



**5.2** **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**Goal #1: Expand the Supply of Assisted Housing**

**Objective #1:** The HHA will apply for additional Housing Choice Vouchers when available.

**Objective #2:** The HHA will reduce public housing vacancies by decreasing the average unit turnaround days by 10 days.

**Objective #3:** The HHA received approval from the Special Applications Center in Chicago to take excess public housing property at Hoffman Gardens out of the ACC for the development of 35 affordable housing units for the elderly.

**Objective #4:** The Hialeah Housing Authority purchased a 4 unit building in 2008 and is in the process of rehabilitating it to provide additional affordable housing in the City of Hialeah.

**Objective # 5:** The Hialeah Housing Authority purchased 6 vacant lots in the City of Hialeah in 2007 and 2008 and is in the planning stage to develop affordable housing.

**Goal # 2: Improve the Quality of Assisted Housing**

**Objective #1:** The HHA will maintain the vacancy rate in Public Housing no greater than 5%.

**Objective #2:** The HHA will maintain high performer status in the Housing Choice Voucher Program under SEMAP.

**Objective #3:** The HHA will increase customer satisfaction by provide training (i.e. HUD regulations, HUD policies, PHA policies) to program staff in-house and through outside vendors on an annual basis.

**Objective #4:** The HHA will review annually and update as necessary the tenant information booklet passed out at the interview with clients.

**Objective #5:** The HHA staff will review and update all tenant files annually.

**Objective #6:** The HHA will renovate and modernize public housing units through the capital fund and operating funds. The scheduled work will include:

**Ashley Plaza-FY 2011-2014**

- ✓ Exterior Paint
- ✓ Retile Units
- ✓ Security Improvement
- ✓ Installation of Tankless Water Heater
- ✓ Replacement of Kitchen and Bathroom Exhaust System

- ✓ New Roof
- ✓ Repaint Units & Common Areas

**Holland Hall-FY 2011-2014**

- ✓ Security Improvement
- ✓ Exterior Lighting and Walkways
- ✓ Door Seals
- ✓ Repaint Units and Common Areas

**Vivian Villas-FY 2011-2014**

- ✓ Security Improvement
- ✓ Exterior Lighting & Walkways
- ✓ Door Seals
- ✓ Repaint Units and Common Areas
- ✓ New Roof
- ✓ Installation of Tankless Water Heater & Electrical Upgrades

**Hoffman Gardens-FY 2011-2014**

- ✓ Retile Units
- ✓ Replace Units
- ✓ Paint Exterior
- ✓ Security Improvement

**Seminola Villas-FY 2011-2014**

- ✓ Retile Units
- ✓ Door Seals
- ✓ Security Improvement
- ✓ Irrigation System
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ Paint Exterior
- ✓ Paint Interior

**Milander Manor-FY 2011-2014**

- ✓ Exterior Lighting & Walkways
- ✓ Paint Units & Common Areas
- ✓ Paint Exterior

**La Esperanza-FY 2011-2014**

- ✓ Retile Units
- ✓ Security Improvement
- ✓ Installation of Tankless Water Heater and Electrical Upgrades

**Bright Villas-FY 2011-2014**

- ✓ Paint Exterior
- ✓ Purchase and Installation of New AC Units
- ✓ Retile Units

- ✓ Door Seals
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ Security Improvement
- ✓ Exterior Paint

**Dale Bennet-FY 2011-2014**

- ✓ Paint Interior
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ Retile Units
- ✓ Exterior Paint
- ✓ Security Improvement

**Raul Martinez Pavilion-FY 2011-2014**

- ✓ Purchase and Installation of New AC Units
- ✓ Door Seals
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ Retile Units
- ✓ Exterior Paint
- ✓ Interior Paint
- ✓ Security Improvement

**Ruth Tinsman-FY2011-2014**

- ✓ Retile Units
- ✓ New Roof
- ✓ Purchase and Installation of New AC Units
- ✓ Exterior Lighting & Walkways
- ✓ Security Improvement
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ Mailboxes Replacement
- ✓ Exterior Paint
- ✓ Interior Paint

**Project 21-FY 2011-2014**

- ✓ Parking lot Improvement
- ✓ Retile Units
- ✓ Security Improvement
- ✓ Installation of Tankless Water Heater and Electrical Upgrades
- ✓ New Cabinets
- ✓ Mailboxes Replacement
- ✓ Paint Interior

**Goal # 3: Increase Assisted Housing Choices**

**Objective #1:** The HHA will provide mobility counseling to all clients on an annual basis.

**Objective: #2:** The HHA maintains one (1) portability specialist with another staff member cross trained in portability for back-up.

**Goal # 4: Improve Community Quality of Life and Economic Vitality**

**Objective #1:** Annual analysis of family developments to continue to de-concentrate poverty and assure income mixing.

**Objective #2:** Contract with a private company to provide security at the following public housing developments: 1) Vernon Ashley Plaza; 2) Vivienne Villas; 3) La Esperanza; 4) Holland Hall; 5) Ruth A. Tinsman Villas; 6) Bright Villas; 7) Dale Bennett; 4) and Raul Martinez Pavilion.

**Objective # 3:** Provide a Police In Residence Program at Hoffman Gardens, Dale Bennett, Raul Martinez, Bright Villas and Donald Scott Public Housing Developments.

**Objective # 4:** To install security cameras at all public housing developments.

**Objective # 5:** The HHA applied and received approval of a renewal request in January of 2010 for the elderly designation of 640 units of public housing comprising the following developments.

**VERNON ASHLEY PLAZA**

70 East 7th Street  
Hialeah, Florida  
FL29-PO66-001/199 units elderly

Efficiencies - 153  
1 bedroom - 46  
(3 handicapped efficiencies/2-1 bedroom)

**HOLLAND HALL**

555 East 1st Avenue  
Hialeah, Florida 33010  
FL29-PO66-002/101 units elderly

Efficiencies - 74  
1 bedroom - 27  
(2 handicapped efficiencies/3-one bedroom)

**VIVIAN VILLAS**

4650 West 12th Avenue  
Hialeah, Florida 33012  
FL29-PO66-003/100 units

Efficiencies - 63  
1 bedroom - 37  
(5 handicapped efficiencies)

**MILANDER MANOR**

815 West 75<sup>th</sup> Street  
Hialeah, Florida 33014  
FL29-PO66-006/60 units elderly

Efficiencies - 56  
1 bedroom - 4  
(3 handicapped efficiencies)

**LA ESPERANZA**

1770 West 44th Place  
Hialeah, Florida 33012  
FL29-PO66-008/133 units

1 bedroom - 80  
(Multi-family project)  
(5 handicapped one bedroom units)

**RUTH A. TINSMAN PAVILION**

6545 West 24<sup>th</sup> Avenue  
Hialeah, Florida 33016  
FL29-PO66-020/100 units elderly

1 bedroom - 100  
(8 handicapped one bedroom units)

**Total one bedrooms - 294**  
**Total Handicapped 1/bdr. 18**

**Total efficiencies - 346**  
**Total handicapped eff. 13**

The Hialeah Housing Authority will submit approval requests for these developments every two (2) years. The next approval request will be sent October of 2012.

**Goal # 5: Promote Self-Sufficiency and Asset Development of Families and Individuals**

**Objective #1:** Provide 10 workshops per year on educational opportunities and supportive services.

**Objective #2:** HHA will maintain a minimum of 100 persons in the HCV Family Self-Sufficiency Program.

**Objective #3:** Provide coordination of support services to all elderly and families with disabilities.

**Objective #4:** HHA will maintain a minimum of 35 persons in the PH FSS Family Self-Sufficiency Program.

**Goal #6: Ensure Equal Opportunity in Housing for all Americans**

**Objective #1:** HHA will ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

**Objective #2:** HHA will provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.

**Objective # 3:** HHA will ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5 year plan.**

A report on the progress The Hialeah Housing Authority has made in meeting the goals and objectives described in the previous 5-Year Plan can be found in 10.0 (a) pages 24-26.

6.0

**PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

**PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including De-concentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's Eligibility, Selection, and Admissions Policies, including De-concentration and wait list procedures.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

**{Please see the following page for a statement of financial resources.}**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	\$3,287,336.00	PH Operations
b) Public Housing Capital Fund	\$1,515,399	PH Improvements
c) HOPE VI Revitalization	-0-	N/A
d) HOPE VI Demolition	-0-	N/A
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$32,639,023	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$111,993	PH Ross Grant S8 FSS Coordinators
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
HOPWA		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$3,181,160	PH Operations
Tenant Rents		
<b>4. Other income (list below)</b>		
Interest Earned	\$26,076	PH Operations
Other Income	\$77,652	PH Operations
<b>4. Non-federal sources (list below)</b>		
City School Bus	\$38,998	PH Operations
<b>Total resources</b>	<b>\$40,879,691</b>	

- 3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on rent determination.

- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on operation and management.

- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's grievance procedures.

- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

The Hialeah Housing Authority has received elderly designation for FL066-001 Ashley Plaza (199 units); FL066-002 Holland Hall (101 units); FL066-003 Vivian Villas (100 units); FL066-006 Milander Manor (60 units); FL066-008 La Esperanza partial (80 units) and FL066-020 Ruth Tinsman Pavilion (100 units).

- 7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on community service and self-sufficiency.

**8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on safety and crime prevention.

**9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

There have been no revisions, since the last annual plan submission, to the Hialeah Housing Authority's statements on pets.

**10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The Hialeah Housing Authority annually reviews the programs to determine whether it is reaching all eligible population groups. If the HHA finds that the programs are disproportionately serving only some groups and not others, the HHA takes action to increase housing or social service opportunities for under-served households. The Authority is also in compliance with Executive Order 11063, which requires nondiscrimination and equal opportunity. The rules implementing this Executive Order require that the Key West Housing Authority maintain demographic data in connection with its programs and take "affirmative action to overcome the effects of prior discrimination" (24 CFR Part 107). Records of the steps required to affirmatively further fair housing, as well as the impacts that were made regarding the same are collected and maintained in a flat file database on an annual basis and is will be kept in the main office of the Housing Authority. Record keeping for this initiative includes but is not be limited to: race, ethnicity, familial status, and disability status of program participants and prospective participants.

Statement of Consistency with the Consolidated Plan- The Consolidated Plan jurisdiction is the City of Hialeah and the HHA has consulted with the City during the development of this PHA Plan.

The City of Hialeah supports the actions and commitments of the HHA in housing and supportive service programs.

Through these programs, the HHA works with the City of Hialeah to achieve mutual goals of providing families with providing decent, safe, sanitary housing for the low income residents of Hialeah.

The City of Hialeah has certified that the 2011 Annual Plan is Consistent with the City's Consolidated Plan.

**11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

The most recent completed fiscal audit dated 12/31/09 for the Hialeah Housing Authority conducted by Alberni & Caballero, L.L.P certified that there were no audit findings or questioned costs.

**12. Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

The Hialeah Housing Authority participated in an Asset Management Review during the week of September 9 through the 11<sup>th</sup>, 2009, performed by the U.S. Department of HUD and the HHA was not fully transitioned to the Asset Management Model as required under 24 CFR 990, Subpart H – Asset Management. The following specific issues were noted:

- Appearance and Market Appeal
- Unit Inspections & Work Orders
- Modernization
- Accounts Payable
- Percentage of Rents Collected
- Budget Management
- Vacancy Rate
- Unit Turnaround Time

Based on the report recommendation by the U.S. Department of HUD the Hialeah Housing Authority has contracted with Econometrica, Inc. to provide technical assistance and a plan in the implementation of asset management. The technical assistance and plan provided by Econometrica, Inc. is as follows:

## **Background**

The Hialeah Housing Authority (HHA) has 1,117 public housing units in 12 sites. The portfolio is grouped into 8 AMPs. The authority, based on the last PHAS score of 98, is considered a high performer. The portfolio is well maintained but the staff's knowledge of the asset management model is limited. The prior Executive Director directed most, if not all, of the activities related to asset management, resulting in staff needing training in many key areas related to asset management.

