### 2.3.1 Public Housing (ACOP)

Waiting List Policies – Pages 2 through 4

Eligibility and Selection Criteria – Pages 4 through 9

Unit Assignment Policies – Pages 9 through 11

Deconcentration Policy Not applicable at this time

Occupancy Policies – Pages 12 through 18

Deconcentration Policy – MDHA will establish measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, and vice versa, in concert with the court-approved Adker Consent Decree.

#### 2.3.2 Section 8 Administrative Plan

Waiting List – Pages 3 through 5

Eligibility – Pages 6 through 7

Selection – Page 9

# MIAMI-DADE HOUSING AGENCY

Special Purpose Program Selection – Pages 12 through 13

Occupancy – Pages 17 through 20

## 2.4 RENT DETERMINATION

### 2.4.1 Public Housing Program

#### Income-Based Rent Policies

Public housing families have the opportunity to choose an income-based rent or a flat rent during their re-certification. The income-based rent is set at the highest of either 30% of adjusted monthly income, 10% of gross monthly income, the welfare rent or the minimum rent. The choice of rent type can be made at the annual re-certification or upon verification of financial hardship criteria at the interim review. The conditions of financial hardship include:

- a) A decrease in income because of changed circumstances such as a loss or reduction of employment, or a loss or reduction of other assistance, or the death of a family member; or
- b) An increase in expenses because of changed circumstances such as medical costs, childcare, and other allowable deduction expenses.

Once MDHA determines that a family is unable to pay the flat rent because of the financial hardship, MDHA shall switch the family's rental payment from flat rent to income-based rent upon the effective date of the review.

#### Earned Income Disallowance

MDHA has not selected any discretionary income disregard policies other than the regulatory requirement. Public housing residents who meet one of the following criteria shall receive an earned income disallowance for the first year of employment beginning on the effective date of the review, and 50% earned income disallowance in the second year of employment. Thereafter, all earned income will be included in the annual income calculation. The criteria for receiving the earned income disallowance are:

- a) A public housing family whose income increases as a result of employment of a family member who was previously unemployed for one or more years. "Previously unemployed" includes a person who has earned no more than the established minimum wage for 10 hours of work per week for 50 weeks within 12 months of the review; or

## MIAMI-DADE HOUSING AGENCY

- b) A public housing family whose employment income increases during the participation of a family member in any family self-sufficiency or job training program; or
- c) The public housing family who is or was, within six months of the review, assisted under any state TANF program as determined by MDHA in consultation with the Florida Department of Children and Families.

MDHA will not implement the individual savings accounts for public housing residents who benefit from the earned income disallowance until the need to establish the accounts is determined. The necessity of establishing the individual savings accounts should be determined by the third year of the PHA plan at which time MDHA will set up the policies and procedures.

### **Minimum Rent Policy**

The minimum rent established for the public housing program administered by MDHA is \$25.00. A public housing family may request an exemption from payment of the minimum rent if the family is unable to pay because of financial hardship, as described in the situations below:

- a) When the family is awaiting an eligibility determination for, or has lost eligibility for, a federal, State or local assistance program due to a durational time limit on benefits while in compliance with work requirements;
- b) When the family would be evicted as a result of the imposition of the minimum rent requirement;
- c) When the income of the family has decreased because of changed circumstances, including loss of employment; or
- d) When the death of a family member occurs.

As soon as the family requests a hardship exemption, MDHA shall suspend the minimum requirement until the qualifying financial hardship is determined and for the duration of the hardship. If the qualifying hardship is considered temporary (less than 90 days) MDHA will reinstate the minimum rent from the time of suspension and offer the family a reasonable repayment agreement for the amount of back rent owed. If the qualifying financial hardship is considered long term (more than 90 days), MDHA shall continue the exemption of the family from the minimum rent requirements until the regular annual re-examination when the family's income and composition is re-determined.

MDHA shall not reduce the annual income or the contribution toward rent of a public housing family because of a reduction in the family's welfare assistance

## MIAMI-DADE HOUSING AGENCY

specifically because of fraud, or failure to participate in an economic self-sufficiency program, or failure to comply with a work activity requirement.

### **Flat Rent**

The flat rent is an amount of rent determined by MDHA based on the market value of the public housing unit. In performing the comparability study of the public housing units, the Section 8 rent reasonableness study of comparable housing was used as well as a survey of similar unassisted units in the neighborhood. The Schedule of Flat Rents established for each public housing development is shown in **support document 2.4.1(a)**.

Each resident is given the opportunity to choose the flat rent option at the time of re-certification; and the resident file is documented to indicate the offer was rendered. As expected, families accepting the offer are those that would pay less rent by choosing the flat rents.

The flat rent procedure is currently being reviewed and updated. In the future, residents will be required to sign a form indicating they been offered and explained the flat rent option.

### **Rent Re-determinations**

When a public housing family experiences an income increase of \$40 or more per month, the family is required to report the change in family income. All changes in family composition are required to be reported as they occur. Families that select an income-based rent will be re-certified annually. Families that select a flat rent will be re-certified every three years, unless a family has a verifiable financial hardship and is switched to the income-based rent determination method.

### **2.4.2 Section 8 Tenant-based Program**

#### **Minimum Rent**

The minimum rent established for the Section 8 tenant-based program is \$25.00. Statutory requirements call for exceptions to the minimum rent based on a financial hardship. Situations of financial hardship include the following:

- 1) The family has lost eligibility for or is awaiting an eligibility determination for a federal, State or local assistance program;
- 2) The family would be evicted as a result of the imposition of the minimum rent;
- 3) The income of the family has decreased because of changed circumstances, including loss of employment; and
- 4) A death in the family has occurred.

## MIAMI-DADE HOUSING AGENCY

When the family requests a financial hardship exemption, MDHA will suspend the minimum rent requirement until a determination is made as to whether the hardship is short-term (90 days or less) or long-term (more than 90 days). Families determined to have a short-term hardship will have the minimum rent reinstated and will be required to repay the rent due. Families determined to have a long-term hardship will continue to receive exemption from the minimum rent payment until the next annual reexamination.

### **Payment Standards**

The payment standard utilized by MDHA will be at the 100 % level of the Fair Market Rent (FMR) published by U.S. HUD for the Miami Metropolitan Statistical Area. October 1999 data reported in the HUD-50058 Family Reports from the MTCS system (**see support document 2.4.2(a)**) reveals that about 78% of tenant-based program participants pay 30% of income on rent, while 12% pay up to 40%, and 10% pay over 40%. At least 52% of MDHA's tenant-based program participants have a gross rent at or below 100% of the fair market rent. Based on the MTCS data and the market surveys for private rental units in the MDHA jurisdiction, the payment standard set is considered high enough to allow most families to find decent and affordable housing.

**MIAMI-DADE HOUSING AGENCY**

**2.5 OPERATION AND MANAGEMENT**

**2.5.1 Management Structure**

Organization of the MDHA management structure is illustrated in **Optional Attachment [fl005s01]** of the MDHA Plan.

