

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

HousingAuthorityoftheCityof MiamiBeach,Florida

AdoptedMay14,2002 ,
HACOMBRegularBoardMeeting
Resolution#2002 -14

FL-O17

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDINACCORDANCE
WITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: The Housing Authority of The City of Miami Beach

PHANumber: FL -O17

PHAFiscalYearBeginning: (July 1, 2003)

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

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

Main administrative office of the local government (Community Development)

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

Main business office of the PHA

5-YEAR PLAN
PHAF ISCAL YEARS 2003 -2007
 [24CFRPart903.5]

A.Mission

The Housing Authority of the City of Miami Beach's mission is to provide those in need with quality affordable housing in an economically mixed setting while promoting resident self-sufficiency and fostering strong neighborhoods.

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 target sets such as: numbers of families served or PHA scores achieved.) PHAs should identify these measures in the space 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:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHA Score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers :
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords

- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site -based waiting lists:
- Convert public housing to vouchers:
- Other:(list below)

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:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other:(list below)

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:
 - Provide or attract support services to improve assistance recipients' employability:
 - Provide or attract support services to increase independence for the elderly or families with disabilities.
 - Other:(list below)

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:
 - 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:

Other:(listbelow)

OtherPHA GoalsandObjectives:(listbelow)

Goal One: Become a high performing housing authority as measured by both PHAS and SEMAP by June 30, 2006.

- Resolve all existing IPA audit findings except for the bond audit submission deadline finding by June 30, 2002.
- Resolve all CMR audit findings by June 30, 2003.
- Resolve all IG findings by June 30, 2004.
- Receive a finding -free audit (except for the bond audit submission deadline) for the fiscal year ending June 30, 2003.
- Have all program areas become financially self -sustaining for fiscal year 2004 unless otherwise specifically authorized by the Board of Commissioners.
- Continue to make the Fair Market Rents more reflective of current trends in Miami Beach.
- Continue to promote landlord participation in the Section 8 Program on an on -going basis.
- Improve communication between staff and public housing residents and Section 8 participants.

Goal Two: Create or partner in the creation of 200 new affordable rental and/or home ownership units by June 30, 2006.

- All existing lots will either be constructed upon or sold by June 30, 2006.
- Apply for any new competitive HUD funds for additional affordable housing, including vouchers.
- Engage in joint ventures or partnerships with both for -profit and not -for-profit entities to create additional affordable housing opportunities by June 30, 2003.
- Open the new Single Parent Family Housing resource Center by December 31, 2003.

Goal Three: Enhance the quality of life and self -sufficiency of our clients.

- *Create four new support services either internally or through partnerships each year for the next five years.*
- Encourage participation in HACOMB affairs by assisting in the creation of an umbrella resident organization that represents participants in all programs by June 30, 2003.

Goal Four: Promote maximum diversity within the HACOMB staff to reflect the composition of the community.

Goal Five: Improve communications with the surrounding community and various public and private groups interested in the activities of HACOMB.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

- StandardPlan**
- TroubledAgencyPlan**

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnual Plan,inclodinghighlightsofmajorinitiativesand discretionarypoliciesethePHAhasincludedintheAnnualPlan.

ThisisnotrequiredaccordingtoHUDNotices.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupportingdocuments availableforpublicinspection .

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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 filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration – **Not required because we are all elderly**
- X FY2003 Capital Fund Program Annual Statement
Most recent board - approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart – **FL017a01**
- FY2001 Capital Fund Program 5 Year Action Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **FL017b01**
- Other (List below, providing each attachment name)
 - Substantial Deviation Definition –FL017c01**
 - Membership of the Resident Advisory Board –FL017d01**
 - Resident Commissioner -FL017e01**
 - Statement of Progress on meeting goals and objectives –FL017f01**
 - Pet Policy –FL017g01**
 - Community Service Summary –Suspended, No HOPE IV Program**

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.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XX	Fair Housing Documentation: 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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
XX	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	Annual Plan: Housing Needs
XX	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [T SAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	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
XX	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
XX	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
XX	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
XX	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
XX	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
XX	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
XX	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
XX	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	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 home ownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input 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
XX	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
XX	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
XX	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
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(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.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	12,356	5	5	3	4	4	5
Income > 30% but ≤ 50% of AMI	6,623	5	5	3	4	4	5
Income > 50% but < 80% of AMI	6,625	4	4	3	4	4	5
Elderly	11,288	4	5	3	4	4	5
Families with Disabilities	N/A	5	4	3	4	4	5
Black	938	3	3	3	4	4	5
Hispanic	13,077	4	4	3	4	4	5
White	24,666						

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.)