## **Technical Assistance Requested**

According to the Statement of Need (SON) received on April 5, 2010, the Hialeah Housing Authority (HHA) has requested assistance in a number of areas to ensure it is effectively and efficiently administering the various housing programs. These areas include the following:

### **Project Based Funding**

- Broad overview of project based funding

**Project Based Budgeting – topics to include:**

- Comprehensive overview of project based budgeting
- Project Management budget responsibilities
  - Budget development –
    - Determining project income including dwelling rent; revenue (operating fund), other revenue;
    - capital fund contributions
    - Determine project expenses including administrative, asset management fees, tenant services, utilities, maintenance, protective services, insurance, general expenses
    - Budget techniques including benchmarking to evaluate performance (net operating income)
    - Budget transfers
    - Actions to address budget losses
  - Budget monitoring – benchmarking, trends, comparing actual to budgeted expenses

**Project Based Accounting**

- Overview of project based accounting in general terms
- Cost allocations

**Project Based Management**

- Overview of project based management responsibilities including budgeting, financial management, purchasing, property inspections, site based maintenance, leasing, lease enforcement and marketing, rent calculations and reexaminations, resident relations, security, information systems. The training would outline how these activities change with the transition to asset management.
- Incentives for productivity and efficiency

**Project Based Monitoring**

- Comprehensive overview of project based monitoring including performance indicators, financial ratios, asset manager performance

**Central Office Cost Centers (COCC)**

- Comprehensive overview of the COCC including its purpose, benefits, its operation, fees, proration and allocation of resources, fee-for-service
- A review of fee income to determine if the COCC is maximizing income
- A review of front-line expenses to determine whether they are appropriate and correct
- COCC advantages
- COCC functions and business activity
- COCC as the management company (contract vs. PHA management)
- Fee-for Service and the COCC

**Strategic Planning under asset management**

- An overview of strategic planning including the asset management lifecycle, investment decisions, Physical Needs Assessments, the use of market data in asset planning, funding sources

**Asset management performance assessments**

- This is related to project based monitoring, but goes beyond the development of monitoring reports to interpret the reports, develop corrective actions, implement corrective actions and evaluate the result of corrective actions.

**PHA internal performance monitoring**

- Also related to project based budgeting and performance assessments, but relates more to the level/extent/frequency/ level of detail for internal reporting to the Board, Executive Director, Asset Management Regional Director, Asset Managers, etc.

**Development and/or facilitation of new policies or update existing policies**

- The PHA needs technical assistance in developing, revising, or updating comprehensive policies to fully implement asset management in the areas of procurement and site-based waiting lists.

**Allocating/Prorating Staff – a comprehensive overview of the topic to include:**

- How to arrange property services
- Determining how to assign staff on site
- How to manage shared resources
- Prorating front line administrative staff – what is eligible?
- Methodologies for prorating staff costs and documentation requirements
- Residents services and service coordinators in asset management

**Fee-for-Service – a comprehensive overview of the topic to include:**

- Conventional fees – property management, bookkeeping, asset management, capital fund, development
- Front-line service fees
  - o Computation of fees – how to set the fees including the documentation of market rates
  - o Avoiding rate blending

**Site Based Waiting Lists – a comprehensive overview of the topic to include:**

- Benefits
- Functions
- Requirements
- Models
- Requirements
- Implementing site based waiting lists

**Project Based Procurement in the asset management model – an overview of the topic to include:**

- Project based purchasing models
- PHA procurement policy for asset management
- Micropurchase – requirements and models
- Small purchases in asset management
- Contract administration
- Invoicing
- Purchasing methods

During a follow-up teleconference conducted on June 22, 2010 with the Hialeah Housing Authority's key staff, HUD Headquarters staff, the HUD Miami Field Office Staff and a representative from the Econometrica team assigned to this effort, the scope of technical assistance was further refined and clarified to address the following specific areas:

- **Review of Financial Operations:** The Housing Authority desires the Team to review its financial operations including staffing, cost allocations and financial statements.

• **Organizational Design, Staffing Levels and Job Descriptions** – Recommendations will be provided on an organizational design that is consistent with the asset management model. It will include staffing levels at the COCC and AMP levels, particularly as they pertain to front line operations. This part of the review will include visiting the AMPs and meeting privately with a selected number of project managers.

• **Specific Training** – Specific training will be provided in o Overview of Asset Management and the Role of the Site Manager

- o Project Based Budgeting
- o How to Read an Operating Statement
- o The Central Office Cost Center
- o Fee For Service
- o Arranging Services in the Best Interests of the Projects, including fee-for-service
- o Assigning the Balance Sheet
- o Property Performance Monitoring
- o Procurement
- o Strategic Planning Under Asset Management

• **Review of written policies governing admissions and continued occupancy (ACOP policies)** - this remote review will include a compliance check to identify any obsolete or otherwise noncompliant policies, and to recommend revisions to meet current program requirements.

### **III. Objectives**

At the completion of the technical assistance, those individuals who participate in all of the training sessions will learn how to:

- ✓ Maximize the COCC including its purpose, benefits, operation, function, and business activity.
- ✓ Correctly implement fee-for-service including computation of conventional fees and front line service fees, and avoid rate blending.
- ✓ Allocate assets, liabilities and discretionary items in balance sheets and understand the general terminology and classifications related to balance sheets.
- ✓ Arrange property services including assigning staff, managing shared resources, and prorating staff while meeting documentation requirements.
- ✓ Develop and monitor project-based budgets that conform to the asset management model.
- ✓ Emulate existing models for project based purchasing, micro-purchasing, small purchases, purchasing methods, and invoicing that conform to the current requirements.
- ✓ Determine the feasibility of site-based waiting lists based upon the requirements, benefits, and function as well as the correct implementation of site-based waiting lists.
- ✓ Apply the concepts of fee and service rates as they pertain to project based funding.
- ✓ Implement the principles of project based accounting, including cost allocations.
- ✓ Ensure project managers understand and act upon the roles and responsibilities they assume under an asset management model including implementing best practices for increasing productivity and efficiency.
- ✓ Monitor projects through the use of performance indicators, financial ratios, and other mechanisms for assessing project and asset manager performance.

- ✓ Plan strategically by considering such factors as the asset management lifecycle, investment decisions, Physical Needs Assessments, the use of market data, and alternative funding sources in developing a plan, determining possible actions or assessing inventory.
- ✓ Use monitoring reports (including internal mechanisms) to develop corrective actions, implement corrective actions, and evaluate the result of corrective actions.

In addition to the training, Econometrica, Inc. will also:

- ✓ Remotely review the current ACOP in order to:
  - o Identify any obsolete or otherwise noncompliant policies and
  - o Provide recommendations to meet current program requirements, as needed.
- ✓ Review the current organizational design, staffing levels and job descriptions at the AMP and COCC levels in order to:
  - o Provide recommendations on potential restructuring of the current organizational design.

## **Proposed Work Plan**

This section describes a two-phased approach to the work and the specific tasks to be performed under each of the phases:

### **1. Review and Planning**

The preliminary work on this Technical Assistance assignment will begin upon receipt of the background documentation that will provide Econometrica with the necessary information to conduct a remote assessment of the HHA's operation, focusing on the areas of assistance identified above.

Collectively, the background documentation and any other information obtained from the PHA/Field Office will allow Econometrica, Inc. to conduct an initial analysis of the current operations and support the planning of the onsite visit and training that will occur in the second phase. From the initial analysis, weaknesses or other barriers and challenges may arise that will be discussed during the site visit and/or covered during the proposed training sessions.

### **2. Site Visits**

The second phase of the Technical Assistance will occur during two onsite visits to the Housing Authority. This first visit is scheduled for September 29-30, 2010. The second visit is planned for October 13-15, 2010. During the first onsite visit, the three-person Econometrica team will undertake two main activities:

- a) review the financial operations of the housing authority including front-line cost allocations, fee for service and financial statements.
- b) review the current organizational design, staffing levels and job descriptions at the AMP and COCC levels.

The COCC focus will be on those areas where the COCC performs centrally provided front-line services to its AMPs. This review will enable the creation of a draft report on potential restructuring of the current organizational design that better aligns with the asset management model. This portion of the review will include visiting the AMPs and interviewing in private a select number of project managers and other relevant project staff.

A preliminary schedule of the first onsite visit to the Hialeah Housing Authority is outlined below. The final itinerary will be determined based on logistics and the availability of PHA personnel and any other relevant

HUD Field Office staff or other stakeholders.

### **Site Visit Two**

During the second visit, training for the Hialeah Housing Authority staff will be conducted by a two-person TA team. The training will be targeted to meet the PHA's specific needs and circumstances as determined during the first site visit. Moreover, specific data from the PHA will be used to tailor aspects of the training materials where available and appropriate. Finally, various approaches will be featured during the training in order to allow the participants to identify and replicate "real-world" best practices and models for success. A preliminary schedule of the second site visit to the PHA is outlined below. The proposed work will take place over 3 consecutive days, with the final itinerary to be determined, based on logistics and the availability of PHA personnel, Field Office staff, and other stakeholders.

### **Policy Review**

The third phase of the Technical Assistance will occur during the entire course of the assignment, once Econometrica is in receipt of the requested background documentation. Econometrica, Inc. will conduct a remote assessment of Hialeah's written policies governing admissions and continued occupancy (ACOP policies). The review will serve to identify any obsolete or otherwise noncompliant policies, and to recommend revisions to meet current program requirements. Results and recommendations will be provided to HUD along with the Technical Assistance Report, to occur not later than 14 days after the conclusion of the second onsite visit.

### **Schedule**

A preliminary schedule of a site visit is outlined below. The proposed work will take place over two onsite visits, with the actual itinerary to be determined based upon logistics and availability of staffing and other stakeholders.

#### ***First Visit; September 29***

- Meet with PHA senior staff to review the goals and objectives of this technical assistance; review the current COCC organizational design, staffing arrangements and levels. This portion will include a review of how property management services are arranged and provided to the projects.
- Begin visiting a selected number of AMPs; interview selected project site staff; review of organizational structure and staffing levels at AMPs.
- Begin review of financial operations and interviewing key staff.

#### ***First Visit: September 30***

- Conclude the review of the organizational design and staffing levels of the COCC and AMPs.
- Conclude review of financial operations.
- Discuss preliminary conclusions with appropriate senior staff regarding the review and how current operations align itself with the asset management model.
- Develop and review an agenda for the training sessions to be conducted during the second site visit.

#### ***Second Visit: October 13***

- Review with Hialeah Housing Authority senior staff the findings from the team's draft assessment report relating to the financial operations as well as organizational design, AMP staffing levels, job descriptions and other issues based on the review conducted during the first site visit; obtain feedback on these recommendations.

- Review with HHA’s senior staff members the findings of the remote analysis previously conducted.
- Initiate training sessions for the previously identified personnel to include the following topics:
  - o Overview of Asset Management
  - o Project-based budgeting
  - o How to Read an Operating Statement
  - o How to arrange management services in the best interest of the projects

***Second Visit: October 14***

- Continue to conduct training sessions for the identified staff members. This will include:
  - o Assigning the Balance Sheet
  - o Fee for Service
  - o COCC
  - o Procurement

***Second Visit: October 15***

- Finish conducting training sessions for identified staff members. This will include:
  - o Project Monitoring
  - o Strategic Planning under Asset Management
  - o Q and A
- Conduct an exit interview with the Executive Director and any other key staff members.

**13. Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

There have been no revisions since the last annual plan submission to the Hialeah Housing Authority’s statements on Violence Against Women Act.

**b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updated, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.**

The specific location where the public may obtain copies of the 5-Year and Annual PHA Plan is at the main administrative office of the Hialeah Housing Authority and at the (8) Asset Management Project

(AMP) Offices at the following addresses:

Hialeah Housing Authority  
75 East 6<sup>th</sup> Street  
Hialeah, Florida 33010

AMP 01 (FL066-000010) Ashley Plaza, Holland Hall  
70 East 7<sup>th</sup> Street  
Hialeah, Florida 33010

AMP 02 (FL066-000020) Vivian Villas  
4650 W 12 Avenue  
Hialeah, Florida 33012

AMP 03 (FL066-000030) Hoffman Gardens  
7650 W 8 Avenue  
Hialeah, Florida 33014

AMP 04 (FL066-000040) Donald F. Scott, Project 21  
425 W 25 Street  
Hialeah, Florida 33010

AMP 05 (FL066-000050) Milander Manor  
815 W 75 Street  
Hialeah, Florida 33014

AMP 06 (FL066-000060) La Esperanza  
1770 W 44 Pl.  
Hialeah, Florida 33012

AMP 07 (FL066-000070) Bright Villas, Dale Bennett, Raul Martinez  
6329 W 24 Avenue  
Hialeah, Florida 33016

AMP 08 (FFL066-000080) Ruth Tinsman  
6546 W 24 Avenue  
Hialeah, Florida 33016

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

The Hialeah Housing Authority sent out an RFP for Project Based Vouchers and three (3) companies submitted proposals.

The Board of Commissioners approved 339 units of the following developments for Project Based Vouchers on August 25, 2009:

- Carlisle Development  
Village Alapattah II – 90 Units  
Villa Patricia I – 125 Units
- Blue Water Homes/Blue Water Gardens – 16 Units
- Okeechobee Villas – 1350 West 6<sup>th</sup> Avenue – 108 Units

Currently, the Hialeah Housing Authority is waiting on HUD’s Approval of the contracts for Carlisle Development and Okeechobee Villas. Blue Water Homes/Blue Water Gardens has not sent in their paperwork to the Hialeah Housing Authority to send to HUD for contract approval.