**2.5.2 U.S. HUD Programs Under MDHA Management**

The programs administered by MDHA are shown below:

<b>Program Name</b>	<b>Units or Families Served At Year Beginning 10/01/01</b>	<b>Expected Turnover</b>
Public Housing	10,348	1,793
County-owned Section 8 New Construction	536	10
Turnkey III Home Ownership	48	2
Section 8 Vouchers	5,574	300
Section 8 Certificates	3,267	*
Section 8 Moderate Rehabilitation	3,847	400
Special Purpose Section 8 Vouchers Mainstream Program	75	0
Special Purpose Section 8 Vouchers Welfare to Work Program	581	0
Special Purpose Section 8 Vouchers Designated Housing	200	0
Preservation Vouchers	489	**
Family Unification Vouchers	400	0
Section 8 Portable Vouchers		
Section 8 Portable Certificates	270	0
Public Housing Drug Elimination Program (PHDEP)	10,037	0
Section 8 New Construction (Privately owned)	487	0
Section 8 Substantial Rehabilitation	809	0

**NOTE: Section 8 Project-based Voucher Program**

As part of the Scott/Carver HOPE VI Revitalization Plan, MDHA proposes to construct 175 project-based voucher units to provide rent subsidy to elderly and disabled families displaced by the demolition and reduction in density at Scott/Carver Homes. The need for affordable housing units is demonstrated in MDHA’s Annual Plan as well as Miami-Dade County’s Consolidated Plan. This

## MIAMI-DADE HOUSING AGENCY

need is exacerbated in the Scott/Carver HOPE VI Target Area by the proposed demolition of units and lack of one-on-one replacement.

\* Per U.S. HUD regulations, certificates will be converted to vouchers.

\*\* U.S. HUD has renewed preservation allocations as regular vouchers.

### 2.5.3 Management and Maintenance Policies

#### Management Policies

MDHA's rules, standards and policies regarding the management and maintenance of the public housing program are found in several policy documents which are:

- a) The Admissions and Continued Occupancy Plan (**see support document 2.3 (a)**);
- b) The Conventional Public Housing Dwelling Lease (**see support document 2.5.3(a)**);
- c) The Community Policies (**see support document 2.5.3 (b)**); and
- d) Vacancy Log by Bedroom (**see support document 2.5.3 (c)**).

MDHA continuously strives for the highest performance standards that it can achieve under the annual Public Housing Assessment System (formerly Public Housing Management Assessment Program (PHMAP)). Best results are achieved by management's strict enforcement of MDHA's Lease and Community Policies and constant monitoring of activities at each site.

MDHA is responsible for the management of 118 developments comprised of 11,118 dwelling units. The management organization consists of a Division Director supported by three Regional Managers who have 31 Site Managers reporting to them. Each site is made up of several developments each containing between 200 to 900 dwelling units. The number of units assigned to a site varies depending on size and type of buildings, demographics of the population, the geographic location, and proximity of developments to each other. The Site Manager is responsible for management of the site including all administrative functions, re-certifications, budget, maintenance, contract monitoring, and procurement of materials and supplies.

The Director of Public Housing and the Regional Managers ensure that the Site Managers and site staff are managing the properties according to established standards by reviewing key indicators on the Monthly Management Report (**see support document 2.5.3 (d)**). Whenever these key indicators deviate from the

## MIAMI-DADE HOUSING AGENCY

established standards, action is taken to determine the cause so that assistance can be provided to the site, if necessary.

Another significant monitoring tool available to the Director of Public Housing and the Regional Managers is the monthly Site Receipts and Expenditure Report **(see support document 2.5.3.(e))**. The report shows variances between each site's income and expenditures data and the approved budget, as well as roll-up summaries of the data to regional and divisional levels. Site Managers are required to explain/justify variances in their budgets but may also recommend revisions.

The public housing staff has had an additional position added to the staff to conduct quality assurance reviews. The responsibilities of the new staff member will be to review and monitor site compliance with MDHA procedures and PHAS regulations ensuring uniformity and consistency in their application, and provide training as necessary to improve the performance of MDHA site staff. He/she will accomplish these tasks by routine site visits to review administrative criteria specified by the Public Housing Director and compliance with federal regulatory requirements.

### **Private Management of Public Housing Units**

A pilot program by MDHA to observe the success of private management of its public housing sites was implemented. The program was established to test the premise that private property management companies were more efficient than the public sector. The common sentiment was that changes in the areas of procurement, contracts, personnel, job functions and classifications, typical of private management efficiency could generate additional management savings. Four sites consisting of 1,772 units have been privatized in order to observe and analyze the ability of private management companies to manage public housing properties, as compared to public housing management.

The privatization of the four sites has produced a positive effect on MDHA Public Housing Division over the contract period. The grounds of sites managed by public housing managers improved dramatically because of the visual impact of private managed sites. Public housing staff productivity also improved visibly due to the ability to compare the private managed sites to the public managed sites. Contract services supplied to the private managed sites were measurably cheaper than similar services to the public managed sites. This initiated a review of the public sector contracts. The speed and agility by which private managers handle personnel matters proved of significant advantage in responding to personnel changes and addressing substandard performance by employees. The private managed sites also had a marked advantage when procuring materials needed for site maintenance.

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A study of the private management pilot program was conducted by FIU. They recommended that the private management company's contracts allow for further evaluation and comparison of management performance. As a result, the private management companies' contracts have been extended to allow for further evaluation and comparison of management performance and services to the residents of MDHA public housing. The changes made by MDHA in its own management also proved beneficial in terms of better performance, reduced costs, more efficiencies, and improvement in the quality of service to MDHA public housing residents.

### **Employee Demonstration of Growth and Efficiency (EDGE)**

In addition to the private management program, the Employee Demonstration of Growth and Efficiency (EDGE) program was introduced during fiscal year 2000-2001. EDGE is a cooperative effort between MDHA management and MDHA's employee bargaining units. The program goal is to increase efficiencies in resource use, thereby increasing productivity, and providing public housing residents with superior service. Both parties have signed a Memorandum of Understanding (MOU), which allows modifications to the labor maintenance structure, and procedural and managerial operation. Organizational changes made by MDHA resulted in site managers being made responsible for site maintenance and material procurement, thus eliminating a system of centralized maintenance and inventory control functions. A site based budget and costing system was developed allowing for better assignment of responsibility, accountability, and monitoring of site performance. The program continues for the first three years of the plan and then the results will be compared with the performance of the private management companies.

An independent consultant will evaluate the performance of these programs and the program producing the best results will be used during the final two years of the plan.

### **Efficiency Programs**

MDHA has initiated an in house Specialty Team to address special maintenance needs of the sites while reducing the cost for the services. The Specialty Team uses in house personnel to perform activities that otherwise would be contracted to a vendor. The specialty team conducts a multitude of services for the agency including trimming trees, removal of bulk trash, performing cleaning and painting of the interior and exterior of the units, performs lawn services and conducts a multitude of small miscellaneous maintenance services. The Specialty Team gives the agency great flexibility in the type of service that can be provided to the sites and gives the ability to respond

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immediately to emergencies that might otherwise be costly or be delayed due to contractual restrictions.

The team also maintains an appliance refurbishment program. It is responsible for cleaning, testing, repairing, and painting appliance for re-issue and use in the units.

### **Private Rental Improvements in Management and Efficiency (PRIME)**

MDHA selected Florida International University (FIU) to conduct an assessment and make recommendations for the improvement of the effectiveness and efficiency of all Section 8 programs, Private Rental Improvement in Management and Efficiency (PRIME). The FIU study included complete programmatic assessment, analysis and process mapping and measurement; development of adequate business and best practices standards of performance; redesign of Section 8 program functions to more effectively and efficiently provide services; expansion and modernization of the customer service function to include training for all Private Rental Housing employees; and development of long-term techniques to ensure that future program needs are addressed.