X HUDDataTables

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) Please note figures are estimates only			
<input checked="" 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	478		5
Extremely low income ≤ 30% AMI	420	87%	
Very low income	58	12%	

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	N/A	N/A	
Families with children	N/A	N/A	
Elderly families	478	100%	
Families with Disabilities	N/A	N/A	
Ethnicity Hispanic	450	94%	
Ethnicity Non - Hispanic	28	6%	
Race White	466	6%	
Race Black	12	3%	
Race Asian			
Race Indian			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	20	5%	
1BR	443	92%	
2BR	15	3%	
3BR			
4BR			
5BR	0	0	
5+BR	0	0	
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 month Does the PHA expect to reopen the list in the PHA Plan year? X No Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

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 Need of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 Tenant Based Assistance <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	358		80
Extremely low income <= 30% AMI	337	94%	
Very low income (> 30% but <= 50% AMI)	21	6%	
Low income (> 50% but < 80% AMI)	N/A	N/A	
Families with children	179	50%	
Elderly families	176	50%	
Families with Disabilities	58	16%	
Ethnicity Hispanic	181	51%	
Ethnicity Non - Hispanic	177	49%	
Race White	193	53%	
Race Black	164	46%	
Race Asian			
Race Indian	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			

Housing Needs of Families on the Waiting List			
0BR	2	.55%	
1BR	58	49%	
2BR	83	37%	
3BR	37	13%	
4BR	3	.83%	
5BR	0	0	
5+BR	0	0	
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) 3 .5 yrs Does the PHA expect to re-open the list in the PHA Plan year? No X Yes Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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 -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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)

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)

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 voucher targeted to the elderly, should they become available
- Other: (list below)

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
- Other: (list below)

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

(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
- Community priorities regarding housing assistance

- Resultsofconsultationwithlocalorstategovernment
- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

2. StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesatareanticipatedtobeavailabletothePHAforthesupportofFederalpublic housingandtenant -basedSection8assistanceprogramsadministeredbythePHAduringthePlanyear.Note: thetableassumesFederalpublichousingortenantbasedSection8assistancegrantfundsareexpendedon eligiblepurposes;therefore,usesofthesefundsneednotbestated.Forothersources,indicatetheuseforthose fundsasoneofthefollowingcategories:publichousingoperations,publichousingcapitalimprovements,public housingsafety/security,publichousing supportiveservices,Section8tenant -basedassistance,Section8 supportiveservicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2000grants)		
a) PublicHousingOperatingFund	433,670	
b) PublicHousingCapitalFund	273,508	
c) HOPEVIR revitalization	N/A	
d) HOPEVID emolition	N/A	
e) AnnualContributionsforSection8 Tenant-BasedAssistance	14,218,364	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	35,128	
g) ResidentOpportunityandSelf - SufficiencyGrants	N/A	
h) CommunityDevelopmentBlockGrant	N/A	
i) HOME	N/A	
OtherFederalGrants(listbelow)		
2.PriorYearFederalGrants(unobligated fundonly)(listbelow)	0	
3.PublicHousingDwellingRentalIncome	361,693	P.H.Operations
4.Otherincome (listbelow)		
InterestIncome	300	P.H.Operations
Misc.Income	5,100	P.H.Operations
Section8InterestIncome	6000	Section8Operations
Section8/P.H.Investments	100,000	Investments
4.Non -federalsources (listbelow)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Total resources	15,433,763	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

a. How 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) **10**
- 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)

Credit Report

- 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? **If local records require it.**
- 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

Other(describe)

b. Wheremayinterestedpersonsapplyforadmissiontopublichousing?

- PHAmainadministrativeoffice
 PHAdevelopmentssitemanagementoffice
 Other(listbelow)

Atvariouslocalaccessiblepublicfacilitieslistedinadvertisementsannouncing theavailabilityofpublichousing.

c. IfthePHAplanstooperateoneormoresite -basedwaitinglistsinthecomingyear, answereachofthefollowingquestions;ifnot,skiptosubsection **(3)Assignment**

1. Howmanysite -basedwaitinglistswillthePHAoperateinthecomingyear? **0**

2. Yes No: AreanyorallofthePHA'ssite -basedwaitinglistsnewforthe upcomingyear(thatis,theyarenotpartofapreviously -HUD- approvedsitebasedwaitinglistplan)? Ifyes,howmanylists?