**8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

**Please See attached- f1066a04; f1066b04; f1066c04; f1066d04; and f1066e04.**

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

**Please See attached- f1066f04.**

**8.3 Capital Fund Financing Program (CFFP).**  
 Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

**HOUSING NEEDS OF FAMILIES ON THE PHA'S WAITING LIST**

**Waiting List Type: Public Housing**

9.0

	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
<b>Waiting List Total</b>	12,037	100 %	
Extremely Low Income <=30% AMI	Not Available		
Very Low Income >50% but <80% AMI	Not Available		
Low Income >50% but <80% AMI	Not Available		
Families with Children	6,660	55.3%	
Elderly Families	4,058	33.7%	
Families with Disabilities	1,319	11%	
Race/White	11,149	69.3%	
Race/Black	280	1.7%	
Ethnicity/Hispanic	4654	29.0%	
Race/Ethnicity-Asian/Pacific Islander	2		
Race/Ethnicity-Unknown	2		
<b>Characteristics by Bedroom Size</b>	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
<b>0 BR</b>	2,449		21
<b>1 BR</b>	4,359		12
<b>2 BR</b>	4,018		2
<b>3 BR</b>	1,055		15
<b>4 BR</b>	144		0
<b>5 BR</b>	12		0

**HOUSING NEEDS OF FAMILIES ON THE PHA's WAITING LIST**

**Waiting List Type: Section 8 Tenant-Based Assistance**

	<b># of Families</b>	<b>% of Families</b>	<b>Annual Turnover</b>
<b>Waiting List Total</b>	790	100%	228
Extremely Low Income <=30% AMI	Not Available		
Very Low Income >50% but <80% AMI	Not Available		
Low Income >50% but <80% AMI	Not Available		
Families with Children	52	6.6%	
Elderly Families	511	64.7%	
Families with Disabilities	227	28.7%	
Race/White	651	55.8%	
Race/Black	44	3.8%	
Ethnicity-Hispanic	472	40.4%	
Race/Ethnicity-Asian/Pacific Islander	0		
Race/Ethnicity-Unknown	0		

Also, please see attachment fl066g04 for an in-depth, housing needs data analysis provided by The Shimberg Center for Affordable Housing: Florida Housing Data Clearinghouse that includes a housing profile for Key West, Florida with the following data: population projections; existing home values (based on County property appraisers' just value); rents; cost burden; household income; elderly households by age and cost burden; size of household; households by size and cost burden; age of housing and substandard housing

**Strategy for Addressing Housing 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. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The Hialeah Housing Authority will maximize the number of affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

The Hialeah Housing Authority will increase the number of affordable units by:

- Applying for additional section 8 units should they come 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.

9.1

The Hialeah Housing Authority will target available assistance to families at or below 30% of AMI

- 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

The Hialeah Housing Authority will target available assistance to families at or below 50% of AMI

- Adopt rent policies to support and encourage work

The Hialeah Housing Authority will target available to assistance to the elderly

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Designated Public Housing for the Elderly

The Hialeah Housing Authority will target available assistance to families with disabilities

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmative market to local non-profit agencies that assist families with disabilities by notifying such agencies when HHA applications open.
- Targeted vouchers for disabled individuals on Public Housing waiting list.

The housing strategies selected by the Hialeah Housing Authority were all influenced by:

- Housing constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- 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
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- HHA waiting list analysis

10.0

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. **Note: Standard and Troubled PHAs complete annually; Small and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan**

Hialeah Housing Authority goals and objectives are as follows:

To expand the supply of assisted housing by:

- Applying for additional rental vouchers As NOFAs become available.
- Reduce public housing vacancies by the following:
  1. Maintain High Performer Status
  2. Increase customer satisfaction by conducting Resident Satisfaction Surveys.
  3. Initiate funding and land acquisition to provide additional affordable housing.
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

To increase assisted housing choices by:

- Providing voucher mobility counseling when applicants are issued a voucher. **COMPLETE AND ONGOING.**
- Conduct outreach efforts to potential voucher landlords by conducting a landlord summit on an annual basis. **COMPLETE AND ONGOING**

To provide an improved living environment by:

- Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
  1. HHA will gather and analyze data, at least annually, on tenants' characteristics regarding income, for each development to assist in the HHA's de-concentration efforts. Flat rents are in place for all HHA's developments to help attract higher income families and create a broad range of incomes and a more diverse tenant body. **COMPLETE**
- 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:
  1. Strict screening of applicants.
  2. Strict enforcement of "One Strike" Policy
  3. Realize physical improvements using CFP funds to implement crime prevention through environmental design principals. **COMPLETE**

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  1. The application for Designation of Public Housing for Occupancy by Elderly Families and Near Elderly Families for FY2010 has been approved and go through January 2012.

To promote self-sufficiency and asset development of assisted households by:

- Increase the number and percentage of employed persons in assisted families:
  1. Pursuing partnerships with technical schools, community college and job placement entities to provide employability skills, on- the-job training and basic skills for youth and adult seeking employment.

**10.0**

HHA has worked with Miami Dade College, Florida National College Evarest Institute, Inc., and the Praxis Institute over the past 12 months to increase the number and percentage of employed persons in assisted families. **COMPLETE AND ONGOING**

- Provide or attract supportive services to improve assistance recipients' employability:
  1. Partner with local One Stop Centers and the South Florida Workforce to provide welfare-to-work services to residents. Seek agreements with service providers of the Wages Program to provide Entrepreneurial Training to Wages Recipients residents in addition to the Services and Programs we are currently providing.

HHA has partnered with the ONE-STOP Center in Hialeah to provide welfare-to-work services to residents. **COMPLETE AND ONGOING**

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  1. HHA has developed interagency agreements with 3 social service agencies to provide services to this population. They are 1) the Citrus Health Network, Inc. 2) Spinal Cord Living Assistance Development, Inc. and the 3) Stein Gerontological Institute. **COMPLETE AND ONGOING**

To ensure equal opportunity and affirmatively further fair housing by:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  1. HHA's Admissions and Continued Occupancy Policies and the Section 8 Administrative Plan assures any family the opportunity to apply for housing, and any qualified applicant the opportunity to lease housing suitable to its needs. **COMPLETE AND ONGOING**

- 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:
  1. HHA provides information to all applicants during the family briefing session, regarding discrimination and any recourse available to them if they are victims of discrimination. Fair Housing information and Discrimination Complaint Forms are made part of the applicant’s briefing packet. **COMPLETE AND ONGOING**
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  1. HHA will grant exceptions to occupancy standards, upon request, to accommodate requests from persons with disabilities. HHA has units designated and constructed specifically to meet the needs of persons requiring the use of wheelchairs and persons requiring other modifications. **COMPLETE AND ONGOING**

**(b) Significant Amendment and Substantial Deviation /Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”**

10.0

24 CFR Part 903.7(r) - PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

In accordance with PIH notice 99-51 (HA) issued December 14, 1999, PHA’s must define “substantial deviation” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHA’s explain “substantial deviation” from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any “significant deviation” to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

**CRITERIA FOR DETERMINING SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT OR MODIFICATION**

The Hialeah Housing Authority, after submitting its Annual Plan to HUD, may modify, amend or change any policy, rule, regulation or other aspect of its plan. If any item does not significantly change the Hialeah Housing Authority's Mission Statement and Goals and Objectives, then it shall not be considered a substantial deviation from the Plan. If any modifications, amendments or changes in any policy, rule, regulation or other aspect of the plan are not inconsistent with the Hialeah Housing Authority’s Mission Statement, its Goals and Objectives, or HUD regulations, then these shall not be deemed significant amendments or modifications to the Annual and 5-Year Plan

10.0

The Hialeah Housing Authority’s definition of “substantial deviation” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the Annual Plan will consider the following to be significant amendments or modifications:

- A substantial change in Mission Statement or Goals identified in the Five-Year Plan.

Significant Amendment/Modification:

Significant modifications to major strategies to address housing needs and to major policies (e.g., policies governing eligibility, selection or admissions and rent determination)

**11.0**

**Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)

**PLEASE SEE ATTACHED –f1066h04 for signed forms.**

- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.

There were no comments posed by the residents on the Annual Plan.

**PLEASE SEE ATTACHED-f1066i04 and f1066j04 for resident meeting notes and sign-in sheets.**

- (g) Challenged Elements

There have been no challenged elements of this plan either by the residents or by the public.

**There are no public hearing notes and sign-in sheets because no one attended the scheduled meeting. The documentation of the Public Hearing activity is reflected in the Hialeah Housing Authority’s monthly meeting notes for September 2010.**

- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

**PLEASE SEE ATTACHED-f1066a04, f1066b04, f1066c04, f1066d04 and f1066e04 for Capital Fund Program Annual Statement/Performance and Evaluation Reports**

- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) **PLEASE SEE ATTACHED-f1066f04 for Form HUD-50075.2, Capital Fund Program Five-Year Action Plan.**



<b>Part I: Summary</b>						
<b>PHA Name: Hialeah Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650111 Replacement Housing Factor Grant No: Date of CFFP: 2011			<b>FFY of Grant: 2011</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	\$0	\$0	\$0	\$0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0	\$0	\$0	\$0	
3	1408 Management Improvements	\$0	\$0	\$0	\$0	
4	1410 Administration (may not exceed 10% of line 21)	\$ 100,000.00				
5	1411 Audit	\$0	\$0	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	
7	1430 Fees and Costs	\$ 50,000.00				
8	1440 Site Acquisition	\$0	\$0	\$0	\$0	
9	1450 Site Improvement	\$0	\$0	\$0	\$0	
10	1460 Dwelling Structures	\$ 1,300,000.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$0				
12	1470 Non-dwelling Structures	\$ 80,000.00				
13	1475 Non-dwelling Equipment	\$0				
14	1485 Demolition	\$0	\$0	\$0	\$0	
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0	
17	1499 Development Activities <sup>4</sup>	\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Hialeah Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650111 Replacement Housing Factor Grant No: Date of CFFP: 2011			<b>FFY of Grant:2011</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no:     )</b>		
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 440,363.76				
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$ 1,970,363.76				
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0	
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0	
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0	
24	Amount of line 20 Related to Security - Hard Costs	\$0				
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0	
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Hialeah Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2011</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA – WIDE</b>	<b>ADMINISTRATION</b>	1410		\$100,000.00				
			<b>Sub-Total</b>	<b>\$100,000.00</b>				
<b>PHA – WIDE</b>	<b>FEES AND COSTS</b>	1430		\$50,000.00				
			<b>Sub-Total</b>	<b>\$50,000.00</b>				
<b>FL29-P0661 – Ashley Plaza</b>								
Building Exterior:	EXTERIOR PAINTING	1460	200 Units	\$100,000.00				
Dwelling Units:	REPLACEMENT OF KITCHEN & BATHROOM EXHAUST SYSTEM	1460	200 Units	\$200,000.00				
			<b>Sub-Total</b>	<b>\$300,000.00</b>				
<b>FL29-P0662 – Holland Hall</b>								
Interior Common Areas:	SECURITY CAMERAS	1470	101 Units	\$40,000.00				
			<b>Sub-Total</b>	<b>\$40,000.00</b>				
<b>FL29-P0063 – Vivian Villas</b>								
Interior Common Areas	SECURITY CAMERAS	1470	100 Units	\$40,000.00				
Exterior Building:	NEW ROOF	1460	100 Units	\$250,000.00				
			<b>Sub-Total</b>	<b>\$290,000.00</b>				
<b>FL29-P0668 – La Esperanza</b>								
Dwelling Units:	RE-TILE UNITS-ELDERLY	1460	80 Units	\$180,000.00				
			<b>Sub-Total</b>	<b>\$180,000.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Hialeah Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650111 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2011</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>FL29-P06610 – Bright Villas</b>								
Dwelling Units	INTERIOR PAINTING	1460	50 Units	\$45,000.00				
			<b>Sub-Total</b>	<b>\$45,000.00</b>				
<b>FL29 –P06612 – Dale Bennett</b>								
Dwelling Units:	INTERIOR PAINTING	1460	50 Units	\$45,000.00				
			<b>Sub-Total</b>	<b>\$45,000.00</b>				
<b>FL29 –P06616 – Raul Martinez</b>								
Dwelling Units:	NEW A/C UNITS	1460	60 Units	\$180,000.00				
			<b>Sub-Total</b>	<b>\$180,000.00</b>				
<b>FL29-P06620 – Ruth Tinsman</b>								
Dwelling Units:	NEW KITCHEN & BATH CABINETS	1460	100 Units	\$300,000.00				
			<b>Sub-Total</b>	<b>\$300,000.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







