

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

PHA Plan

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006-2007

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

PHA Plan Agency Identification

PHA Name: MIAMI-DADE HOUSING AGENCY (MDHA)

PHA Number: FL005

PHA Fiscal Year Beginning: 10/01/2006

Public Access to Information

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

- Main administrative office of the PHA:
- PHA development management offices
- PHA local offices: Quality Assurance and Compliance Office
1401 N.W. 7th Street, Miami, FL. 33125

Display Locations for PHA Plans and Supporting Documents

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

- Main administrative office of the PHA:
- PHA development management offices
- PHA local offices: Quality Assurance and Compliance Office
1401 N.W. 7th Street, Miami, FL. 33125
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
Miami-Dade County Team Metro Offices
MDHA Regional Offices

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

- Main business office of the PHA:
- PHA development management offices
- Other: Quality Assurance and Compliance Office
1401 N.W. 7th Street, Miami, FL. 33125

5-YEAR PLAN UPDATE PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- We, the employees of Miami-Dade Housing Agency, through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County:
- Quality affordable housing opportunities.
 - Neighborhood revitalization and stabilization activities.
 - Partnerships with private and public entities to optimize resources through innovative programs.
 - Efficient and effective management of resources.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers
- Reduce public housing vacancies: Achieve and maintain 95% or greater occupancy levels
- Leverage private or other public funds to create additional housing opportunities: Access leveraged funding sources of Hope VI Scott/Carver re-development.
- Acquire or build units or developments: Lease land to build an Assisted Living Facility.
- Other (list below)

- Continue to apply for funding opportunities that may become available to create additional housing opportunities.
- Open the waiting lists at least every three years, as mandated by the Adker Consent Decree. The waiting lists were opened during a two week application period held April 18-29, 2005.
- Upon Board of County Commission approval, MDHA will participate in the USHUD's Capital Fund Financing Program (CFFP), a capital bond program. This is another mechanism to preserve affordable housing in Miami-Dade County. About \$42 million will be used for comprehensive modernization, Air conditioning (A/C), electrical, and other upgrades, physical improvements, and other repairs and related activities in MDHA's public housing developments. MDHA anticipates completing, physical improvement activities in the fall of 2008, and modernization, A/C, electrical and exterior/elevator activities in the fall of 2009. The proposed financing structure uses approximately \$3.9 million per year over 15 years to repay the capital bond. For the remaining term of the bonds, ten to eleven years, MDHA anticipates being able to maintain its high level of maintenance and scheduled modernization as long as historic levels of capital funding continued to accrue to the agency on an annual basis. In addition to the CFFP projects, MDHA will use about \$170 million in Miami-Dade County-derived funds (\$170 million of General Obligation Bond (GOB) funds) to preserve and expand affordable housing in the county. These funds are not available for public housing modernization activities, but future plans include building mixed use housing on vacant land where public housing currently is located.

- PHA Goal: Improve the quality of assisted housing Objectives:
- Improve public housing management: Continue the applicability of the Employee Demonstration of Growth and Efficiency Program (EDGE) to all units, due to voluntary cancellation and removal of private management company, by encouraging employees' efficiency and upper mobility through training and certification.
- Continue to improve voucher management: formation of the Section 8 Performance Team.
- Increase customer satisfaction: Provide improved communication with management and referral services to residents.
- Concentrate on efforts to improve specific management functions: Deliver timely and quality maintenance services to public housing residents; achieve and maintain 95% or greater of rent collections for the public housing program. Maintain preventive maintenance efforts.