3. Yes No: Mayfamiliesbeonmorethanonelistsimultaneously Ifyes,howmanylists?

4. Wherecaninterestedpersonsobtainmoreinformationaboutandsignuptobeonthesite-basedwaitinglists(selectallthatapply)?

- PHAmainadministrativeoffice
 AllPHAdevelopmentmanagementoffices
 Managementofficesatdevelopmentswithsite -basedwaitinglists
 Atthedevelopmenttowhichtheywouldliketoapply
 Other(listbelow)

(3)Assignment

a. Howmanyvacantunitchoicesareapplicantsordinarilygivenbeforetheyfalltothe bottomoforareremovedfromthewaitinglist?(selectone)

- One
 Two
 ThreeorMore

b. Yes No: Isthispolicyconsistentacrossallwaitinglisttypes?

c. Ifanswertobisno, listvariationsforanyotherthantheprimarypublichousingwaiting list/sforthePHA:

(4)AdmissionsPreferences

a. Incometargeting:

- Yes No: DoesthePHAplantoexceedthefederaltargetingrequirementsby targetingmorethan40%ofallnewadmissionstopublichousingto familiesatorbelow30%ofmedianareaincome?

b. Transferpolicies:

Inwhatcircumstanceswilltransferstakeprecedenceovernewadmissions?(listbelow)

- Emergencies
 Overhoused
 Underhoused
 Medicaljustification
 AdministrativereasonseterminedbythePHA(e.g.,topermitmodernizationwork)
 Residentchoice:(statecircumstancesbelow)
 Other:(listbelow)

c. Preferences

1. Yes No: HasthePHAestablishedpreferencesforadmissiontopublichousing (otherthandateandtimeofapplication)?(If“no”isselected,skipto subsection **(5)Occupancy**)

2. WhichofthefollowingadmissionpreferencesdoesthePHAplantoemployinthe comingyear?(selectallthatapplyfromeitherformerFederalpreferencesorother preferences)

FormerFederalpreferences:

- InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Own er,Inaccessibility,PropertyDisposition)
 Victimsofdomesticviolence
 Substandardhousing
 Homelessness
 Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability **wholiveor workinMiamiBeach**
 Veteransandveterans’families **wholiveorworkinMiamiBeach**
 Residentwholiveand/orworkinthejurisdiction
 Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms **who liveorworkinMiamiBeach**
 Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
 Householdsthatcontributetomeetingincomerequirements(targeting)
 Thosepreviouslyenrolledineducational,training,orupwardmobility programs
 Victimsofprisalsorhatecrimes

X Economic Hardship - Households paying in excess of 40% of household income for rent.

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 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)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 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
- 1 Economic Hardship

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure 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
- Anytime family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

Not applicable – all elderly/disabled

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 development 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(listbelow)

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: PHA 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? **If warranted.**

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)

(2)WaitingListOrganization

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)

(3)SearchTime

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

If yes, state circumstances below: **Will give 230 -day extensions if they can show they have been unsuccessful in finding a unit.**

(4)AdmissionsPreferences

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 **(5)Special purposes section 8 assistance programs**)

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 **and live or work in Miami Beach**
- U.S. Veterans and veterans' families **and live or work in Miami Beach**
- Residents who live and/or work in your jurisdiction
- 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
- X Other preference(s) (list below)
Economic Hardship - Household spending in excess of 40% of household income for rent

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Numerical Selection order - Lottery

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)

- 1 Working families and those unable to work because of age or disability **who live or work in Miami Beach**
- 1 Veterans and veterans' families **who live or work in Miami Beach**
- 1 Those enrolled currently in educational, training, or upward mobility programs **who live or work in Miami Beach**
- 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
- 1 Other preference(s) (list below)
Economic Hardship - Rent burden in excess of 40% of household income for rent.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
 - X 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 ensure 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 admission 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

[24CFR Part 903.79(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 :

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:

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
- X 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)
- 95th 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 redeterminations:

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
- Anytime the family experiences an income increase **over \$50 a month**
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- 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?

(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.)