<b>Part I: Summary</b>						
<b>PHA Name: Hialeah Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650110 Replacement Housing Factor Grant No: Date of CFFP: 2010			<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:      )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds	\$0	\$0	\$0	\$0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0	\$0	\$0	\$0	
3	1408 Management Improvements	\$0	\$0	\$0	\$0	
4	1410 Administration (may not exceed 10% of line 21)	\$ 100,000.00				
5	1411 Audit	\$0	\$0	\$0	\$0	
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0	
7	1430 Fees and Costs	\$ 50,000.24				
8	1440 Site Acquisition	\$0	\$0	\$0	\$0	
9	1450 Site Improvement	\$0	\$0	\$0	\$0	
10	1460 Dwelling Structures	\$ 560,000.00				
11	1465.1 Dwelling Equipment—Nonexpendable	\$ 195,000.00				
12	1470 Non-dwelling Structures	\$ 228,192.00				
13	1475 Non-dwelling Equipment					
14	1485 Demolition	\$0	\$0	\$0	\$0	
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0	
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0	
17	1499 Development Activities <sup>4</sup>	\$0	\$0	\$0	\$0	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Hialeah Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650110 Replacement Housing Factor Grant No: Date of CFFP: 2010			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA	\$0	\$0	\$0	\$0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$ 440,363.76				
19	1502 Contingency (may not exceed 8% of line 20)	\$0	\$0	\$0	\$0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,573,556.00				
21	Amount of line 20 Related to LBP Activities	\$0	\$0	\$0	\$0	
22	Amount of line 20 Related to Section 504 Activities	\$0	\$0	\$0	\$0	
23	Amount of line 20 Related to Security - Soft Costs	\$0	\$0	\$0	\$0	
24	Amount of line 20 Related to Security - Hard Costs	\$ 40,000.00				
25	Amount of line 20 Related to Energy Conservation Measures	\$0	\$0	\$0	\$0	
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>		
				<b>Date</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Hialeah Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA – WIDE</b>	<b>ADMINISTRATION</b>	1410		\$100,000.00				
			<b>Sub-Total</b>	<b>\$100,000.00</b>				
<b>PHA – WIDE</b>	<b>FEES AND COSTS</b>	1430		\$50,000.24				
			<b>Sub-Total</b>	<b>\$50,000.24</b>				
<b>FL29-P0662 – Holland Hall</b>								
Dwelling Units:	Re-Tile	1460	101 Units	\$220,000.00				
			<b>Sub-Total</b>	<b>\$220,000.00</b>				
<b>FL29-P0663 – Vivian Villas</b>								
Dwelling Units:	Re-Tile	1460	100 Units	\$220,000.00				
			<b>Sub-Total</b>	<b>\$220,000.00</b>				
<b>FL29-P0664 – Hoffman Gardens</b>								
Site – Wide Facilities	Recreation Improvements (Installation of a new playground area)	1470		\$91,192.00				
			<b>Sub-Total</b>	<b>\$91,192.00</b>				
<b>FL29-P0666 –Milander Manor</b>								
Interior Common Areas	Security Improvements	1470	1 Bldg.	\$40,000.00				
	(security cameras for the interior and exterior of the property)		<b>Sub-Total</b>	<b>\$40,000.00</b>				
<b>FL29-P0668 La Esperanza</b>								
Building Exterior:	Exterior Paint	1460	Elderly Bldg.	\$65,000.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Hialeah Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Dwelling Units:	Interior Paint – Family Units	1460	53 Units	\$45,000.00				
Dwelling Equipment:	Appliance Replacement – Family Units <b>(Stoves and Refrigerators)</b>	1465.1	53 Units	\$40,000.00				
Site – Wide Facilities:	Recreation Improvements <b>(Installation of a new playground area)</b>	1470		\$60,000.00				
			<b>Sub-Total</b>	<b>\$210,000.00</b>				
<b>FL29 –P06610 –Bright Villas</b>								
Dwelling Equipment:	Appliance Replacement	1465	50 Units	\$30,000.00				
	<b>(Stoves, refrigerators and a/c units for all apt.)</b>		<b>Sub-Total</b>	<b>\$30,000.00</b>				
<b>FL29 –P06612 – Dale Bennett</b>								
Dwelling Equipment:	Appliance Replacement	1465	50 Units	\$30,000.00				
	<b>(Stoves, refrigerators and a/c units for all apt.)</b>		<b>Sub-Total</b>	<b>\$30,000.00</b>				
<b>FL29 –P06616 – Raul Martinez</b>								
Dwelling Equipment:	Appliance Replacement	1465	60 Units	\$35,000.00				
	<b>(Stoves, refrigerators and a/c units for all apt.)</b>		<b>Sub-Total</b>	<b>\$35,000.00</b>				
<b>FL29 –P06620 – Ruth Tinsman</b>								
Dwelling Equipment:	Appliance Replacement	1465	100 Units	\$60,000.00				
	<b>(Stoves, refrigerators and a/c units for all apt.)</b>							

	<b>apt.)</b>							
Interior Common Areas:	Paint Common Areas	1470		\$37,000.00				
	(Hallways, Doors, Stairs)		<b>Sub-Total</b>	<b>\$97.000.00</b>				
<b>FL29 -P06621 - Project 21</b>								
Dwelling Units:	Units Interior Paint	1460	14 Units	\$10,000.00				
			<b>Sub-Total</b>	<b>\$10.000.00</b>				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





<b>Part I: Summary</b>	
<b>PHA Name:</b>  <b>HIALEAH HOUSING AUTHORITY</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>FL14P06650109</b> Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 1 (8/2/10))  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$100,000.00	<b>\$146,856.50</b>	\$146,856.50	\$61,190.00
5	1411 Audit	\$0	<b>\$0</b>	\$0	\$0
6	1415 Liquidated Damages	\$0	<b>\$0</b>	\$0	\$0
7	1430 Fees and Costs	\$50,000.00	<b>\$50,000.00</b>	\$50,000.00	\$5,361.94
8	1440 Site Acquisition	\$0	<b>\$0</b>	\$0	\$0
9	1450 Site Improvement	\$200,000.00	<b>\$200,000.00</b>	\$200,000.00	\$0
10	1460 Dwelling Structures	\$481,500.00	<b>\$167,349.00</b>	\$167,349.00	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,000.00	<b>\$14,000.00</b>	\$0	\$0
12	1470 Non-dwelling Structures	\$178,701.24	<b>\$441,844.74</b>	\$441,844.74	\$357,112.36
13	1475 Non-dwelling Equipment	\$4,000.00	<b>\$8,151.00</b>	\$0	\$0
14	1485 Demolition	\$0	<b>\$0</b>	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities <sup>4</sup>	\$0	\$0	\$0	\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> HIALEAH HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>FL14P06650109</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:21) 8/2/10 <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$440,363.76	<b>\$440,363.76</b>	\$440,363.76	\$0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>\$1,468,565.00</b>	<b>\$1,468,565.00</b>	<b>\$1,446,414.00</b>	<b>\$423,664.30</b>
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name:  <b>HIALEAH HOUSING AUTHORITY</b>		Grant Type and Number Capital Fund Program Grant No: <b>FL14P06650109</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2009</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>PHA – Wide:</b>	Administration	1410		\$100,000.00	\$146,856.50	\$146,856.50	\$61,190.00	
			<b>Sub-total</b>	<b>\$100,000.00</b>	<b>\$146,856.50</b>	<b>\$146,856.50</b>	<b>\$61,190.00</b>	
<b>PHA – Wide:</b>	Fees and costs	1430		\$50,000.00	\$50,000.00	\$50,000.00	\$4,463.91	
			<b>Sub-total</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>	<b>\$4,463.91</b>	
<b>FL29-P0662</b>								
<b>Holland Hall</b>								
Building Exterior:	Exterior Paint	1460	1 Bldg.	\$55,000.00	\$0.00			
			<b>Sub-total</b>	<b>\$55,000.00</b>	<b>\$0.00</b>			
<b>FL29-P0663</b>								
<b>Vivian Villas</b>								
Building Exterior	Exterior Painting ( <b>moved to Stimulus</b> )	1460	1 Bldg.	35,000.00	\$0.00			
Non-dwelling Equipment	Replace Mailboxes	1475	CBU for 100 Apts.	\$2,000.00	\$2,000.00			
			<b>Sub-total</b>	<b>\$37,000.00</b>	<b>\$2,000.00</b>			
<b>FL29-P0664</b>								
<b>Hoffman Gardens</b>								
Site-Wide Facilities:	New Office & Community Center	1470		\$178,701.24	\$441,844.74	\$441,844.74	\$357,112.36	In Progress
			<b>Sub-total</b>	<b>\$178,701.24</b>	<b>\$441,844.74</b>	<b>\$441,844.74</b>	<b>\$357,112.36</b>	
<b>FL29-P0666</b>								
<b>Milander Manor</b>								
Dwelling Units:	Re-Tile	1460	60 Units	\$80,000.00	\$0.00			
			<b>Sub-total</b>	<b>\$80,000.00</b>	<b>\$0.00</b>			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name:  <b>HIALEAH HOUSING AUTHORITY</b>			Grant Type and Number Capital Fund Program Grant No: <b>FL14P06650109</b> CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>FL29-P0668</b> <b>La Esperanza</b>								
Site:	Parking Lot, Landscaping, Paving and Courtyard Improvements	1450		\$200,000.00	<b>\$200,000.00</b>	\$200,000.00	<b>\$0.00</b>	In Progress
Dwelling Units:	Interior Painting – Elderly Units	1460	80 Units	\$50,000.00	<b>\$43,429.00</b>	\$43,429.00	\$0.00	
Non-dwelling Units:	Mailbox Replacement	1475	CBU for 80 Apts.	\$2,000.00	<b>\$6,151.00</b>	\$0.00	\$0.00	
			<b>Sub-total</b>	<b>\$252,000.00</b>	<b>\$249,580.00</b>	<b>\$243,429.00</b>	<b>\$0.00</b>	
<b>FL29-P06610</b> <b>Bright Villas</b>								
Building Exterior:	Exterior Paint	1460	5 Bldgs.	\$35,000.00	<b>\$24,750.00</b>	\$24,750.00	\$0.00	In Progress
			<b>Sub-total</b>	<b>\$35,000.00</b>	<b>\$24,750.00</b>	<b>\$24,750.00</b>	<b>\$0.00</b>	
<b>FL29-P06612</b> <b>Dale G. Bennet</b>								
Building Exterior:	Exterior Paint	1460	5 Bldgs.	\$35,000.00	<b>\$24,980.00</b>	\$24,980.00	\$0.00	
			<b>Sub-total</b>	<b>\$35,000.00</b>	<b>\$24,980.00</b>	<b>\$24,980.00</b>	<b>\$0.00</b>	
<b>FL29-P06616</b> <b>Project 16</b>								
Building Exterior:	Exterior Paint	1460	4 Bldgs.	\$46,000.00	<b>\$14,840.00</b>	\$14,840.00	\$0.00	In Progress
Dwelling Units:	Interior Paint	1460	60 Units	\$42,000.00	<b>\$48,800.00</b>	\$48,800.00	\$0.00	
			<b>Sub-total</b>	<b>\$88,000.00</b>	<b>\$63,640.00</b>	<b>\$63,640.00</b>	<b>\$0.00</b>	
<b>FL29-P06620</b> <b>Ruth A. Tinsman</b>								
Building Exterior:	Exterior Paint	1460	1 Bldg	\$35,000.00	<b>\$0.00</b>	\$0.00	\$0.00	
Dwelling Units:	Interior Paint	1460	100 Units	\$59,000.00	<b>\$0.00</b>	\$0.00	\$0.00	
			<b>Sub-total</b>	<b>\$94,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

<b>FL29-P06621 Project 21</b>								
Dwelling Units:	Interior Paint (Moved to CFP 2010)	1460	21Units	\$9,500.00	\$0.00	\$0.00		
Building Exterior:	Exterior Painting (Moved from CFP 2010)	1460	4 Bldgs	\$0.00	\$10,550.00	\$10,550.00		
Dwelling Equipment:	Replace Appliances	1465.1	14 -Ranges 14 - Refrigerators	\$14,000.00	\$14,000.00	\$0.00		
			<b>Sub-total</b>	<b>\$23,500.00</b>	<b>\$24,550.00</b>	<b>\$10,550.00</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> HIALEAH HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14S06650109 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant: STIMULUS</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2- 2/16/10) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	0	0	0	0	
3	1408 Management Improvements	0	0	0	0	
4	1410 Administration (may not exceed 10% of line 21)	0	0	0	0	
5	1411 Audit	0	0	0	0	
6	1415 Liquidated Damages	0	0	0	0	
7	1430 Fees and Costs	0	0	0	00	
8	1440 Site Acquisition	0	0	0	0	
9	1450 Site Improvement	<b>\$50,819.80</b>	<b>\$25,469.80</b>	<b>\$25,469.80</b>	0	
10	1460 Dwelling Structures	<b>\$1,760,037.20</b>	<b>\$1,785,387.20</b>	<b>\$1,785,387.20</b>	<b>\$1,304,827.60</b>	
11	1465.1 Dwelling Equipment—Nonexpendable	<b>\$0.00</b>	<b>\$</b>	0	0	
12	1470 Non-dwelling Structures	0	0	0	0	
13	1475 Non-dwelling Equipment	0	0	0	0	
14	1485 Demolition	0	0	0	0	
15	1492 Moving to Work Demonstration	0	0	0	0	
16	1495.1 Relocation Costs	0	0	0	0	
17	1499 Development Activities <sup>4</sup>	0	0	0	0	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