In January 2000, Phase I of the redesign process was implemented, including an operational team based structure for improved employee performance and greater accountability. Since implementation, the scores in USHUD's Multifamily Team Characteristics System have had a 13 percent improvement, increasing from 76 percent to 86 percent. During summer 2001, MDHA and FIU will complete a best practices review including review of job descriptions, technical competencies and pay levels. In addition, team performance measures are scheduled to be introduced in July 2001. As PRIME is fully implemented, MDHA and FIU will evaluate the improvements in productivity efficiencies, accountability to management and customer service to the community.

### **Maintenance Policies**

The interior condition of MDHA's public housing units and the aesthetics of the sites' exterior are indicators of site staff performance levels. High standards are maintained through the development of a highly trained and dedicated site management and maintenance staff performing regularly scheduled inspections, maintenance repairs, and preventative maintenance. Housing quality is assured by third party inspections completed by the Housing Quality Assurance (HQS) staff.

The delivery of routine as well as emergency maintenance to MDHA public housing residents is accomplished through a decentralized system of maintenance staffing, and procurement of maintenance materials. Each site has a staff of maintenance and custodial personnel that performs repairs and cleaning daily.

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Site management staff uses a computerized work order system to document and track work orders ensuring that maintenance problems are corrected properly and in a timely manner. Residents, the site manager, or staff members who inspect or tour their sites may initiate Work orders.

Site maintenance staff is responsible for addressing emergency work orders immediately and the condition that caused the emergency must be abated immediately using any and all available resources. Under no circumstance is the condition that caused the emergency permitted to exist for over 24 hours. Once the emergency is abated, a work order is initiated to correct the condition. Routine work orders initiated by the resident are addressed on a daily basis. In situations where necessary materials and/or staff are not readily available, the work order is reported on the Outstanding Work Orders report. This report is used by the management staff to track work orders thus assuring that no work order becomes lost or misplaced.

The Site Manager can access several resources whenever necessary:

- a. The regional office has a Maintenance Coordinator who provides technical support to the sites and directs the services of specialized trades available to support the sites.
- b. The technical expertise of the Facilities Planning Section is available for consultation by the site manager about extensive repairs/construction.
- c. Site staff procures maintenance materials, supplies and other services through “blanket contracts” that have been negotiated and awarded by the Miami-Dade County General Services Administration.

MDHA has an established Preventative Maintenance (PM) Program (**see supporting document 2.5.3(f)**). The PM program was designed so that maintenance could be performed on a predetermined schedule rather than be dictated by emergencies, breakdowns, or unhealthy and unsightly conditions. The PM program addresses high-rise system inspections and maintenance. Under the PM program, the computer generates work orders for the inspection of exterior building conditions, and common use areas such as parking lots, playgrounds, and sidewalks. Site maintenance staff completes the inspections and the necessary repairs are completed through work orders generated by the inspection.

Annual unit inspections are also included in the PM program. The unit interiors are inspected for smoke detectors, fire extinguishers, appliances, light fixtures, air conditioning units, windows and doors, call buttons, and stairways while their exteriors are inspected for site lighting, porch lighting, hose bibs, water shut off valve, and sidewalks. Approximately 30 days after the site inspection, MDHA’s

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QAS conducts an inspection of the unit using U.S. HUD's Uniform Physical Standards for the inspection. Noted violations are forwarded to site staff for work orders to be issued and completed. The Site Manager uses the documentation during resident re-certifications to remind residents of their responsibilities regarding the upkeep of the dwelling unit. Additional random sample inspections are conducted to ensure that violations noted in the Uniform Physical Standards Inspection are repaired appropriately.

Residents who do not keep acceptable housekeeping standards are required to attend housekeeping training. MDHA is working with the Overall Tenant Advisory Council (OTAC) to develop appropriate training programs, schedule classes, and conduct training for residents who fail to meet MDHA housekeeping standards.

Third party inspections are performed by MDHA's Quality Assurance Section (QAS) to improve and to assure uniform quality standards throughout the agency. QAS also has the responsibility of inspecting the completed "make ready units" prior to resident occupancy. All problems noted during the inspection must be corrected prior to the resident being permitted to lease the unit. This third party inspection has proven to be a tremendous benefit. The condition of the leased units has improved and the inspection records have proven to be excellent documentation in times of disputes concerning resident repair charges.

### **2.5.4. PHA Grievance Procedures**

The resident grievance and appeal procedures of which public housing residents may avail themselves is found in pages 17 through 24 of the Community Policies document (**see support document 2.5.3 (b)**). The policy grants the resident the right to request a grievance hearing for actions taken by MDHA that adversely affect his/her rights, duties, welfare or status. Exclusion of a grievance hearing is in accordance with guidelines as set forth in 24 CFR **Part** 966 and the President's "One Strike" policy and is contained in the Community Policies. The grievance panel consists of the Chairman, appointed by the Director of MDHA, and two residents that include a member assigned by OTAC and a member assigned by the site's resident council.

### **Policies and Procedures Updates:**

MDHA is continually reviewing and updating its policies and procedures manual to assure existing procedures meet the needs of the staff and to comply with the new regulations and mandates from USHUD.

USHUD initiated a Computer Match Income Verification program (CMIV) that matches the Internal Revenue Service (IRS) tax data to the income reported during the resident's re-certification. The computer match was for income reported during the 1998 calendar year. MDHA developed policies, procedures

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and operational guidelines for the site staff use during the investigation and reconciling of the differences. The procedure requires the site staff to report progress reconciling the discrepancies monthly as well as report the progress to USHUD's on the Tenant Assessment Subsystem (TASS) reporting system.

USHUD also required an inventory of public housing rental units. The housing inventory was entered to the Public and Indian Housing Information Center (PIC) system. All public housing developments, buildings, and units were entered to the PIC system along with their address and number of bedrooms and baths. This housing inventory data will be needed when the new 50058 format is mandated.

MDHA's pet policy is in the process of being changed to incorporate the new USHUD pet regulations. MDHA developed the policy because of the "Pet Ownership for Elderly and Persons with Disabilities" but the policy is enforced throughout the agency to both family and elderly residents. MDHA's new draft pet policy combines the old regulations related to the elderly with the new "Pet Ownership in Public Housing" regulation and will apply to both the family and elderly. The draft policy is being reviewed by the Overall Tenant Advisory Council (OTAC).

A policy has been developed that address USHUD's Community Service Requirement. The draft policy has been forwarded to OTAC for comments and recommendations. The policy establishes the criteria for persons exempt from the community service requirement and the activities considered acceptable in meeting the requirement.

### **2.5.5. Fraud Investigation and Audit**

MDHA's Office of Compliance is committed to eliminating fraudulent activity and program abuses or violations, through the establishment of the Fraud Control Program. This program will enable MDHA to identify and prevent program abusers, sanction those who take advantage of the system, and recover funds when appropriate. The MDHA Fraud Hotline has been established to receive calls regarding allegations of suspected fraud or wrongdoing by MDHA residents, staff, or entities doing business with the agency. The audit functions objectives are to ensure compliance with USHUD and MDHA regulations and procedures. The audit functions will be expanded in 2001 by hiring an additional employee.

## **2.6 CAPITAL IMPROVEMENTS**

### **2.6.1 Capital Fund Five Year Plan**

The FY 2001 Capital Budget and Multi-year Capital Plan for public housing modernization will be provided to MDHA in the amount of \$17.9 million in the summer of 2001, of which \$12.0 million will be programmed for direct capital

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expenditures for renovations, repairs and extensive mini-modernization in public housing developments, as well as the acquisition and installation of equipment, including generators and fire suppression systems.

Installation of air-conditioning at the following elderly developments will continue: Robert King High, Jollivette, Twin Lakes, and Gwen Cherry (\$2.2 million).