- This 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
 - X Above 110% of FMR (if HUD approved; describe circumstances below)
- Will seek higher payment standards with HUD approval in the Plan Year where areas within Miami Beach sustain prevailing rents in excess of 110% of FMR.**

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 burden 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)

5. Operations and Management

[24CFR Part 903.79(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.
- 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	Expected Turnover
Public Housing	200	2/mo.
Section 8 Vouchers	2,200	3/mo.
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		
Emergency Shelter Grant		

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)

- Admission and Continued Occupancy**
- Public Housing Maintenance and Management**
- Personnel Policy**
- Public Housing Maintenance Handbook**

(2)Section8Management:(listbelow)

**Section8AdministrativePlan
Section8MasterGuidebook**

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section8
OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

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

If yes, list additions to federal requirements below:

2. Which PHA offices 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 offices 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)

7. Capital Improvement Needs

[24CFRPart903.79(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 dHUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number 029FFY of Grant Approval: 01/31/02

X Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	\$25,995
3	1408 Management Improvements	
4	1410 Administration	\$25,995
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	\$15,000
10	1460 Dwelling Structures	\$136,466
11	1465.1 Dwelling Equipment - Nonexpendable	\$20,000
12	1470 Non dwelling Structures	
13	1475 Non dwelling Equipment	\$36,500
14	1485 Demolition	

15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	
19	1502Contingency	
20	AmountofAnnualGrant(Sumoflines2 -19)	\$259,956
21	Amountofline20RelatedtoLBPActivities	
22	Amountofline20RelatedtoSection504Compliance	
23	Amountofline20RelatedtoSecurity	
24	Amountofline20RelatedtoEnergyConservationMeasures	\$126,466

AnnualStatement

CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWorkCategories	Development AccountNumber	Total Estimated Cost
FL017,Rebecca TowersSouth	Operations10%	1406	\$25,995
FL017,Rebecca TowersSouth	Administration -PartialsalaryofFacilities Manager	1410	\$25,995
FL017,Rebecca TowersSouth	Site Improvements- Install automatic security camera & communication system in building entranceway areas.	1450	\$15,000
		Total	\$15,000
		1450	
FL017,Rebecca TowersSouth	Dwelling Structures Install GFI outlets in bathrooms & kitchens	1460	\$10,000
	Replace windows with new Solar pane energy saving units	1460	\$126,466
		Total	\$136,466
		1460	
	DwellingEquipment –Nonexpendable	1465.1	
	30 Stoves & Refrigerators	1465.1	\$20,000

	Non - Dwelling Equipment	1475	
	Maintenance Vehicles	1475	\$36,500

AnnualStatement

CapitalFundProgram(CFP)PartIII:ImplementationSchedule

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)
FL 017- Rebecca Towers South	09/30/03	12/31/05

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA -wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovernext5years				

(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 Attachment (state name)

-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)

5 Year Action Plan

PROPOSED CAPITAL IMPROVEMENTS

Based on average physical improvement cost per year - \$240,000

Targeted Capital Improvement Project - FYE 2002

- Automated Security Gate to Parking Lot(s)
- Security camera & communications system to monitor building entry doors.
- Repair 30 window ledges
- Install GFI outlets in bathrooms & kitchens
- Replace unit windows with new energy saving windows

Targeted Capital Improvement Project - FYE's 2003 -2005

2003

- Pressure wash, repair cracks, paint/seal building exterior
- Replace 50 thru -wall HVAC units.
- Upgrade domestic water pumping and valves system

2004

- Install hurricane barriers on exterior window openings

2005

- Replace interior hallway lighting w/florescent on levels 2 -12
- Patch & paint all halls
- Repair/paint elevator doors & jamb on each landing
- Vent laundry room to exterior
- Replace celotex ceiling tiles
- Air condition halls

2006

- Replace Central A/C building units (1 2)
- Replace elevator mechanical room window A/C
- Replace 33 thru -wall HVAC units
- Replace 20 Ranges, 20 Refrigerators, & 20 H. W. Heaters
- Replace 18 exhaust fans
- Paint 40 interior dwelling units
- Purchase/install new emergency generator & auto -transfer switch

B. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI 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 HOPEVI 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 HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

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

- Yes No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
 If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year? **Under Consideration, not definite.**
 If yes, list developments or activities below:
This would be a new development

- 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 903.79(h)]

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

1. X 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.)

Demolition/Disposition Activity Description	
1a. Development name:	Goodman Terrace Land Swap - Vacant Lots
1b. Development (project) number:	
2. Activity type:	Demolition <input type="checkbox"/> Disposition X
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval X Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(03/19/02)
5. Number of units affected:	0 units - vacant land
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development X Total development - five vacant lots
7. Timeline for activity:	a. Actual or projected start date of activity: Lots sale anticipated 10/02 b. Projected end date of activity: 03/03

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

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

X 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.