Annual Statement/Performance and Evaluation Report  
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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part I: Summary</b>					
<b>PHA Name:</b> HIALEAH HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14S06650109 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:STIMULUS</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2- 2/16/10)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	0	0	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	0	0	0
19	1502 Contingency (may not exceed 8% of line 20)	0	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
21	Amount of line 20 Related to LBP Activities	<b>\$1,810,857.00</b>	<b>\$1,810,857.00</b>	<b>\$1,810,857.00</b>	<b>\$1,304,827.60</b>
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: HIALEAH HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14S06650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: STIMULUS</b>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>HA-Wide</b>	Administration	1410		\$0.00	\$0.00	0	0	
<b>HA-Wide</b>	Fees & Cost	1430		\$0.00	\$0.00	0	0	
<b>FL29-P0663 Vivian Villas</b>								
Site:	Courtyard Improvements \$25,469.80	1450		\$50,819.80	\$25,469.80	<b>\$25,469.80</b>		
Building Exterior:	Exterior Painting (Moved from CFP 2009) \$25,350.00	1460	1 Bldg.	0.00	\$25,350.00	<b>\$25,350.00</b>		
			<b>Sub- Total:</b>	<b>\$50,819.80</b>	<b>\$50,819.80</b>			
<b>FL29-P0664 Hoffman Gardens</b>								
Dwelling Units:	1.Bathroom Renovations \$205,440 2.Paint Interior \$166,967 3.Replace Kitchen/Bathroom Cabinets \$600,331	1460	188 Units	\$972,738.00	\$972,738.00	\$972,738.00	\$492,022.82	1. Completed 2. In progress 3. Completed
Dwelling Equipment	Appliances (moved to CFP2008)	1465.1		\$0.00				
			<b>Sub- Total:</b>	<b>\$972,738.00</b>	<b>\$972,738.00</b>			
<b>FL29-P0665 Donald Scott Villas</b>								
Dwelling Units:	1.Bathroom Renovations \$68,670 2.Replace Kitchen/Bathroom Cabinets \$184,482.20	1460	50 Units	\$253,152.20	\$253,152.20	\$253,152.20	\$151,672.50	1. Completed 2. In progress
			<b>Sub- Total:</b>	<b>\$253,152.20</b>	<b>\$253,152.20</b>			

			<b>Total:</b>					

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: HIALEAH HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14S06650109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: STIMULUS</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>FL29-P0668</b> <b>La Esperanza</b>								
Dwelling Units:	1. Replace Kitchen/Bathroom Cabinets \$163,659 2. Bathroom Renovations \$59,625	1460	53 Units	\$223,284.00	\$223,284.00	\$223,284.00		1. In progress
			<b>Sub- Total:</b>	<b>\$223,284.00</b>	<b>\$223,284.00</b>			
<b>FL29-P0668</b> <b>Project 16</b>								
Building Exterior:	Re-roofing	1460	4 Bldgs.	\$124,900	\$124,900.00	\$124,900.00	\$124,900.00	Completed
Dwelling Units:	Kitchen/Bathroom Cabinets	1460	60 Units	\$185,963.00	\$185,963.00	\$185,963.00	\$185,963.00	Completed
			<b>Sub- Total:</b>	<b>\$310,863.00</b>	<b>\$310,863.00</b>			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part I: Summary</b>		
<b>PHA Name: Hialeah Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650108 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2008</b> <b>FFY of Grant Approval:</b>

**Type of Grant**  
 Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement (revision no: 3 - 8/02/10 )  
 Performance and Evaluation Report for Period Ending:       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds	\$0	\$0	\$0	\$0
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$0	\$0	\$0	\$0
3	1408 Management Improvements	\$0	\$0	\$0	\$0
4	1410 Administration (may not exceed 10% of line 21)	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00
5	1411 Audit	\$0	\$0	\$0	\$0
6	1415 Liquidated Damages	\$0	\$0	\$0	\$0
7	1430 Fees and Costs	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
8	1440 Site Acquisition	\$0	\$0	\$0	\$0
9	1450 Site Improvement	\$434,548.31	\$390,675.87	\$390,675.87	\$1,552.93
10	1460 Dwelling Structures	\$200,648.19	\$211,155.25	\$211,155.25	\$199,681.40
11	1465.1 Dwelling Equipment—Nonexpendable	\$162,976.84	\$164,025.62	\$164,025.62	\$157,441.19
12	1470 Non-dwelling Structures	\$2,062.90	\$34,379.50	\$34,379.50	\$10,718.21
13	1475 Non-dwelling Equipment				
14	1485 Demolition	\$0	\$0	\$0	\$0
15	1492 Moving to Work Demonstration	\$0	\$0	\$0	\$0
16	1495.1 Relocation Costs	\$0	\$0	\$0	\$0
17	1499 Development Activities <sup>4</sup>	\$0	\$0	\$0	\$0

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Hialeah Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650108 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:2008</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 - 8/02/10 )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	\$440,363.76	<b>\$440,363.76</b>	\$440,363.76	440,363.76
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,430,600.00	<b>\$1,430,600.00</b>	\$1,430,600.00	\$987,437.87
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Hialeah Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: FL14P06650108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>FL29-P066001</b> <b>Ashley Plaza</b> <b>AMP FL066-000010</b>								
Interior Common Areas:	Dining Room Renovations	1470		\$0	\$31,546.49	\$31,546.49	\$10,655.32	
			<b>Sub-total</b>	<b>\$0</b>	<b>\$31,546.49</b>	<b>\$31,546.49</b>	<b>\$10,655.32</b>	
<b>FL29-P066002</b> <b>Holland Hall</b> <b>AMP FL066-000010</b>								
Interior Common Areas:	Mailboxes Replacement	1470		\$2,000.00	\$2,770.11	\$2,770.11		
			<b>Sub-total</b>	<b>\$2,000.00</b>	<b>\$2,770.11</b>	<b>\$2,770.11</b>		
<b>FL29-P066003</b> <b>Vivian Villas</b> <b>AMP FL066-000020</b>								
Building Exterior:	Interior Paint	1460	100 Units	\$30,824.00	\$30,824.00	\$30,824.00	\$30,824.00	
Interior Common Areas:	Common Areas Paint	1470		\$62.90	\$62.90	\$62.90	\$62.90	
			<b>Sub-total</b>	<b>\$30,886.90</b>	<b>\$30,886.90</b>	<b>\$30,886.90</b>	<b>\$30,886.90</b>	<b>COMPLETED</b>

<b>FL29-P066004 Hoffman Gardens AMP FL066- 000030</b>								
Dwelling Units:	Kitchen & Bathroom Cabinets Replacements	1460	188 Units	\$26,062.52	<b>\$35,652.48</b>	\$35,652.48	\$35,652.48	<b>COMPLETED</b>
Dwelling Equipment:	Appliances Replacement	1465.1	188 Units	\$130,317.84	<b>\$130,317.84</b>	\$130,317.84	\$123,733.41	
			<b>Sub-total</b>	<b>\$156,380.36</b>	<b>\$165,970.32</b>	<b>\$165,970.32</b>	<b>\$159,385.89</b>	
<b>FL29-P0665 Donald Scott Villas (Seminola)</b>								
Building Exterior:	Repainting	1460	50 Units	\$50,000.00	<b>\$46,690.00</b>	\$46,690.00	\$36,211.47	
Dwelling Units:	Interior Paint \$43,000 Kitchen & Bathroom Cabinets Replacement \$12,022.76 Bathroom Renovations \$1,882.57	1460	50 Units	<b>\$50,548.54</b>	<b>\$55,610.17</b>	<b>\$55,610.17</b>	<b>\$55,610.17</b>	<b>COMPLETED</b>
Dwelling Equipment:	Appliances Replacement	1465.1	50 Units	\$32,659.00	<b>\$33,707.78</b>	\$33,707.78	\$33,707.78	<b>COMPLETED</b>
			<b>Sub-total</b>	<b>\$133,207.54</b>	<b>\$136,007.95</b>	<b>\$136,007.95</b>	<b>\$125,529.42</b>	
<b>FL29-P066006 Milander Manor AMP FL066- 000050</b>								
Building Exterior:	Exterior Painting	1460	1 Bldg	\$25,074.00	<b>\$25,074.00</b>	\$25,074.00	\$25,074.00	<b>COMPLETED</b>
			<b>Sub-total</b>	<b>\$25,074.00</b>	<b>\$25,074.00</b>	<b>\$25,074.00</b>	<b>\$25,074.00</b>	
<b>FL29-P066008 La Esperanza AMP FL066- 000060</b>								
Site:	Parking Lot Improvements (paving and courtyard)	1450		\$419,545.31	<b>\$389,122.94</b>	\$389,122.94	\$0	
Dwelling Units:	Kitchen & Bathroom Cabinets Replacements	1460	53 Units	\$7,123.73	<b>\$3,721.74</b>	\$3,721.74	\$3,721.74	<b>COMPLETED</b>
			<b>Sub-total</b>	<b>\$426,669.04</b>	<b>\$392,844.68</b>	<b>\$392,844.68</b>	<b>\$3,721.74</b>	

<b>FL29-P0660016</b> <b>Raul Martinez</b> <b>Pavilion</b> <b>AMP FL066-</b> <b>000070</b>								
Site:	New Roof	1450	4 Bldgs.	\$0	\$1,448.28	\$1,448.28	\$1,448.28	<b>COMPLETED</b>
Dwelling Units:	Kitchen & Bathroom Cabinets Replacement	1460	60 Units	\$11,015.40	\$13,582.86	\$13,582.86	\$13,582.86	<b>COMPLETED</b>
			<b>Sub-total</b>	<b>\$11,015.40</b>	<b>\$15,031.14</b>	<b>\$15,031.14</b>	<b>\$15,031.14</b>	
<b>FL29-P0660020</b> <b>Ruth A. Tinsman</b> <b>AMP FL066-</b> <b>000080</b>								
Site:	Parking Lot Improvement	1450		\$15,003.00	\$104.65	\$104.65	\$104.65	<b>COMPLETED</b>
			<b>Sub-total</b>	<b>\$15,003.00</b>	<b>\$104.65</b>	<b>\$104.65</b>	<b>\$104.65</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total					

**Part I: Summary (Continuation)**

Hialeah Housing Authority		Hialeah / Miami-Dade, Florida			<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
	FL29-P066-001 / ASHLEY PLAZA		\$80,000.00	\$600,000.00	\$368,000.00	\$180,000.00
	FL29-P066-002 / HOLLAND HALL		\$25,000.00	\$12,000.00	\$96,000.00	\$160,000.00
	FL29-P066-003 / VIVIAN VILLAS		\$50,000.00	\$114,000.00	\$330,000.00	\$40,000.00
	FL29-P066-004 / HOFFMAN GARDENS		\$0.00	\$500,000.00	\$930,000.00	\$440,000.00
	FL29-P066-005 / SEMINOLA VILLAS		\$220,000.00	\$15,000.00	\$358,000.00	\$0.00
	FL29-P066-006 / MILANDER MANOR		\$25,000.00	\$102,000.00	\$0.00	\$60,000.00
	FL29-P066-008 / LA ESPERANZA		\$260,000.00	\$180,000.00	\$0.00	\$410,000.00
	FL29-P066-010 / BRIGHT VILLAS		\$350,000.00	\$186,500.00	\$40,000.00	\$100,000.00
	FL29-P066-012 / DALE BENNETT		\$0.00	\$240,000.00	\$80,000.00	\$100,000.00
	FL29-P066-016 / MARTINEZ PAVILION		\$0.00	\$300,500.00	\$135,000.00	\$120,000.00
	FL29-P066-020 / RUTH TINSMAN		\$510,000.00	\$84,000.00	\$105,000.00	\$340,000.00
	FL29-P066-021 / PROJECT 21		\$80,000.00	\$12,000.00	\$76,000.00	\$22,000.00
	9000 Collateralization or Debt Service		\$440,363.76	\$440,363.76	\$440,363.76	\$146,787.92