Interior and exterior renovations at Annie Coleman Gardens will continue; this \$3.1 million project is funded from CGP 707 and CGP 708 funds.

### **Unfunded Needs/Priorities**

MDHA capital needs for one of the nation's largest public housing stocks are estimated at \$100 million over the five-year period ending in FY 2004-05. Assuming federal capital fund allocations over the next five years average \$15 million per year for a total of \$75 million, a net unfounded need of approximately \$25 million would remain. Funding for capital improvements is subject to change on an annual basis depending on operational requirements and federal funding allocations.

### **Projects Completed/To Be Completed During FY 2001 (October 1, 2000 to September 30, 2001)**

MDHA was awarded \$17.3 million in CFP 50100 funds in Dec. 2000 (**see supporting document 2.6.1(a)**). Modernization projects funded from this annual grant are spread through out the entire agency's housing stock and includes site work and interior updating of kitchens, baths and living space. These funds are approximately 20% obligated.

CGP 708 (FY1998) in the amount of \$13.4 million is 100% obligated, and including the following major projects: Robert King High New A/C System; PHA wide generators/Elevators; Gwen Cherry (8) Comp. Mod.

CGP 709 (FY1999) awarded to MDHA in 1999 in the amount of \$16.1 Million is approximately 46% obligated. The following major projects are in progress; Newberg Water Line; Annie Coleman Site 39 Comp Mod; Edison Courts Roof Replacement; Claude Pepper and Donn Gardens Comp. Mods; Sofge Towers Fire Sprinklers.

Continue to upgrade the Miami-Dade Housing Agency's (MDHA) computer system to meet increased automation needs including transfer of responsibility for processing landlord rental payments in special housing programs from the Finance Department to the MDHA.

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### Section 504 Needs Assessments for Public Housing

To achieve the objective of carrying out accessibility modifications needed in public housing MDHA completed Section 504 public housing accessibility modifications at seventeen (17) developments during FY1999. All of these modifications were undertaken to bring offices and other program access areas into compliance. The total expenditure for these modifications was \$1,105,023.00.

Section 504 public housing accessibility modifications continued during FY 2000; modifications were in progress at seven (7) MDHA developments with estimated completion costs totaling \$519,850.

### 2.6.2 Capital Fund Annual Statement

The FY 2001 annual statement provides for \$12 Million at numerous miscellaneous repairs for the following PHA-wide work items: General interior repairs including kitchen cabinets, extensive plumbing, electrical and A/C work, as well as exterior painting, storm shutters, termite extermination, dwelling equipment, security and fire protection systems.

### 2.6.3 HOPE VI

#### Scott/Carver Homes

MDHA has been awarded a HOPE VI grant of \$35,000,000 (FL14URD0051199) for the revitalization of Scott Homes (FL5-004) and Carver Homes (FL5-020).

The HOPE VI Revitalization Plan was submitted for approval to USHUD on March 20, 2001. **(see supporting documentation 2.6.3 (a)).**

Deconcentration of Poverty: The proposed HOPE VI Revitalization Plan addresses the de-concentration of poverty requirements of 24 CFR Part 903 RIN 2577-AB89. It calls for the demolition of all 754 existing dwelling units of Scott Homes and all 96 dwelling units of Carver Homes, a total of 850 units. Over the next four years, 371 new townhouse and single-family dwelling units will be built to replace the demolished units on the site. This calculates to a reduction in density of 56%.

#### Promoting Integration in Public Housing:

The proposed HOPE VI Revitalization Plan also addresses the requirements for promoting integration of income levels in public housing. Of the 371 new units,

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156 will be dedicated to affordable homeownership by low-income families utilizing deeply discounted, low (or no) interest rate, second mortgages and other financing incentives with the objective to allow any low-income family with a steady income and acceptable credit to qualify for purchase of their new home. The HOPE VI Revitalization Plan was developed with the consultation of the residents of the two developments.

Relocation of current residents in Sector I is expected to be completed by December 2001, and of Sector IV on September 2002. Demolition of the units in Sector I is scheduled to begin as the relocation of residents is accomplished. The new homes are scheduled for completion within the second to fifth years of the PHA plan.

### **Ward Towers Assisted Living Facility**

The new construction of a five-story, 95-unit apartment building has been funded by a \$4.7 million HOPE VI grant (see **supporting document 2.6.3.(b)**). The new building will house the Ward Towers Assisted Living Facility (ALF), which will connect to the existing elderly development, for which it is named, by a one-story service center. Services that the center will provide include healthcare, meals, and transportation, etc. Construction is expected to begin January 2002, and be completed eighteen months later.

The Ward Towers ALF will be modeled after the Helen Sawyer ALF which is known to be the first ALF of its kind in the nation to serve the needs of low-income frail elderly residents by obtaining state Medicaid Waivers and Optional State Supplements. The optional State Supplement is considered income for determining eligibility but the Medicaid Waiver can only be used to provide case managers, social services such as, nursing/certified nursing assistance activities.

A 3.50 acre parcel of land, partitioned from the existing surplus land of Ward Tower (FL 5-044), will be leased by Miami-Dade County to the limited partnership which has been created to issue and sell the Low-Income Housing Tax Credits.

## **2.7 DEMOLITION AND/OR DISPOSITION**

### **2.7.1 Demolitions**

#### **Demolition and Revitalization of Scott Homes HOPE VI**

Under the \$35 million HOPE VI grant awarded to MDHA in 1999, all buildings in the four sectors of the Scott/Carver development have been approved to be

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demolished and replaced with single-family homes and townhouse housing. The planned reduction of on-site density will be 56% from 850 to 371 on-site dwelling units. Over half of the current residents of Scott/Carver will be able to use Housing Choice Vouchers during relocation activities while the other families either plan to purchase their own homes, or are working families enrolled in the family self-sufficiency program to live in public housing units.

As part of the Scott/Carver HOPE VI Revitalization Plan, MDHA proposes to construct 175 project-based voucher units to provide rent subsidy to elderly and disable families displaced by the demolition and reduction in density at Scott/Carver Homes. The need for affordable housing units is demonstrated in MDHA’s Annual Plan as well as Miami-Dade County’s Consolidated Plan.

During the five fiscal years 2000 through 2004, if MDHA is awarded another HOPE VI grant, Liberty Square (713 units) will be demolished. The residents will be offered housing choices similar to those offered the residents of Scott Homes and Carver Homes.

**2.7.2 Dispositions**

Dwelling units approved or pending approval for disposition include the following (see supporting document 2.7.2):

<b>DEVELOPMENT</b>	<b>TOTAL UNITS</b>	<b>ELDERLY</b>	<b>FAMILY</b>
Carol City Townhouses	Demolished		
Townhouses Villas	128		128
FHA Scottered Homes	2		2
Carver Scatterusing	8		8
Liberty Homes	44		44
Ward Tower FL 5-044	Approx. 3.5 Acres	(Land Only)	
Scott Homes/Carver Homes	Approx 156 Platted Lots For Affordable Homeownership Units	(Land Only)	

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### **Vista Verde Townhouses (FL005068) Disposition Application**

MDHA applied for the disposition of 21 units of Vista Verde Townhouses on April 6, 1999. However, USHUD determined that the PHA Plan had to be submitted and reviewed before the disposition application could be forwarded to the Special Applications Center (SAC). This requirement was an anticipated setback in addressing the urgent needs at Vista Verde Townhouses, which disposition had been identified as a high priority by the County Manager and the Board of County Commissioners (BCC). Therefore, MDHA withdrew the disposition application on June 14, 1999, and consigned with Opa Locka Community Development Corporation (OLCDC) the rehabilitation of the 21 townhouses using \$1.5 million of Miami-Dade County Surtax Program funds, as approved by BCC. The rehabilitation project using Surtax Funds started January 01, 2001. MDHA is monitoring the construction progress and plans to sell the units to qualified homebuyers under the USHUD Homeownership Program. The proceeds will be utilized to retire the Surtax debt.