Designation of Public Housing Activity Description	
1a. Development name:	Rebecca Towers South
1b. Development (project) number:	FL017 -001
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(09/19/01)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	200
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessment 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.)

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 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	

2. What is the status of the required assessment?

Assessment underway

Assessment results submitted to HUD

Assessment results approved by HUD (if marked, proceed to next question)

Other (explain below)

3. Yes 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)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

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)

Units addressed in a pending or approved demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

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 903.79(k)]

A. Public Housing

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

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 VI 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 VI program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11 B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high**

performingPHA status.PHAscompletingstreamlinedsubmissions
mayskiptocomponent11B.)

2.ActivityDescription

Yes No:

Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?(If “yes”,skiptocomponent12.If “No”, completetheActivityDescriptiontablebelow.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input 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: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input 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”,skiptocomponent12;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** mayskiptocomponent12.)

2. Program Description:

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:

12. PHA Community Service and Self-Sufficiency Programs

[24CFR Part 903.79(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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support 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

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)

HACOMB will be leasing space to the TANF Agency.

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 home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

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.)

Services and Programs				
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)
Family Self-Sufficiency	72	volunteer	Main Office	Section 8
HAND Program	50	volunteer	Main Office	Both
Social Service Coordinator	200	volunteer	Main Office	Public Housing

(2) Family Self-Sufficiency Program/s

a. Participation Description

Family Self-Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8	72	62(02/01/02)

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:

Document how many have graduated since QHWRA. HACOMB believes this will put us in compliance.

C. Welfare Benefit Reductions

1. 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

[24CFR Part 903.79(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 area 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 level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use 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 anti-crime/anti-drug programs
- Other (describe below)

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

Rebecca Tower South

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

1. List the crime prevention activities the PHA has undertaken or plan 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)

**Hiring private security guards and coordinate with local law enforcement
Installation of security gates access to parking lots & CCTV security camera system within entrance way to building(s).**

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

Rebecca Tower South & Rebecca Towers North

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)
- 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)
Coordinates city guard services with local law enforcement

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

Rebecca Tower South

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

The following rules are established to govern the keeping of pets in and on properties owned and operated by The Housing Authority of the City of Miami Beach (HACOMB).

Before pet's arrival, all pets must be registered with the HACOMB offices. Tenants must receive written permission to keep any animal on or about the premises. This privilege may be revoked at any time subject to HACOMB procedure, if the animal becomes destructive or a nuisance to others, or if the tenant/owner fails to comply with the following:

- (a) A maximum number of one common household pet is allowed per dwelling unit. *Household pet meaning; a domesticated animal, such as a dog, cat, bird, fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. A common household pet does not include reptiles (except turtles). If the definition conflicts with any applicable state or local law or regulation defining the pets that may be owned or kept in dwelling accommodations, State, local law or regulation shall prevail.*
- (b) Pets cannot exceed a maximum of 25 lbs.
- (c) Tenant must pay a \$50.00 refundable pet deposit prior to the arrival of the pet. This deposit will be used in the event of needs for repairs and replacements to tenant's dwelling unit, and fumigation of tenant's dwelling unit. HACOMB will return any unused portion of deposit 4 - 6 weeks after tenant moves or no longer keeps pet in unit.
- (d) No pet may be kept in violation of humane or health laws.
- (e) Pet is to be walked away from property to deposit waste. In the event that the animal proceeds to waste on HACOMB property, it is the owner's responsibility to comply with City of Miami Beach Ordinance No. 94 - 2906, § 1(4 - 6.14.1), 2 - 16-94 and properly dispose of droppings.
- (f) Tenant shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times
- (g) Pet owner is required to comply with applicable state and local laws or regulations on licensing and inoculation of pets, and must provide the building administration with a copy at annual recertification time.