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year: <u>2012</u> FFY _____			Work Statement for Year: <u>2013</u> FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	ASHLEY PLAZA / FL29-P066-001	SECURITY CAMERAS	\$80,000.00	ASHLEY PLAZA / FL29-P066-001	TANKLESS WATER HEATER	\$160,000.00
					RETILE UNITS	\$440,000.00
	HOLLAND HALL / FL29-P066-002	EXTERIOR LIGHTING & WALKWAYS	\$25,000.00	HOLLAND HALL / FL29-P066-002	DOOR SEALS	\$12,000.00
	VIVIAN VILLAS / FL29-P066-003	EXTERIOR LIGHTING & WALKWAYS	\$50,000.00	VIVIAN VILLAS / FL29-P066-003	DOOR SEALS	\$12,000.00
					PAINT UNITS	\$60,000.00
					PAINT COMMON AREAS	\$42,000.00
	HOFFMAN GARDENS / FL29-P066-004			HOFFMAN GARDENS / FL29-P066-004	RETILE UNITS	\$500,000.00
	SEMINOLA VILLAS / FL29-P066-005	RETILE UNITS	\$220,000.00	SEMINOLA VILLAS / FL29-P066-005	DOOR SEALS	\$15,000.00
	MILANDER MANOR / FL29-P066-006	EXTERIOR LIGHTING & WALKWAYS	\$25,000.00	MILANDER MANOR / FL29-P066-006	PAINT UNITS	\$42,000.00
					PAINT COMMON AREAS	\$24,000.00
					PAINT EXTERIOR	\$36,000.00
	LA ESPERANZA / FL29-P066-008	RETILE UNITS	\$260,000.00	LA ESPERANZA / FL29-P066-008	TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$140,000.00
					SECURITY CAMERAS (F)	\$40,000.00
	BRIGHT VILLAS / FL29-P066-10	NEW A/C UNITS	\$150,000.00	BRIGHT VILLAS / FL29-P066-10	DOOR SEALS	\$6,500.00
		RETILE UNITS	\$200,000.00		TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$140,000.00
					SECURITY CAMERAS	\$40,000.00
	DALE BENNETT / FL29-P066-012			DALE BENNETT / FL29-P066-012	TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$40,000.00
					RETILE UNITS	\$200,000.00
	MARTINEZ PAVILION / FL29-P066-016			MARTINEZ PAVILION / FL29-P066-016	DOOR SEALS	\$7,500.00
					TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$48,000.00
					RETILE UNITS	\$245,000.00

**Capital Fund Program—Five-Year Action Plan  
Development**

U.S. Department of Housing and Urban

**Office of Public and Indian Housing  
Expires 4/30/20011**

	<b>RUTH TINSMAN / FL29-P066-020</b>	NEW ROOF	\$120,000.00	<b>RUTH TINSMAN / FL29-P066-020</b>	MAILBOX REPLACEMENT	\$4,000.00
		REPLACE A/C UNITS	\$300,000.00		TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$80,000.00
		EXTERIOR LIGHTING & WALKWAYS	\$50,000.00			
		SECURITY CAMERAS	\$40,000.00			
	<b>PROJECT 21 / FL29-P066-021</b>	PARKING LOT IMPROVEMENTS	\$10,000.00	<b>PROJECT 21 / FL29-P066-021</b>	TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$12,000.00
		RETILE UNITS	\$50,000.00			
		SECURITY CAMERAS	\$20,000.00			
	<b>9000 Collateralization or Debt Service</b>		\$440,36.76	<b>9000 Collateralization or Debt Service</b>		\$440,363.76
	<b>Subtotal of Estimated Cost</b>		<b>\$2,040,363.76</b>	<b>Subtotal of Estimated Cost</b>		<b>\$2,786,363.76</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY _____	Work Statement for Year <b>2014</b> FFY _____			Work Statement for Year: <b>2015</b> FFY _____		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	<b>ASHLEY PLAZA / FL29-P066-001</b>	NEW ROOF	\$200,000.00	<b>ASHLEY PLAZA / FL29-P066-001</b>	REPLACE APPLIANCES	\$30,000.00
Annual		REPAINT UNITS	\$120,000.00		NEW DOORS	150,000.00
		REPAINT COMMON AREAS	\$48,000.00			
Statement	<b>HOLLAND HALL / FL29-P066-002</b>	PAIN T UNITS	\$60,000.00	<b>HOLLAND HALL / FL29-P066-002</b>	REPLACEMENT OF KITCHEN & BATHROOM EXHAUST SYSTEM	100,000.00
		PAIN T COMMON AREAS	\$36,000.00		EXTERIOR PAINT	60,000.00
	<b>VIVIAN VILLAS / FL29-P066-003</b>	NEW COMMUNITY CENTER	\$250,000.00	<b>VIVIAN VILLAS / FL29-P066-003</b>	EXTERIOR PAINT	40,000.00
		TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$80,000.00			
	<b>HOFFMAN GARDENS / FL29-P066-004</b>	REPLACE UNITS	\$750,000.00	<b>HOFFMAN GARDENS / FL29-P066-004</b>	SECURITY FENCE	\$280,000.00
		PAIN T EXTERIOR	\$100,000.00		TANKLESS WATER HEATER & ELECTRICAL UPGRADES	\$160,000.00
		SECURITY CAMERAS	\$80,000.00			
	<b>SEMINOLA VILLAS / FL29-P066-005</b>	SECURITY CAMERAS	\$80,000.00	<b>SEMINOLA VILLAS / FL29-P066-005</b>		
		IRRIGATION SYSTEM	\$100,000.00			
		TANKLESS WATER HEATER & ELECTRICAL UPGRADE	\$40,000.00			
		PAIN T EXTERIOR	\$60,000.00			
		PAIN T INTERIOR	\$78,000.00			
	<b>MILANDER MANOR / FL29-P066-006</b>			<b>MILANDER MANOR / FL29-P066-006</b>	REPLACEMENT OF KITCHEN & BATHROOM EXHAUST SYSTEM	\$60,000.00
	<b>LA ESPERANZA / FL29-P066-008</b>			<b>LA ESPERANZA / FL29-P066-008</b>	INTERIOR PAINT – FAMILY	\$50,000.00
					INTERIOR PAINT - ELDERLY	\$50,000.00
					EXTERIOR PAINT	\$70,000.00
					NEW A/C UNITS	\$240,000.00

**Capital Fund Program—Five-Year Action Plan  
Development**

U.S. Department of Housing and Urban

Office of Public and Indian Housing  
Expires 4/30/20011

	<b>BRIGHT VILLAS / FL29-P066-10</b>	EXTERIOR PAINT	\$40,000.00	<b>BRIGHT VILLAS / FL29-P066-10</b>	NEW WINDOWS	\$100,000.00
	<b>DALE BENNETT / FL29-P066-012</b>	EXTERIOR PAINT	\$40,000.00	<b>DALE BENNETT / FL29-P066-012</b>	NEW WINDOWS	\$100,000.00
		SECURITY CAMERAS	\$40,000.00			
	<b>MARTINEZ PAVILION / FL29-P066-016</b>	SECURITY CAMERAS	\$40,000.00	<b>MARTINEZ PAVILION / FL29-P066-016</b>	NEW WINDOWS	\$120,000.00
		EXTERIOR PAINT	\$50,000.00			
		INTERIOR PAINT	\$45,000.00			
	<b>RUTH TINSMAN / FL29-P066-020</b>	EXTERIOR PAINT	\$40,000.00	<b>RUTH TINSMAN / FL29-P066-020</b>	RE-TILE UNITS	\$300,000.00
		INTERIOR PAINT	\$65,000.00		PAINT COMMON AREAS	\$40,000.00
	<b>PROJECT 21 / FL29-P066-021</b>	NEW CABINETS	\$50,000.00	<b>PROJECT 21 / FL29-P066-021</b>	PAINT EXTERIOR	\$22,000.00
		PAINT INTERIOR	\$25,000.00			
		MAILBOX REPLACEMENT	\$1,000.00			
	<b>9000 Collateralization or Debt Service</b>		\$440,36.76	<b>9000 Collateralization or Debt Service</b>		\$146,787.92
	<b>Subtotal of Estimated Cost</b>		<b>\$2,958,363.76</b>	<b>Subtotal of Estimated Cost</b>		<b>\$2,118,787.92</b>





# Housing Profile

## Hialeah, Florida

Population, 2008: 228155

Households, 2008: 73569

Homeownership Rate, 2008: 51.9%. Statewide, Florida's homeownership rate is 70.5%.

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## Population Projections

In 2030, Hialeah is projected to have a population of 269969.

### Projected Total Population, Hialeah, 2007-2030

Place	2008	2010	2015	2020	2025	2030
Hialeah	228155	238912	246075	254629	262688	269969
<b>Notes:</b> <a href="#">Housing Needs Assessment - Population and Household Projection Methodology User Guide.</a>						
<b>Sources:</b> Not Available.						

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## Housing Market

### Existing Home Values (Based on County Property Appraisers' Just Value)

Single Family Home, average just value, 2008: \$227604. (Statewide, the average just value of a single family home in Florida in 2008 was \$203634).

Mobile Home, average just value, 2008: \$147547.

Condominium, average just value, 2008: \$115339.

\* -100 means less than 25 observations

\* -200 means less than 2/3 of observations have valid year built entries

\* -300 means less than 2/3 of observations have valid square footage entries

\* -400 means no observations

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## Home Sales Prices

The average sales price for a single family home was \$285491 in 2008. The median sales price that year was \$275000, compared to a statewide median sales price of \$194300.

- \* -100 means less than 25 observations.
- \* -200 means less than 2/3 of observations have valid entries for that year.
- \* -300 means less than 2/3 of observations have valid square footage entries.
- \* -400 means no observations.

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### Median Sales Price for Single Family Homes and Condominiums, Hialeah, 1996-2008

Place	Housing Type	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Hialeah	Condominiums	63900	70000	70500	73600	75500	83000	88000	105000	119000	150000	179900	189990	175000
Hialeah	Single Family Homes	110000	115000	118900	125000	131450	145000	160000	180000	226000	280000	339000	350000	275000

**Notes:**

- \* -100 means less than 25 observations.
- \* -200 means less than 2/3 of observations have valid entries for that year.
- \* -300 means less than 2/3 of observations have valid square footage entries.
- \* -400 means no observations.

Sources: County property appraiser tax rolls, compiled by Shimberg Center - Florida Housing Data Clearinghouse.

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## Rents

The median rent paid by Hialeah households in 2000 was \$614 per month, compared to a statewide median rent of \$641.

HUD Fair Market Rent is available for counties only.

### Households by Monthly Rent Paid, Hialeah, 2000

Place	No Cash Rent	less than 200	between 200 and 299	between 300 and 499	between 500 and 749	between 750 and 999	between 1000 and 1499	1500 or more
Hialeah	444	2314	1336	5741	17077	6317	1389	150

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## Affordable Housing Needs

### Cost Burden, General

"Cost-burdened" households pay more than 30% of income for rent or mortgage costs. In 2008, 32679 Hialeah households (44%) pay more than 30% of income for housing. By comparison, 29% of households statewide are cost-burdened.

15810 households in Hialeah (21%) pay more than 50% of income for housing.

### Households by Cost Burden, Hialeah, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
<b>Total</b>	40890	16869	15810

**Notes:** [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).  
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.  
**Sources:** Not Available.

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\*\* The [Household Demographic Data Access Tool](#) allows users to combine any of the variables below to create a custom report. For example, a user could find the number of 1-2 person renter households age 65 and older who pay more than 50% of income for housing by selecting household size, householder age, and household income as indicators.

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## Homeowners and Renters

### Households by Homeowner/Renter Status and Cost Burden, Hialeah, 2008

	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more

Owner	23154	8423	6582
Renter	17736	8446	9228

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).  
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.  
Sources: Not Available.

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## Household Income

In the following table, household income is measured as a percentage of the median income for the county or area, adjusted for family size. In Hialeah and the surrounding metro area, the HUD-estimated median income for a family of four is \$50800 in 2009.

### Households by Income and Cost Burden, Hialeah, 2008

Household Income as Percentage of Area Median Income	Amount of Income Paid for Housing		
	0-30%	30-50%	50% or more
<=30% AMI	2819	1273	7290
30.01-50% AMI	1740	3523	5241
50.01-80% AMI	5529	6748	2405
80.01+% AMI	30802	5325	874
<b>Total</b>	40890	16869	15810

Notes: [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).  
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.  
Sources: Not Available.

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\*\* For more detailed income categories and to combine with other variables such as age, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

## Elderly Households

18117 households in Hialeah (24.6%) are headed by a person age 65 or older in 2008. In comparison, 27.5% of households statewide are headed by elderly persons.

10776 of elderly households in Hialeah (59.5%) own their homes.

8678 elderly households (48%) pay more than 30% of income for rent or mortgage costs.

### Elderly Households by Age and Cost Burden, Hialeah, 2008

Age of Householder	Amount of Income Paid for Housing
--------------------	-----------------------------------

	0-30%	30-49.9%	50+ %
65+	9439	4034	4644

**Notes:** [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).  
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.  
**Sources:** Not Available.

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\*\* To learn about all head-of-household age categories and to combine with other variables such as income, cost burden, and owner/renter status, try the [Household Demographic Data Access Tool](#).

### Size of Households

29900 households in Hialeah (41%) are made up of 1-2 persons in 2008. 53% of these households pay more than 30% of income for rent or mortgage costs.