MDHA plans to re-submit the Vista Verde townhouses disposition application to USHUD by July 18, 2001.

There are no other planned dispositions during the five fiscal years 2000 through 2004.

## **2.8 DESIGNATION OF PUBLIC HOUSING**

### **Three Round Towers/Helen Sawyer Plaza**

MDHA has been approved by U.S. HUD to designate the public housing project, Three Round Towers, for elderly residents only. Three Round Towers, located at 1861 NW 28 Street, consists of three 13 story buildings with a total of 391 units. The 391 units were locally designated by MDHA as elderly only; however, there are fifty-seven (57) non-elderly residents. In MDHA's estimation, the designation of the Three Round Towers as an elderly building greatly enhances the living environment for elderly residents (**see supporting document 2.8(a)**).

According to MDHA's Admissions and Continued Occupancy Plan (ACOP), units for the elderly can be occupied by elderly or non-elderly disabled residents. With the approval to designate the development for elderly residents only, units as they become vacant should be offered only to an elderly person or elderly family as defined in the ACOP.

However, the designation of Three Round Towers as an elderly project would impact the segment of the population recognized by the USHUD's housing

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research as having one of the greatest unmet housing needs of any group in the United States – the very low-income households with adults with disabilities. This group includes the homeless and non-homeless disabled population. Through the elderly designation of Three Round Towers, 391 units of housing will no longer be available to non-elderly disabled residents, therefore, MDHA was awarded 2000 housing vouchers to provide Section 8 rental assistance to non-elderly disabled persons from the waiting list.

MDHA received approval of its application to designate Helen Sawyer Assisted Living Facility as an elderly development on August 6, 1999 (**see supporting document 2.8(b)**).

### STUDY

The motivating factor which prompted the public housing industry to examine the issue of designation of public housing developments was as follows:

Many high-rise developments were built with a majority of the dwelling units being zero or one-bedroom sizes (a few with two-bedrooms) in order to accommodate the housing needs of elderly families. However, with the passage of time, persons with disabilities were housed among the elderly creating “mixed” population developments. Families with disabilities tended to be non-elderly families whose life-styles often were inconsistent with those of the elderly. The movement by elderly families towards demanding housing conditions more consistent with their lifestyles thus gained momentum.

The situation became even more prominent with the passage of regulations which abolished preferences for the elderly and disabled families in the “mixed” population developments.

National, local and waiting list data indicates that the housing needs of the elderly will become chronic within the next 10-15 years. Faced with this scenario, MDHA feels that it is an important issue that should be addressed in its first five-year PHA plan. During the first two years of the PHA plan, MDHA will be conducting a study of the various “mixed” population developments in order to determine which developments, or portions of developments, should be designated either “elderly” or “disabled”.

After completion of the study, MDHA will proceed to submit its application to designate the developments so indicated by the results of the study, and submit its designation plan during the remaining three years of the PHA plan.

### 2.9 CONVERSION OF PUBLIC HOUSING

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As required by federal regulation, MDHA will conduct a study of all its developments during the first two years of its PHA plan in order to determine which developments are required to be converted to Section 8 tenant-based assistance. During the study, any developments that are indicated as possible candidates for voluntary conversion will be considered. The plans for conversion, if so approved by U.S. HUD, will begin implementation during the last three years of the PHA plan.

### **2.10 HOMEOWNERSHIP**

#### **2.10.1 Public Housing**

During the last fiscal year, MDHA has had 14 public housing residents who purchased a home. Two units from the Turnkey III program closed and the resident became owners of the property, additionally, 12 residents from the MDHA FSS program purchased a home. The Turnkey III Homeownership program was established by MDHA in 1977-78. Of the approximately 150 units that were in the program, 48 remain to be sold to their program participants. The four homeownership developments include: Development FL 5-052A (2 units), FL 5-052B (1 unit), FL 5-052C (15 units), and FL 5-064 Heritage I (30 units). The majority of units are single family homes with a few condominium townhouses. The units are concentrated in northern Miami-Dade County while a few scattered throughout southern Miami-Dade County. Sixteen residents currently have accumulated sufficient funds in escrow to purchase their homes. It is anticipated that the remaining units will be sold to program participants by the end of the five-year PHA plan.

#### **Section 32 Homeownership**

As the Turnkey III Homeownership program is being phased out, MDHA anticipates expanding its homeownership program as allowed under Section 32 of the U.S. Housing Act of 1937. While the appropriate rule is being promulgated by USHUD, MDHA plans to survey its housing stock in order to identify possible units that may be converted to the homeownership program.

#### **2.10.2 Section 8 Homeownership**

MDHA is in the process of formulating a Section 8 Homeownership Program to provide Section 8 participants the opportunity to purchase a home. Eligibility for the program includes participation in the Family Self Sufficiency Program. The Section 8 Homeownership Program will be a joint effort of MDHA's Private

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Rental Housing, which administers the Section 8 programs, comprised of more than 17,000 units, Development and Loan Administration, which provides assistance to low- and moderate-income families to enable them to become homeowners and has lent more than \$290 million for the purchase of affordable units Miami-Dade County, and Resident Services, which will refer the Section 8 FSS eligible families to participate in the Section 8 Homeownership Program.

### **2.11 SELF-SUFFICIENCY PROGRAMS AND IMPROVING QUALITY OF LIFE AND ECONOMIC VITALITY**

#### **2.11.1 Additional Funding**

Under a Miami-Dade County program known as Project Fresh Start, entities awarded County contracts totaling \$500,000 or more for goods and services, including construction, are required to make contributions to a fund used to benefit low income Miami-Dade County residents who participate in the State of Florida's welfare to work program known as Work and Gain Economic Self-sufficiency (WAGES). MDHA anticipates seeking approval from the BCC to have the contributions made by contractors who were awarded contracts specifically by MDHA to be earmarked for the benefit of MDHA program participants who also participate in the WAGES program. The funds thus identified will be used by MDHA to promote resident-owned businesses, and other economic opportunities for public and assisted housing residents who are in the WAGES program.

#### **2.11.2 Resident-Owned Businesses**

##### **1. Home-Based Businesses**

MDHA anticipates launching its new home-based business policy in fiscal year 2000 or the beginning of the fiscal year 2001. In the interim, MDHA has permitted individual residents to operate businesses from their homes on a very limited basis; i.e. family day care operators at a few public housing developments.

MDHA recognizes prospective resident business owners need assistance with establishing a legitimate business enterprise and has referred residents to service providers who offer this type of assistance. Additionally, public housing residents are seeking business opportunities through joint ventures with existing enterprises.

##### **2. Alternate Procurement Procedure**

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MDHA met several times in fiscal year 2000 to explore the feasibility of implementing the alternate procurement procedure in certain contracts, but elected not to implement the Alternate Procurement Procedure until the proper controls for monitoring this program can be established. Also, MDHA lacks data on the number of public housing residents who are legitimate business owners interested in pursuing public housing business opportunities with MDHA. MDHA has secured a funding source to hire two business developers to assist in resident development activities. These staff are anticipated to be in place in fiscal year 2001.