- (h) Pets must be spayed. If such animals are not spayed and have offspring, tenant is in violation of this rule.
- (i) Pets must remain in tenant's unit unless they are on a leash and if pet is confined to a cage it must remain so.
- (j) Tenant shall not permit any disturbance by their pet, which would interfere with the quiet enjoyment of other tenants; which includes loud barking, howling, biting, scratching, chirping or other such activities.
- (k) If pets are left unattended for twenty-four (24) hours or more, the Housing Authority may enter to the unit to remove the pet and transfer it to the local SPCA. HACOMB accepts no responsibility for the pet under such circumstances.
- (l) Tenant must give a name and address of a local relative or friend who would care for the animal in the event of an emergency.
- (m) Tenant shall not alter their unit to create an enclosure for the animal
- (n) Tenant is responsible for all damages caused by their pet
- (o) Tenants who violate the above stated rules may be required to relinquish their pet within 30 days of notice and/or be subject to eviction.

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(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? Four
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

[24CFR Part 903.79(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
- X Other: (list below)

Collaborations with other local Not -For-Profit and Profit organizations to pursue additional affordable housing development and management activities for the HACOMB.

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

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. X 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)

X Attached as Attachment (Filename) FL017c01

Provided below:

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

X 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 in 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 there a 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 assistance) -based
- 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: **City of Miami Beach**

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)

HOME funding reservation to assist in the underwriting of related development costs to support the H.A.C.O.M.B.S. Single Parent Housing & Resource Center.

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.

Required Attachment FL017b01

April 26, 2002

Advisory Board Meeting

Comments on the Housing Authority of Miami Beach 2001 FYE Annual and 5 Year Plan
Mr. Larry Shoeman the Executive Director of the Housing Authority of Miami Beach gave a summary briefing of the 2003 FYE Annual and 2003 -2007 5 Year Plan. The following are comments given by the advisory board and residents

Response to Administrative Changes

Concurred with changes.

Physical Improvements

Concurred with proposed improvements.

Improvements 2003 -2007

Concurred with proposed improvements.

Other Issues & General Comments/Questions

Grace Perez - HACOMB should continue to support the development and existence of a Section 8 Resident Council organization.

Norma Sylva, Carlo Palato, & Grace Perez - HACOMB should seriously consider funding all resident councils to enable greater support to residents.

Rosilia Lopez & Carlo Palato - HACOMB should NOT consider the sale of Rebecca Towers or conversion to ALF now or in the future.

Carlo Palato - HACOMB should promote the development of a Neighborhood Watch Program with MBPD for increased security on the Towers premises.

Rosilia Lopez - HACOMB should increase training and funding for Resident Councils to network their organizations.

Perez, Sylvia, Palato, & Lopez - HACOMB should pursue long term funding to support any budget shortfall that affect residents, especially on issues of security to the premises.

Housing Authority of the City of Miami Beach Definition of Substantial Deviation

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

NO SIGNIFICANT DEVIATIONS OCCURRED WITHIN THE 2002 ANNUAL/5 YEAR PLAN TO REQUIRE FORMAL AMENDMENT TO THE PRIOR YEAR PLAN BY THE BOARD OF COMMISSIONERS.

SHOULD THE 2003 ANNUAL PLAN REQUIRE SUCH CHANGE, A FORMAL AMENDMENT WILL BE ADVERTISED AND APPROVED BY THE BOARD OF COMMISSIONERS AS REQUIRED.

Required Attachment FL017d01 : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Rosalia Lopez, President, Rebecca South Resident Council (elected)

Address: 150 Alton Road, #1006, Miami Beach, FL 33139

Carlos Piloto, President, Rebecca Towers North Resident Council (elected)

Address: 200 Alton Road, #806, Miami Beach, FL 33139

Norma Silva, President, Blackstone Resident Council (elected)

Address: 800 Washington Avenue, #1001, Miami Beach, FL 33139

Grace Perez, Section 8 Family Self-Sufficiency Program (HA requested)

Address: 259 Washington Avenue, #204, Miami Beach, FL 33139

Required Attachment FL017e01: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: Barbara Fernandez
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
- C. The term of appointment is (include the date term expires): Has expired. Mayor will replace or reappoint with another resident.
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
 the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):
- B. Date of next term expiration of a governing board member: 10/11/02
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): City of Miami Beach Mayor David Dermer

The HACOMB supports amending state law to allow the election by the public housing residents and Section 8 participants of one person directly assisted by the housing authority to the Board of Commissioners as the Resident Commissioner.

Required Attachment FL017f01

Statement of Progress in Meeting the 5 -Year Plan Mission and Goals

The last fiscal year HACOMB focused more on the resolution of various operational concerns as identified by HUD and IPA audits. We have made significant progress in resolving the identified deficiencies. We expect all audit findings to be closed by the end of the next fiscal year.