30123 households in Hialeah (41%%) are made up of 3-4 persons in 2008. 40% of these households pay more than 30% of income for rent or mortgage costs.

13549 households in Hialeah (18%%) are made up of 5 persons or more in 2008. 36% of these households pay more than 30% of income for rent or mortgage costs.

### Households by Size and Cost Burden, Hialeah, 2008

Number of Persons in the Household	Amount of Income Paid for Housing		
	0-30%	30.01-50%	50.01+ %
1-2	14124	7124	8652
3-4	18155	6683	5285
5+	8612	3065	1872

**Notes:** [Housing Needs Assessment - Population and Household Projection Methodology User Guide](#).  
Click [here](#) to get household projections by tenure, age of householder, income, and cost burden.  
**Sources:** Not Available.

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\*\* To combine with other variables such as income, head-of-household age, and owner/renter status, try the [Household Demographic Data Access Tool](#).

Amount of Income Paid for Housing		
0-29.9%	30-49.9%	50+ %
2960	3680	6440

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## Single Family Age

### Year Structure Built, Hialeah, 2000

Year Structure Built, 2000							
1939 and earlier	1940s	1950s	1960s	1970s	1980s	1990s	Place
1459	4188	12693	12769	16382	14384	10318	Hialeah

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## Substandard Housing

Housing units are considered to be substandard if they are overcrowded, do not have heat, or lack complete kitchens or plumbing. In 2000,

21656 housing units (30.6% of all units) in Hialeah were overcrowded, meaning that they housed more than one person per room, compared to a statewide percentage of 6.5%.

2993 units (4.2%) in Hialeah did not use home heating fuel, compared to a statewide percentage of 1.8%.

793 units (1.1%) in Hialeah lacked complete kitchen facilities, compared to a statewide percentage of 0.5%.

855 units (1.2%) in Hialeah lacked complete plumbing facilities, compared to a statewide percentage of 0.4%.

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2011, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Hialeah Housing Authority

FL066

PHA Name

PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_  
 X Annual PHA Plan for Fiscal Years 20\_\_\_\_ - 20<sup>11</sup>\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Maida Gutierrez	Chairperson
Signature	Date
	9/28/10

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Hialeah Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

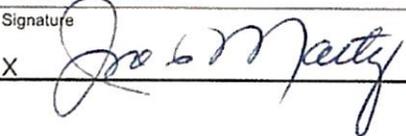
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Hialeah Housing Authority  
75 East 6th Street  
Hialeah, Florida 33010

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.  
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Jose Martinez		Title Interim Executive Director	
Signature 		Date 9/28/2010	

**Certification of Payments  
to Influence Federal Transactions**

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

Applicant Name

Hialeah Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

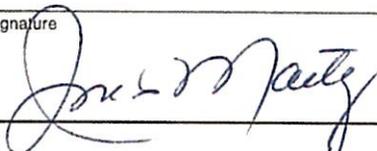
Name of Authorized Official

Jose Martinez

Title

Interim Executive Director

Signature



Date (mm/dd/yyyy)

9/28/10

Previous edition is obsolete

**DISCLOSURE OF LOBBYING ACTIVITIES**

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB  
0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Hialeah Housing Authority 75 East 6th Street Hialeah, Florida 33010  Congressional District, if known: 4c 21st	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Not Applicable  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>  U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Public Housing Capital Fund  CFDA Number, if applicable: 14-872	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ 1,573,556.00	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):  Not Applicable	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  Not Applicable	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Jose L. Martinez</u> Print Name: <u>Jose Martinez</u> Title: <u>Interim Executive Director</u> Telephone No.: <u>(305) 888-9744</u> Date: <u>9/28/10</u>	
<b>Federal Use Only:</b>	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Frederick Marinelli the Director of Grants and Human Services certify that the Five Year and  
Annual PHA Plan of the Hialeah Housing Authority is consistent with the Consolidated Plan of  
City of Hialeah prepared pursuant to 24 CFR Part 91.

 10/4/10

Signed / Dated by Appropriate State or Local Official

FREDERICK H. MARINELLI, DIRECTOR  
DEPARTMENT OF GRANTS AND HUMAN SERVICES  
CITY OF HIALEAH

HIALEAH HOUSING AUTHORITY  
CAPITAL FUND PROGRAM  
75 EAST 6<sup>TH</sup> STREET  
HIALEAH, FL 33010  
TEL. (305) 888-9744  
FAX. (305) 887-0997

## RESIDENT MEETING MINUTES

Project: Ashley Plaza

Meeting Location: Ashley Plaza

Location: 70 East 7 Street, Hialeah, FL 33010

Meeting Date: September 17, 2010

Owner: HIALEAH HOUSING AUTHORITY

Time 9:00 a.m.

Re: 5 Year Plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

**STAFF MEMBERS:**

- Jose Martinez, Interim Executive Director
- Joel Bonilla, Public Housing Director
- Alonzo Hudson, Area Supervisor
- Miguel Hernandez, CFP Coordinator
- Lila Miranda, Manager
- Maria Pang, Resident Initiative Coordinator

Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez informed the residents that tile flooring and door seals were included on the plans for the next five years.
- He mentioned that there was also included in the plan the installation of security cameras.
- Exterior and interior paint should also be included within the next 5 years.
- The recreation area should be available for use at the end of the month. Mr. Martinez asked if there were any questions or suggestions in regards to the plan. Tenants had no suggestions.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.



## Attendance Sheet

Building : Ashley  
 Presentation : RAM - 54R PLAN  
 Date : 9/19/2010

Name/Nombre			Name/ Nombre		
1	Gerardo Gargala	429	26	Rosa Casanova	522
2	Marta Lopez	479	27	Welin Morales	413
3	Elia Oly	479	28	Monica Lopez	322
4	Ernesto Bente	629	29	Nejla Kalle	
5	Amable Benitez	629	30	Arthur Sardinias	
6	Magdalena Benitez	723	31	Emilia Bolado	
7	Berta Bister		32	Budy Valdes	
8	Kelly Beum	720	33	Juana Velazquez	
9	Leiza Celler	506	34		
10	Miriam E. Poldau	302	35		
11	Maria Bernal	403	36		
12	Abida Cowin	628	37		
13	Juan F. Tormenta	428	38		
14	Perla Miranda	103	39		
15	Cecilia Palau	111	40		
16	ELIDA ALI	409	41		
17	Yolanda D. Vega	108	42		
18	Yolanda M. Vega	106	43		
19	Esther Orantes	614	44		
20	S. B. L. T. O	610	45		
21	RODRIGO ALFONSO	328 =	46		
22	FABIO	604	47		
23	Rosendo	422	48		
24	Enrique		49		
25	Madys Arizaga		50		

HIALEAH HOUSING AUTHORITY  
CAPITAL FUND PROGRAM  
75 EAST 6<sup>TH</sup> STREET  
HIALEAH, FL 33010  
TEL. (305) 888-9744  
FAX. (305) 887-0997

## RESIDENT MEETING MINUTES

Project: Dale Bennett/ Bright Villas/ Raul Martinez

Meeting Location: Ruth Tinsman- 6545 W 24 Ave, Hialeah,  
FL 33016

Location: 2860 West 71<sup>st</sup> Street, Hialeah, FL 33018  
5215 West 25<sup>th</sup> Ave Hialeah, FL 33016  
6337 West 24<sup>th</sup> Ave Hialeah, FL 33016

Meeting Date: September 17, 2010

Owner: HIALEAH HOUSING AUTHORITY

Time 6:00 PM.

Re: 5 Year Plan

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

**STAFF MEMBERS:** Jose Martinez, Interim Executive Director  
Joel Bonilla, Public Housing Director  
Richard Ramirez, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Veronica Gonzalez, Manager  
Maria Pang, Resident Initiative Coordinator

Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez informed the residents that tile flooring was included on the plans for the next five years, the budget permitting.
- He mentioned that there was also included in the plan the installation of security cameras.
- For Raul Martinez units, the air conditioning units will be replaced and Interior paint begins Thursday.
- Mr. Martinez asked if there were any questions or suggestions in regards to the plan. Tenants had no questions.
- Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Richard Ramirez.



## Attendance Sheet

Building : D/B - B/V - R/M  
 Presentation : RAM - 542 PLAN  
 Date : 9/17/2010

	Name/Nombre				Name/ Nombre		
1	Edgar Bolomer	6329	104	26			
2	Zoraida Figueroa	6325	103	27			
3	Margarita Sanchez	6325	101	28			
4	Maná Tur	6337	207	29			
5	Daniela Sanchez	6333	108	30			
6	Rosa Rivera	6337	205	31			
7	Alfonso Calderon	6329	206	32			
8	Milagros Sotolongo	6325	205	33			
9	Uriel Santago	6337	204	34			
10	Teresa Cora	6329	204	35			
11	Jorge Pardo	2830	104	36			
12	Roberto Pardo	u	"	37			
13	Justo Hernandez	2810	201	38			
14	Ratomya Screen			39			
15				40			
16				41			
17				42			
18				43			
19				44			
20				45			
21				46			
22				47			
23				48			
24				49			
25				50			

HIALEAH HOUSING AUTHORITY  
CAPITAL FUND PROGRAM  
75 EAST 6<sup>TH</sup> STREET  
HIALEAH, FL 33010  
TEL. (305) 888-9744  
FAX. (305) 887-0997

## RESIDENT MEETING MINUTES

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Project: <u>Donald Scott/ Project 21</u>	Meeting Location: <u>Donald Scott</u>
Location: <u>425 West 25 Street, Hialeah, Fl 33010</u>	Meeting Date: <u>September 16, 2010</u>
Owner: <u>HIALEAH HOUSING AUTHORITY</u>	Time: <u>9:30 a.m.</u>
Re: <u>5 Year Plan</u>	

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This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

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**STAFF MEMBERS:**

- Jose Martinez, Interim Executive Director
- Alonzo Hudson, Area Supervisor
- Miguel Hernandez, CFP Coordinator
- Lydia Larralde, Manager
- Maria Pang, Resident Initiative Coordinator

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Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez informed the residents that tile flooring and door seals were included on the plans for the next five years, the budget permitting, for Donald Scott units.
- He mentioned that there was also included in the plan the installation of sprinkler systems and security cameras.
- Exterior and interior paint should also be included within the next 5 years.
- The 5 year plan for Project 16 units would include kitchen cabinets and new mailboxes. Mr. Martinez asked if there were any questions or suggestions in regards to the plan. Tenants suggested a/c units get profound maintenance checks and to increase pest control due to rat/roach problem.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.

DONALD SCOTT / 16

9/16/2010

JUSTO MUJICA	455 W 35 ST
Urbencia Santo	2430 W. 5 Way
Luz Maria Rodriguez	462 W 25 - P.R.
Rafael Dominguez	485 W. 25 PL.
Edna Calhoun	2437 W 5 <sup>th</sup> Way
Bonifacia Ay	453 W 25 Estri

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## RESIDENT MEETING MINUTES

Project: Hoffman Gardens  
Location: 7650 West 8<sup>th</sup> Ave, Hialeah, Fl 33014  
Owner: HIALEAH HOUSING AUTHORITY  
Re: 5 Year Plan

Meeting Location: Hoffman Gardens  
Meeting Date: September 20, 2010  
Time: 6:30 p.m.

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

**STAFF MEMBERS:**

- Jose Martinez, Executive Director
- Joel Bonilla, Public Housing Director
- Alonzo Hudson, Area Supervisor
- Miguel Hernandez, CFP Coordinator
- Rafael Gonzalez, Manager
- Maria Pang, Resident Initiative Coordinator

Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez stated that within the next five years there would be tile flooring installed in the units and security cameras at the entrances and common areas.
- He mentioned that electric water heaters will replace the existing system.
- He also mentioned that exterior and painting will be included.
- Mr. Martinez informed the residents that doors to their units will have spring installed to maintain doors closed. He asked if there were any questions or suggestions in regards to this job. Residents asked about new laundry. They were informed that it should be opened in about a month. Residents wanted to know if the community center could be used for family parties. They were advised that due to insurance concerns that was not possible. Residents suggested metal plate also be installed on their doors to prevent break-ins. Residents discussed having water hoses available by garbage containers to wash away the stench. They were informed that trash company is supposed to do that. Residents also had concern with security on the property stating that benches on the property were used for gatherings at all hours of the night and people have been found fornicating and sleeping on them. Mr. Martinez stated security cameras will be linked to Police Department and he will ask police chief to have a squad car make rounds in the area. Timers for exterior lights will also be checked.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.