### **2.11.3 Training and Contracting**

MDHA developed a plan and budget for implementing a joint-agency contractors' workshop with the Miami-Dade Office of Community and Economic Development (OCED) in Fiscal Year 2000, to educate current and prospective MDC Contractors about Section 3 requirements and business opportunities. MDHA pursued its plan with OCED but was not able to work out an agreement on sharing workshop costs in Year 2000. MDHA expects the first interagency contractors' workshop to be conducted in the fall of 2001.

MDHA conducted several training sessions with the City of Miami on how it operates its Section 3 program during fiscal year 2000. Information about MDHA's Section 3 program was also provided to the Cities of Hialeah and Miami Beach. MDHA shares its Section 3 business lists with the Cities of Miami, Miami Beach and Hialeah to promote business opportunities for Section 3 businesses.

MDHA will seek partnerships with employment service providers to provide on-the-job training (OJT) slots for public housing residents.

MDHA's efforts to encourage and promote resident owned businesses is spearheaded by the Section 3 Resident Business Development Committee consisting of key MDHA staff and resident representation.

### **2.11.4 Information Referral to Residents**

MDHA's Resident Development section occasionally prepares an article to distribute to Resident Development staff. This article will inform and update staff of the services available to MDHA clients, describe referral mechanisms and announce program successes. This will equip MDHA staff with the knowledge to "pass on" to its residents.

### **2.11.5 Increase Community Partners**

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During fiscal year 2000, MDHA's Resident Development section increased the number of community partners for both the provision and expansion of housing affordability and supportive services by expanding the "One Stop Center" concept and by strengthening partnerships with various agencies. MDHA expanded operations from one Jobs and Education Partnership (JEP) "One Stop Center" to three JEP "One Stop Centers". MDHA was awarded funding from the State of Florida Welfare Agency, TEC, to provide employment and case management to residents at the three centers. MDHA also strengthened partnerships with various agencies for youth initiatives, elderly services and general supportive services. These new partners include, but are not limited to, Community Health, Inc., Care Resource, Equal Opportunity Family Health Center, DeHostos Service Center, Civil Air Patrol and Miami-Dade Parks and Recreation. Additionally, the Liberty Square Computer Learning Center was opened in December 2000.

### **2.11.6 Increase Economic Opportunities**

MDHA's Resident Development staff will aggressively seek opportunities to provide community work slots for MDHA WAGES participants and facilitate quarterly mini-job fairs and one annual County work job fair. During fiscal year 2000, MDHA facilitated 14 countywide job fairs and assisted 71 residents to become employed.

### **2.11.7 Family Self- Sufficiency Program**

For fiscal year 2001, MDHA estimates that the Family Self-Sufficiency Program size will be 514 participants, 209 public housing residents and 305 Section 8 residents.

### **2.11.8 Improve Quality of Life and Economic Vitality**

MDHA will implement measures to deconcentrate poverty and promote income mixing in concert with the Adker Consent Decree.

MDHA will continue to provide supportive services at the Helen Sawyer ALF and be the designated case management agency to provide extensive case management services to residents of the ALF and continue to promote full occupancy.

MDHA will increase funding during the first year of the plan to promote "Aging-In Place" initiatives and prevention of premature institutionalization of elderly, disabled residents by early intervention and coordination of sound services.

MDHA will continue to search for various grants and funding opportunities, via public and private resources.

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MDHA will continue to provide community building/technical assistance to resident groups by providing the following services: empower resident associations to be advocates for issues effecting their communities, help resident groups with coordination of recreational activities and special events and assist residents in forming or strengthening resident organizations.

MDHA will expand the Floor Guardian/Neighborhood Campaign program to allow elderly/disabled residents to assist each other in maintaining independent living conditions while receiving a small stipend for their services. During fiscal year 2000, MDHA partnered with the overall tenant advisory council to expand this program from (4) to twenty-two (22) Sites.

### **2.12 SAFETY AND CRIME PREVENTION IN PUBLIC HOUSING**

#### **2.12.1 Public Housing Drug Elimination Program (PHDEP)**

MDHA will utilize PHDEP funds to increase or enhance visibility of law enforcement activities in the developments and work actively to involve OTAC and local resident councils in this partnership.

MDHA will improve quality of life and maintain a drug related crime free environment by increasing the number and quality of training of crime watch participants at elderly sites, continue to coordinate with Citizens On Patrol (COP) and Team Police assigned to elderly sites.

During fiscal year 2000, funds were used to install security fencing, interior and exterior lighting, surveillance camera and monitors, exterior security screens, implemented youth and adult drug related crime prevention and economic self-sufficiency initiatives, and paid for security personnel. The various services were provided at Miami Dade Housing Agency (MDHA) Coconut Grove, Miami Gardens, and Gibson Plaza.

Based on statistical reports from the various police departments, these developments experienced a decrease in drug related crimes by approximately fifty percent (50%). Additionally, local residents became more actively involved in community and economic self sufficiency activities.

#### **2.12.2 “One Strike” Policies**

MDHA will continue to implement “One Strike” policies to ensure public housing security.

### **2.13 CERTIFICATIONS**

MDHA will comply with all federal regulations. MDHA certifications of compliance are shown in the **supporting documents 2.13**.

## MIAMI-DADE HOUSING AGENCY

### 2.14 FISCAL AUDIT

MDHA is required to have a fiscal audit conducted under Section 5(h)(2) of the U.S. Housing Act of 1937. MDHA's 2000 Fiscal Year audit is being prepared for submission to U.S. HUD (see support document 2.14).

### 2.15 PHA ASSET MANAGEMENT

MDHA administers two HOPE VI grants that encompass making a long-term capital investment, operating public housing with private management, disposing of ACC units in Scott Homes and Carver Homes, developing new homeownership, rent-to-own, public housing units and new ALF units over a five-year period in Liberty City. Details are provided in the HOPE VI applications. See supporting documents 2.6.3 (a) and 2.6.3 (b).

### 2.16 ADDITIONAL INFORMATION

#### 2.16.1 Criteria for Determining “Substantial Deviation” or “Significant Amendment or Modification” to the Five-Year Plan

MDHA shall define “a substantial deviation” from its five-year plan as any discretionary change in its mission, goals and objectives, which would require formal approval by the BCC. A “significant amendment or modification” to its five-year plan is any discretionary change in the non-regulated activities described in the annual plan impacting all program participants and requiring formal approval by the BCC. Included in such “significant amendment or modification” to the plan may be the following:

- ◆ Changes to rent, admissions policies, or organization of the waiting list;
- ◆ Additions of non-emergency work items not currently in the Annual Plan, or a change in the use of replacement reserve funds under the Capital Fund;
- ◆ Addition of new activities not included in the current PHDEP Plan; and
- ◆ Any change with regard to demolition, disposition, designation of public housing developments, homeownership programs, or conversion activities.

#### 2.16.2 Resident Advisory Board Recommendations

Comments received at the public hearing were considered (see Annual Plan page 51). No changes to the Annual Plan were determined necessary.

#### 2.16.3 Resident Membership on the BCC

MDHA requested legal counsel regarding the representation by a duly elected resident of Public Housing to the BCC. The opinion rendered by

## MIAMI-DADE HOUSING AGENCY

Miami-Dade County's legal counsel is shown in **supporting document 2.16.3**, which indicates that MDHA may be exempt from the requirement, as outlined in 24 CFR 964.425(b) of the proposed rule or 24 CFR 964.405(b)(2) of the final rule.