Because of our continued priority on correcting the above mentioned operational concerns, our progress on the other goals and objectives set last year was not as complete as we would have liked.

This year the HACOMB revised and updated its goals and objectives at a retreat held on January 24 & 25, 2002. Readers will see a reaffirmation of some of the goals and objectives, which remain outstanding from the 2002 Agency Plan. Readers will also find several new goals and objectives in this year's Plan. The HACOMB will report on the success of the results of all goals and objectives in next year's Plan.

PET POLICY

The following rules are established to govern the keeping of pets in and on properties owned and operated by The Housing Authority of the City of Miami Beach (HACOMB).

Before pet's arrival, all pets must be registered with the HACOMB offices. Tenants must receive written permission to keep any animal on or about the premises. This privilege may be revoked at any time subject to HACOMB procedure, if the animal becomes destructive or a nuisance to others, or if the tenant/owner fails to comply with the following:

- (a) A maximum number of one common household pet is allowed per dwelling unit. *Household pet meaning; a domesticated animal, such as a dog, cat, bird, fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. A common household pet does not include reptiles (except turtles). If the definition conflicts with any applicable state or local law or regulation defining the pet that may be owned or kept in dwelling accommodations, State, local law or regulation shall prevail.*
- (b) Pets cannot exceed a maximum of 25 lbs.
- (c) Tenant must pay a \$50.00 refundable pet deposit prior to the arrival of the pet. This deposit will be used in the event of needs for repairs and replacements to tenant's dwelling unit, and fumigation of tenant's dwelling unit. HACOMB will return any unused portion of deposit 4 -6 weeks after tenant moves or no longer keeps pet in unit.
- (d) No pet may be kept in violation of humane or health laws.
- (e) Pet is to be walked away from property to deposit waste. In the event that the animal proceeds to waste on HACOMB property, it is the owner's responsibility to comply with City of Miami Beach Ordinance No. 94 -2906, § 1(4 -6.14.1), 2 -16-94 and properly dispose of droppings.
- (f) Tenant shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times.
- (g) Pet owner is required to comply with applicable state and local laws or regulations on licensing and inoculation of pets, and must provide the building administration with a copy at annual recertification time.
- (h) Pets must be spayed. If such animals are not spayed and have offspring, tenant is in violation of this rule.
- (i) Pets must remain in tenant's unit unless they are on a leash and if pet is confined to a cage it must remain so.
- (j) Tenant shall not permit any disturbance by their pet, which would interfere with the quiet enjoyment of other tenants; which includes loud barking, howling, biting, scratching, chirping or other such activities.
- (k) If pets are left unattended for twenty -four (24) hours or more, the Housing Authority may enter to the unit to remove the pet and transfer it to the local SPCA. HACOMB accepts no responsibility for the pet under such circumstances.
- (l) Tenant must give a name and address of a local relative or friend who would care for the animal in the event of an emergency.
- (m) Tenant shall not alter their unit to create an enclosure for the animal.
- (n) Tenant is responsible for all damages caused by their pet.
- (o) Tenants who violate the above stated rules may be required to relinquish their pet within 30 days of notice and/or be subject to eviction.

Amendment Number FL017a02 – PHA Management Organizational Chart

Please be advised that the above referenced amendment was created with Microsoft Visio and was delivered to the local HUD office along with the certifications, and is not part of our electronic submission to the HUD website.

RequiredAttachmentFL017c02

Housing Authority of the City of Miami Beach Definition of Substantial Deviation

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

NO SIGNIFICANT DEVIATIONS OCCURRED WITHIN THE 2002 ANNUAL/5 YEAR PLAN TO REQUIRE FORMAL AMENDMENT TO THE PRIOR YEAR PLAN BY THE BOARD OF COMMISSIONERS.

SHOULD THE 2003 ANNUAL PLAN REQUIRE SUCH CHANGE, A FORMAL AMENDMENT WILL BE ADVERTISED AND APPROVED BY THE BOARD OF COMMISSIONERS AS REQUIRED.