## Attendance Sheet

Building : HOFFMAN GARDENS

Presentation : KAM 54R PLAN

Date : 9/00/0010

	Name/Nombre				Name/ Nombre		
1	Emilia Gonzales	910-B		26			
2	Pledy Darias	910K		27			
3	Antonio MAUREN	CANTILLOS		28			
4	Indo BARRA	885B		29			
5	Luis Rodriguez	940 A		30			
6	Donald Puentes	900 M		31			
7	Emilio TOZ	860 J		32			
8	<del>Antonio</del>			33			
9	Pedro Sanchez	820C		34			
10	Luis M. Ayala	860L		35			
11	Yvonne Maluco	975A		36			
12	Ricardo Lopez	955D		37			
13	Angela Costa	955K		38			
14	Clara Garcia	955F		39			
15	Rudolfo Garcia	940 E		40			
16	JOSE GARCIA	910 H		41			
17	Jose F. Rivas	855 H		42			
18	Luis Nieves	820 H		43			
19	Randy Steiner			44			
20	Rodolfo Leguina	860 B		45			
21	Alfonso Aquino	985 C		46			
22	Margot Gomez			47			
23	Ignacio Lopez			48			
24				49			
25				50			

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## RESIDENT MEETING MINUTES

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Project: Holland Hall Meeting Location: Holland Hall  
Location: 555 East 1<sup>st</sup> Ave, Hialeah, FL 33010 Meeting Date: September 14, 2010  
Owner: HIALEAH HOUSING AUTHORITY Time 10:00 a.m.  
Re: 5 Year Plan

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This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

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**STAFF MEMBERS:** Jose Martinez, Interim Executive Director  
Joel Bonilla, Public Housing Director  
Alonzo Hudson, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Lydia Larralde, Manager  
Maria Pang, Resident Initiative Coordinator

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Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez informed the residents that tile flooring and door seals were included on the plans for the next five years, the budget permitting.
- He mentioned that there was also included in the plan the installation of security cameras and kitchen vents.
- Exterior and interior paint should also be included within the next 5 years.
- Exterior and hall lights will be changed and trees in green areas will be trimmed. Mr. Martinez asked if there were any questions or suggestions in regards to the plan. Tenants suggested ashtrays be included for common areas.
- Tenants had concerns regarding the elevators' maintenance plan and the new mailboxes being too high for some tenants to reach. After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.

Asistencia 09-14-10  
Halland Hall

1. Marina Rente Apt 705
2. Reelie F. Slaves apt. 408
3. Terquino Cepeda
4. Maria S. Martin
5. Eumelia & Roberto Salater #509
6. Cristobal Marchado
7. Maria Perez
8. Reina Peña
9. Carmelita Ledono
10. Marady Flores Ruiz 105
11. Yoceta Cruz
12. Emma Fernandez
13. Estelina Lario
14. Catalina O. Piro
15. Rogelio del Sol
16. Claudio Lam
17. Gampier Bando
18. Mirta Vallinjo
19. Mirta Gutierrez
20. Ada Sanchez
21. Segundita Pizarro
22. H. APRIL 909

~~the OSCAR M.~~

Ada Gonzalez  
Josefer Marchado

Holland 09-14-10  
Asistencia

x Esther Hernández  
x Justine de los  
Elvira Gamiz  
Regina Velaz  
Alberto Brito  
Niria López

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## RESIDENT MEETING MINUTES

Project: La Esperanza  
Location: 1770 West 44 Place, Hialeah, FL 33012  
Owner: HIALEAH HOUSING AUTHORITY  
Re: 5 Year Plan

Meeting Location: La Esperanza  
Meeting Date: September 16, 2010  
Time: 10:30 a.m.

This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

**STAFF MEMBERS:** Jose Martinez, Executive Director  
Joel Bonilla, Public Housing Director  
Alonzo Hudson, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Blanca Arias, Manager  
Maria Pang, Resident Initiative Coordinator

Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez stated that within the next five years there would be tile flooring installed in the units and security cameras at the entrances and hallways. He advised that the work being done at the parking lot should provide more parking for guests as there will be a greater number of spaces.
- He mentioned that electric water heaters will replace the existing system.
- He also mentioned that exterior and interior painting will be included.
- Townhouse resident were informed that a drain will be installed at the end of property where there is currently a flooding problem.
- Mr. Martinez informed the family residents that their units will also have tile installation, camera installations in the area and interior paint. He asked if there were any questions in regards to this job. Elderly tenants asked about laundry hours of operation. They were informed that the hours will be changed once construction of the division of property was completed. Trees in the green areas will be trimmed and there will be a callbox or key access for entry into the property along with a sidewalk and fencing.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.

LA ESPERANZA SYR PAN 9/16/2010

Alicia Bastien 1790

Alicia Powell 213

Concepcion Rodriguez 404

Marta Herrera 1676

Appelia ~~St~~ 405

Esther O'Leary 313

Maria Enrique 1782

Mario Martinez 202

ROMAN LOZANO 100

Zenaida D'Alto 1686

Helen Kottick 216

Rosa Suarez (1680)

Salvador Suarez (1680)

Arnado Alvarez 121

Herbert Diaz 302

Anna Family apt 202

Emmanuel Suarez #419

MJ # 206

Rafael Gomez 1044 314

Paolo Mesa apt 117

Alberto San Valdes 403 (Food Stamps)

HUBERTO HERWANEZ 419

Maria Longo 118

Carl Ray 311

Jesus Iglesias 215

Oscar Rodriguez Feo	211
Wool Co	201
M. Reina	206
Amalia Bermudez	312
Carolina Cacias	301
Olivia Segura	318
Daniel Flores	317
Domiciano Arencibia	317
Fernando Rojas	115
Zoila C. SERRANO	1724
Aura P. Costa	1684
Jose Garcia	413
Hortencia Trends	

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## **RESIDENT MEETING MINUTES**

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Project: Milander Manor

Meeting Location: Milander Manor

Location: 815 West 75<sup>th</sup> Street, Hialeah, FL 33014

Meeting Date: September 15, 2010

Owner: **HIALEAH HOUSING AUTHORITY**

Time 9:30 a.m.

Re: 5 Year Plan

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This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

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**STAFF MEMBERS:** Jose Martinez, Executive Director  
Joel Bonilla, Public Housing Director  
Richard Ramirez, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Rafael Gonzalez, Manager  
Maria Pang, Resident Initiative Coordinator

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Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez stated that within the next five years there would be security cameras installed at entrances and hallways.
- He also mentioned that exterior and hallways as well as interior painting will be included.
- Mr. Martinez asked if there were any questions or suggestions in regards to this job. Residents asked for new furniture for the lobby area and stated they had concerns regarding their parking area. Mr. Bonilla suggested they could post a sign to state that parking was for residents only. Resident also suggested landscape is included for the rear of the building and asked about having central a/c. They were informed that because of the construction of the building it would not be feasible as the cost to make it so were too high. Supervisors advised they will look into providing better air conditioning in the lunchroom.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.

# MILANDEZ 5 YR PLAN 9/15/2010

1. Hecto Herrera 212	
Thomas Diaz 410	Roberto Ramirez
Cira Hernandez 311	Tox Martin
Grace Palomino 301	Joel Bonilla
Clara Socarras 106	Miguel Hernandez
Estevan Ramirez 307	Yipsy Ceballos
Hortensia Lopez 402	Maria Long
Jose A. Garcia 305	
Ana M. Dominguez 310	
Norbeline Narany 511	
Lucen Valdez 103	
Modernia Valente 404	
Spina Rodriguez 111	
Jose Luis Diaz 504	
Rosa Ribas 208	
Esther Proenza 109	

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## **RESIDENT MEETING MINUTES**

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Project: Ruth Tinsman  
Location: 6545 West 24<sup>th</sup> Ave, Hialeah, Fl 33016  
Owner: **HIALEAH HOUSING AUTHORITY**  
Re: 5 Year Plan

Meeting Location: Ruth Tinsman  
Meeting Date: September 15, 2010  
Time: 10:30 a.m.

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This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

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**STAFF MEMBERS:** Jose Martinez, Executive Director  
Joel Bonilla, Public Housing Director  
Richard Ramirez, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Rafael Gonzalez, Manager  
Maria Pang, Resident Initiative Coordinator

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Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez stated that within the next five years there would be tile flooring installed in units and security cameras installed at entrances and hallways.
- He also mentioned that exterior, interior and units will be painted.
- Mr. Martinez informed residents the roof of the building will also be redone and a/c units will be replaced.
- Exterior and hallway lights will be replaced and they will install new electric water heaters for all units.
- He informed them kitchen cabinets will be redone and new refrigerators and stoves installed, budget permitting, as well as new mailboxes.
- He informed them there will be a monument installed in front of building with lights illuminating the address and name of the building.
- Mr Martinez asked if there were any questions or suggestions in regards to this job. Residents were very pleased with the news and thanked staff for new washers and dryers. Advised residents no outside parties were permitted in the lunchroom due to insurance concerns and that the front gate will be fixed.
- After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.

Ruth Tinsman 542 PLAN 9/15/2010

Agustina Garcia 464	
Alba Garcia - 403	Julio Gomez 413
1. Pascual Lopez 416	Francisca Suarez "
Juan Fleitas 122	Protesa Perla 426
Julio Rojas 312	Jose Cabrera 318
Juan Garcia 216	Josua Estrada 423
Natalidad Coban 105	Esperanza Kiere 422
Noheemi Marcos 301	
Ester Serrano 308	
Estimada Andino 305	
Olivera Dupuy 406	
Maria Traga 401	
Rolando Torres 124	
Perfecta Cabrera 407	
Raid Vega 119	
REDEWYK ROAVI 310	
OLGA MIGUELIS 310	
JUAN ESCOBAR 223	
Raul Rodriguez 222	
Lucia Rodriguez 222	
<del>Al 77 R. Gomez</del> 117	
Jose Hernandez 226	
Holanda Salgado Apt # 228	
Emma Melian # 412	
Juan Molin 324	
Concha Munoz 106	
Anabel Perez apto 317	

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## **RESIDENT MEETING MINUTES**

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Project: Vivian Villas  
Location: 4650 West 12<sup>th</sup> Ave, Hialeah, Fl 33012  
Owner: **HIALEAH HOUSING AUTHORITY**  
Re: 5 Year Plan

Meeting Location: Vivian Villas  
Meeting Date: September 14, 2010  
Time 11:00 a.m.

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This confirms and records our interpretation of the discussions, which occurred, and our understanding reached during this meeting.

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**STAFF MEMBERS:** Jose Martinez, Interim Executive Director  
Joel Bonilla, Public Housing Director  
Alonzo Hudson, Area Supervisor  
Miguel Hernandez, CFP Coordinator  
Veronica Gonzalez, Manager  
Maria Pang, Resident Initiative Coordinator

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Mr. Martinez opened the meeting by introducing himself and thanking all residents for their attendance. He introduced the staff members to the residents. Mr. Martinez explained the reason for the meeting and proceeded to inform the residents, the items to be accomplished.

- Mr. Martinez informed the residents that tile flooring and door seals were included on the plans for the next five years, the budget permitting.
- He mentioned that there was also included in the plan the installation of security cameras and kitchen vents.
- Exterior lights will be checked and interior paint should also be included within the next 5 years. The building exterior will be painted by the end of the year.
- Electric water heaters will replace existing system. Mr. Martinez asked if there were any questions or suggestions in regards to the plan. Tenants suggested recreation area be built on the property and that lobby furniture receive regular cleaning.
- Tenants were informed that a community center was in the planning stages as well as redoing the flooring at the entrance of the building. After questions related to Housing / Maintenance Department Issues were answered by Mr. Martinez, Joel Bonilla and Alonzo Hudson.



## Attendance Sheet

Building : VIVIAN VIUAS

Presentation : 5 YR PLAN (RAM)

Date : 9/14/2010

Name/Nombre		Name/ Nombre	
1	Dora Alvarez	26	Ursula Viana
2	Jesusa de la Cruz	27	Yara Guerra
3	Yolanda R	28	Petario Estrada
4	Carmela Sardinias	29	Esperanza Becerra
5	Alfonsa Garcia	30	Manuel S.
6	José de los Angeles	31	John D. Ochoa
7	Obdulia Alvarez	32	Isabel E. Leyva
8	Aida Leal	33	Calixto S. Sosa
9	Aida Gonzalez	34	Josefina Vidal
10		35	Mirta Oliva
11	Marcelina Valle	36	Elena Rovira
12	Marta Gil	37	Lidia Salazar
13	Doris A. Suarez	38	Eneida Castano
14	Carlos Garcia	39	Graciela Bonta
15	CARMEN G. TERANA	40	Mrs. Bora
16	REINALDO OLIVERA	41	Fela Bora
17	Rosa Martinez	42	Eduardo Herrera
18	Angel Choa	43	Hortensia Santos
19	F. Alberro	44	Gonzalo Gil
20	Jose Rodriguez	45	Raquel Rivera
21	Leticia Gonzalez	46	Lidia F. Ortega
22	Virginia Gonzalez	47	Ofelia Hernandez
23	Conrado Ortiz	48	Manuelina
24	Privaldo Jui	49	Vicente Lopez
25	Maria L. Barros	50	Emeline Chang