<b>PUBLIC HOUSING BUREAU</b>
services to public housing, services of public housing applicants selected elderly and family support from other local and state
01 - 02
2

<b>USING</b>
g the Section 8 Housing Vouchers, SRO Moderate Rental Assistance (TRA), financial assistance through sing units on the private rental Multifamily Programs such as Substantial and Moderate d programs such as Veterans, ng, Family Unification, Family domestic violence and activities e. Administers Homeless Care SRA and TRA. lity Standards (HQS), field s, and units under Homeless reservation rehabilitation ons for the Housing Opportuni- ogram for the City of Miami.
01 - 02
151

<b>DEVELOPMENT &amp; LOAN ADMINISTRATION</b>	
Has managerial responsibilities for loan servicing. Responsible for Surtax Homeownership Assistance Loans by providing first and second mortgages to eligible families in purchasing a home. Works with private developers and Community Development Corporations who facilitate construction and development of affordable housing for homeownership and rental projects. Administers the construction, financing and single family rehab loan program Administers the acquisition and the rehabilitation of single family homes financed through HOME and provides low interest financing for home buyers through various federal and state funding sources. Responsible for the State Housing initiative Partnership (SHIP). Administers the contractor fraud window-shutter and Bank Partnership Programs.	
00 - 01	01 - 02
50	49

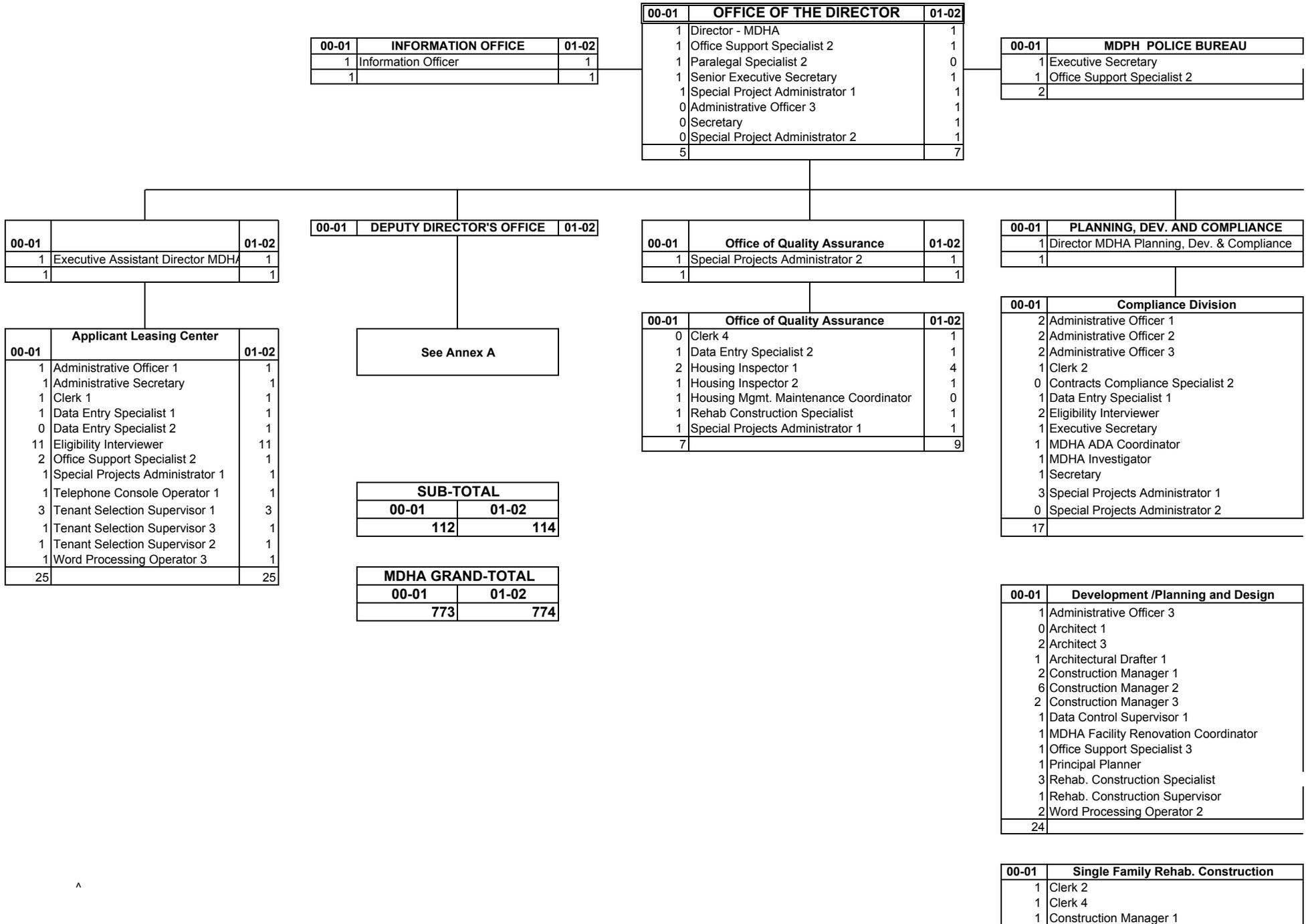
<b>DEVELOPMENT</b>
coordinating delivery of Social sibility for the establishment, ividual tenant councils and the nages the tenant grievance and tes the Family Self-sufficiency
01 - 02
31

<b>HOUSING DEVELOPMENT</b>	
Identifies and manages new housing development projects, mixed use developments, acquisition and disposition activiti for County-owned properties, prepares highest and best use analysis of real estate properties and carries out the overall development of quality housing, including those HOPE VI Housing and Assisted Living Facilities Developments, Infill Initiatives and others.	
00 - 01	01 - 02
19	17

# STAFFING CHART

## MIAMI-DADE HOUSING AGENCY

### FISCAL YEAR 2001 - 2002



1	Construction Manager 2
4	Rehab Construction Specialist
1	Word Processing Operator 1
9	

<b>01-02</b>
1
1
2

<b>01-02</b>
1
1

<b>01-02</b>
1
2
3

1
1
1
2
1
1
1
2
2
1
19

<b>01-02</b>
1
1
2
0
1
8
2
1
1
1
1
3
0
2
24

<b>01-02</b>
0
0
1

<b>00-01</b>	<b>MDHA HOUSING DEVELOPMENT</b>	<b>01-02</b>
1	Director - MDHA Housing Development	1
2	Special Projects Administrator 1	0
0	Special Projects Administrator 2	2
1	Executive Secretary	1
4		4

<b>00-01</b>	<b>Housing Development Division</b>	<b>01-02</b>
1	Administrative Officer 2	1
1	Administrative Officer 3	0
1	Administrative Secretary	1
0	Assistant Director MDHA Housing Development	1
0	Business Development Specialist	1
3	Business Development Specialist 2	0
1	Business Development Supervisor	0
1	Chief Real Estate Officer	1
2	Community Resource Specialist 2	0
2	Construction Manager 1	2
0	Construction Manager 3	1
1	Office Support Specialist 2	1
0	Real Estate Officer	3
1	Special Projects Administrator 1	1
1	Special Projects Administrator 2	0
15		13

	1
	4
	1
	7

**STAFFING CHART - ANNEX A**  
**MIAMI-DADE HOUSING AGENCY**  
**FISCAL YEAR 2001 - 2002**

00-01	OFFICE OF DEPUTY DIRECTOR	01-02
1	Deputy Director MDHA	1
1	Administrative Officer 3	0
0	Assistant to Deputy Director	1
1	Executive Secretary	1
3		3

00-01	FINANCE & ADMINISTRATION	01-02
1	Director of MDHA Finance & Adm.	1
1	Executive Secretary	1
2		2