Required Attachment FL017d02: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Rosalia Lopez, President, Rebecca South Resident Council (elected)

Address: 150 Alton Road, #1006, Miami Beach, FL 33139

Carlos Piloto, President, Rebecca Towers North Resident Council (elected)

Address: 200 Alton Road, #806, Miami Beach, FL 33139

Norma Silva, President, Blackstone Resident Council (elected)

Address: 800 Washington Avenue, #1001, Miami Beach, FL 33139

Grace Perez, Section 8 Family Self-Sufficiency Program (HA requested)

Address: 259 Washington Avenue, #204, Miami Beach, FL 33139

Required Attachment FL017e02: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)
- A. Name of resident member(s) on the governing board: Barbara Fernandez
- B. How was the resident board member selected: (select one)?
 Elected
 Appointed
- C. The term of appointment is (include the date term expires): Has expired. Mayor will replace or reappoint with another resident.
2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
 the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full-time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):
- B. Date of next term expiration of a governing board member: 10/11/02
- C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): City of Miami Beach Mayor David Dermer

The HACOMB supports amending state law to allow the election by the public housing residents and Section 8 participants of one person directly assisted by the housing authority to the Board of Commissioners as the Resident Commissioner.

Required Attachment FL017f02

**Statement of Progress in Meeting the 5 -Year Plan
Mission and Goals**

The last fiscal year HACOMB focused more on the resolution of various operational concerns as identified by HUD and IPA audits. We have made significant progress in resolving the identified deficiencies. We expect all audit findings to be closed by the end of the next fiscal year.

Because of our continued priority on correcting the above mentioned operational concerns, our progress on the other goals and objectives set last year was not as complete as we would have liked.

This year the HACOMB revised and updated its goals and objectives at a retreat held on January 24 & 25, 2002. Readers will see a reaffirmation of some of the goals and objectives, which are main outstanding from the 2002 Agency Plan. Readers will also find several new goals and objectives in this year's Plan. The HACOMB will report on the success of the results of all goals and objectives in next year's Plan.

PET POLICY

The following rules are established to govern the keeping of pets in and on properties owned and operated by The Housing Authority of the City of Miami Beach (HACOMB).

Before pet's arrival, all pets must be registered with the HACOMB offices. Tenants must receive written permission to keep any animal on or about the premises. This privilege may be revoked at any time subject to HACOMB procedure, if the animal becomes destructive or a nuisance to others, or if the tenant/owner fails to comply with the following:

- (a) A maximum number of one common household pet is allowed per dwelling unit. *Household pet meaning; a domesticated animal, such as a dog, cat, bird, fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. A common household pet does not include reptiles (except turtles). If the definition conflicts with any applicable state or local law or regulation defining the pets that may be owned or kept in dwelling accommodations, State, local law or regulation shall prevail.*
- (b) Pets cannot exceed a maximum of 25 lbs.
- (c) Tenant must pay a \$50.00 refundable pet deposit prior to the arrival of the pet. This deposit will be used in the event of needs for repairs and replacements to tenant's dwelling unit, and fumigation of tenant's dwelling unit. HACOMB will return any unused portion of deposit 4 -6 weeks after tenant moves or no longer keeps pet in unit.
- (d) No pet may be kept in violation of humane or health laws.
- (e) Pet is to be walked away from property to deposit waste. In the event that the animal proceeds to waste on HACOMB property, it is the owner's responsibility to comply with City of Miami Beach Ordinance No. 94 -2906, § 1(4 -6.14.1), 2 -16-94 and properly dispose of droppings.
- (f) Tenant shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times.
- (g) Pet owner is required to comply with applicable state and local laws or regulations on licensing and inoculation of pets, and must provide the building administration with a copy at annual recertification time.
- (h) Pets must be spayed. If such animals are not spayed and have offspring, tenant is in violation of this rule.
- (i) Pets must remain in tenant's unit unless they are on a leash and if pet is confined to a cage it must remain so.
- (j) Tenant shall not permit any disturbance by their pet, which would interfere with the quiet enjoyment of other tenants; which includes loud barking, howling, biting, scratching, chirping or other such activities.
- (k) If pets are left unattended for twenty -four (24) hours or more, the Housing Authority may enter to the unit to remove the pet and transfer it to the local SPCA. HACOMB accepts no responsibility for the pet under such circumstances.
- (l) Tenant must give a name and address of a local relative or friend who would care for the animal in the event of an emergency.
- (m) Tenant shall not alter their unit to create an enclosure for the animal.
- (n) Tenant is responsible for all damages caused by their pet.
- (o) Tenants who violate the above stated rules may be required to relinquish their pet within 30 days of notice and/or be subject to eviction.