00-01	Finance & Administration	01-02
1	Assistant Director of MDHA Fin. & Adm.	1
1	Secretary	1
2		2

00-01	Accounting & Budget Division	01-02
10	Account Clerk	9
12	Accountant 1	11
5	Accountant 2	6
2	Accountant 3	2
0	Administrative Officer 1	1
1	Administrative Officer 3	1
1	Administrative Secretary	1
2	Clerk 2	2
0	Clerk 4	1
1	Controler	1
1	Office Support Specialist 2	1
2	Word Processing Operator 2	1
37		37

00-01	Human Resources Division	01-02
1	Administrative Officer 3	1
1	Administrative Secretary	1
1	Chief MDHA Human Resources	1
2	Driver Messenger	2
2	Personnel Specialist 2	2
0	Personnel Specialist 3	1
2	Personnel Technician	2
1	Safety Specialist 2	1
1	Telephone Console Operator 2	1
1	Training Specialist 1	1
1	Training Specialist 3	1
13		14

00-01	Purchasing & Contract Division	01-02
1	Administrative Officer 2	0
0	Administrative Officer 3	1
4	Buyer	4
1	Office Support Specialist 2	1
6		6

00-01	Hearing/ Building Mgmt. Office	01-02
1	Administrative Officer 2	1
1	Driver Messenger	1
1	Word Processing Operator 1	1
3		3

00-01	PUBLIC HOUSING OPERATIONS	01-02
1	Director, MDHA Public Housing Operations	1
0	Administrative Secretary	1
1	Executive Secretary	1
2		3

00-01	Public Housing Operations	01-02
3	Administrative Officer 2	4
1	Chief MDHA Materials Management	1
0	Clerk 4	1
1	Construction Manager 2	1
1	Inventory Clerk	0
0	MDHA Site Manager	1
1	Plasterer	1
1	Public Housing Maintenance Supervisor 1	1
0	Rehab. Construction Specialist	1
0	Storekeeper 1	1
9		12

00-01	Housing Operations	01-02
3	Auto Equipment Operator 2	3
1	Maintenance Mechanic	1
1	Semi Skilled Laborer	1
5		5

00-01	Regional Office	01-02
137	Region 1	136

00-01	Regional Office	01-02
142	Region 2	142

00-01	Regional Office	01-02
57	Region 3	55

00-01	PRIVATE RENTAL HOUSING	01-02
1	Director, MDHA Private Rental Housing	1
1	Executive Secretary	1
2		2

00-01	Private Rental Housing	01-02
1	Administrative Officer 3	1
1	Assistant Director Private Rental Housing	1
0	MDHA Tenant Selection Supervisor 2	1
1	Secretary	1
0	Telephone Console Operator 1	1
3		5

00-01	Section 8 Oper.- Customer Svs. and Records Ctr. / Adm. Tech. Support/ Tenant Selection Office	01-02
0	Administrative Officer 1	1
0	Administrative Officer 2	1
4	Clerk 1	7
7	Clerk 2	9
1	Clerk 3	2
2	Clerk 4	2
2	Data Entry Specialist 2	3
1	Family Relocation Advisor	1
0	MDHA Finance Advisor	1
41	MDHA Section 8 Leasing & Contracts Specialist	39
7	MDHA Section 8 Leasing & Contracts Supervisor	7
6	MDHA Tenant Selection Supervisor 1	6
2	MDHA Tenant Selection Supervisor 2	2
1	MDHA Tenant Selection Supervisor 3	1
1	Office Support Specialist 1	3
2	Office Support Specialist 2	2
1	Secretary	2
0	Special Projects Administrator 1	1
1	Telephone Console Operator 1	1
79		91

00-01	Multi-family Rehab. Special Progr./MOD Rehab. & App. Real Estate/ Subs. Rehab. / New.Constr.	01-02
1	Administrative Officer 1	0
2	Administrative Officer 2	1
1	Administrative Officer 3	2
2	City of Miami Intake Worker	0
3	Clerk 1	0
4	Clerk 2	0
1	Clerk 3	0
0	Contract Compliance Specialist 2	1
1	MDHA Appraisal & Relocation Officer	1
0	MDHA Compliance Officer	1
5	MDHA Field Officer	5
2	MDHA Finance Advisor	2
1	MDHA Section 8 Leasing & Contracts Specialist	2
2	MHDA Real Estate Appraisal & Reloc. Specialist	2
1	Office Support Specialist 2	1
2	Secretary	1
1	Special Housing Compliance Officer	0
1	Special Projects Administrator 1	1
2	Special Projects Administrator 2	0
1	Telephone Console Operator 1	0
1	Word Processing Operator 2	1
34		21

00-01	DEV. & LOAN A
1	Director, MDHA Dev
1	Executive Secretary
0	Special Projects Adm
2	

00-01	Development
0	Administrative Secre
1	Assistant Dir. MDHA
1	Secretary
2	

00-01	Development and L
1	Administrative Office
1	Administrative Office
1	Administrative Office
0	Assistant Director MI
3	Construction Loan O
1	Construction Manag
2	Contract Officer
1	Finance Supervisor
11	MDHA Finance Advi
1	MDHA Compliance M
2	MDHA Finance Cour
3	Office Support Speci
1	Principal Planner
2	Residential Mortgage
2	SHP Field Officer
2	Word Processing Op
34	

00-01	Administration a
1	Eligibility Interviewer
1	MDHA Finance Supe
1	MDHA Mortgage Ser
2	MDHA Mortgage Ser
6	MDHA Mortgage Ser
1	Office Support Speci
12	

00-01	Inspec
1	Administrative Officer
1	Chief Housing Inspec
1	Clerk 1
1	Clerk 2
1	Data Entry Specialist
20	Housing Inspector 1
3	Housing Inspector 2
1	Office Support Speci
1	Office Support Speci
1	Secretary
1	Word Processing Op
1	Word Processing Op
33	

ANNEX A	
SUB-TOTAL	
00-01	01-02
661	660

ADMINISTRATION	01-02
Development & Loan Administration	1
	1
Administrator 1	1
	3

and Loan Adm.	01-02
Director	1
Director, Mortgage Dev. Serv.	1
	0
	2

Loan Administration	01-02
Director 1	1
Director 2	1
Director 3	1
MDHA Dev. & Loan Administration Officer	1
Director 1	3
	1
	2
	0
Director	11
Manager	1
Analyst	2
Analyst 2	2
	1
Specialist	2
	2
Operator 2	1
	32

and Loan Services	01-02
Director	1
Service Analyst	1
Service Processor	2
Services Representative	6
Analyst 2	1
	12

Operations Division	01-02
Director	0
	1
	2
	1
Director 2	1
	18
	3
Analyst 1	2
Analyst 2	1
	1
Operator 2	1
Operator 3	1
	32

00-01	RESIDENT DEVELOPMENT	01-02
1	Director, MDHA Resident & Economic Development	1
1	Executive Secretary	1
2		2

00-01	Resident Development/Adult Center Division	01-02
1	Administrative Officer 1	1
1	Administrative Officer 2	1
1	Administrative Officer 3	1
1	Adult Center Manager	1
1	Assistant Director MDHA Res. & Econ. Dev.	1
2	Business Development Specialist 2	1
12	Community Resource Specialist 2	11
3	Job Training Interviewer	3
3	Office Support Specialist 2	3
1	Recreation Leader	1
1	Secretary	1
1	Social Worker Aide	1
1	Special Projects Administrator 2	1
2	Word Processing Operator 2	2
31		29