- ☒ Maintain anti-fraud program to ensure agency's integrity, and maintain audit function to ensure compliance with USHUD and MDHA regulations and procedures.
- ☒ Renovate or modernize public housing units: Implement Capital Fund Action Plan. Continue the installation of air conditioners in public housing family and elderly units.
- ☒ 110 units planned for disposition: Opa-locka Family (26), Elizabeth Virrick I & II (84), Smathers Plaza (land only), Scott Homes (land only), and Carver Homes (land only).
- ☒ Other: (list below)
 - Demolish the remaining 312 dwelling units of the original 850 obsolete public housing at Scott Homes and Carver Homes, dispose of 251 platted, buildable lots which will be dedicated to affordable homeownership.
 - Dispose of eight existing dwelling units of Carver Scattered Sites which are also to be dedicated to affordable homeownership.
 - Provide replacement housing, in and around the Scott/Carver community, consisting of 160 new public housing units and 251 new affordable homeownership units on-site; and 8 rehabilitated, affordable homeownership units off-site. Financing to be comprised of Low-Income Housing Tax Credits, HOPE VI grant funds, Replacement Housing Factor funds, and local surtax funding. The land for the 160 public housing units will be leased by Miami-Dade County to Scott Carver Homes, LTD, a Florida limited partnership, which has been created to issue and sell the Low-Income Housing Tax Credits. The general partner of the partnership will be MDSC Homes Inc., a non-profit organization, totally owned and controlled by Miami Dade County.
 - Additionally, received from USHUD 450 Section 8 vouchers for replacement housing for the Scott/Carver HOPE VI program. MDHA used approximately 261 of its own vouchers for a total of 711 Section 8 vouchers to relocate Scott/Carver residents.
 - Comply with ADA, Fair Housing, Section 504 of the Rehabilitation Act, and the Voluntary Compliance Agreement (VCA) with USHUD, including but not limited to, a needs assessment, an assessment of the current public housing stock, and modification of units, buildings and public areas to make them accessible. MDHA is now preparing the request for qualifications to select a consultant qualified on the Uniform Federal Accessibility Standards (UFAS)
 - Accepted and approved applications to provide project-based housing assistance to no more than 25% of the development's units under the Section 8 project-based voucher program. MDHA has entered into a Housing Assistance Payment (HAP) contract to subsidize 50 units under the Project-based Voucher Program. Additional units may be placed under HAP contract contingent on availability of vouchers.

- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling: As required by the Adker Consent Decree approved by the U.S. District Court, Southern District of Florida on October 28, 1998.
- Conduct outreach efforts to potential voucher landlords: Attract new participation of owners in the Section 8 program in cooperation with the Fair Housing Center (HOPE, Inc.), as required by the Adker Consent Decree, and in cooperation with the National Housing Group, Inc., as part of the HOPE VI Scott/Carver Homes Revitalization Program.
- Increase voucher payment standards:
 - The payment standards may increase when the fair market rents and/or USHUD funding levels increase.
- Implement voucher homeownership program:
Section 8 Homeownership Program.
- Implement public housing or other homeownership programs: Assist at least 50 public housing families move from renting to homeownership.
- Implement public housing site-based waiting lists.
- Conduct study to determine which public housing developments are required to be converted to vouchers.
- Other: (list below)
 - MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding, including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only where necessary.
 - Complete the USHUD submission requirements for elderly designation of existing public housing mixed occupancy developments.

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

- PHA Goal: Provide an improved living environment
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.
- Implement public housing security improvements:
 - The drug and crime activities elimination programs contingent on alternative funding availability and partnerships; and
 - Increase the number of residents participating in the elimination of drug and crime activity programs within Public Housing sites.

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities):
 MDHA applied to designate 1,815 mixed occupancy public housing units for occupancy by elderly families only. The developments proposed to be designated are: Biscayne Plaza (52), Edison Park/Plaza (80), Florida City Gardens (50) ; Goulds Plaza (50); Haley Sofge (475), Lemon City (100), Palmetto Gardens (40), Peters Plaza (102), Robert King High (315), Smathers Plaza (182), South Miami Plaza (97), Ward Towers (200) and Wynwood Elderly (72).
 MDHA will include the new Ward Tower Assisted Living Facility (100) for elderly only in the revised Designation Plan submitted to USHUD.
- Other: (list below)

 - Seek increase in funding for Aging in Place initiatives and prevention of premature institutionalization of elderly, disabled residents.
 - Continue promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities (ALF).
 - Lease land to build a new Assisted Living Facility. .
 - Continue with the Quality Assurance Review (QAR) program of residents’ files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
 - Continue with the execution of a Memorandum of Understanding (MOU), between Overall Tenants Advisory Council (OTAC), and Resident Councils for the disbursement of monies for resident participation activities mandated by 24 CFR 964.15 and provide training.
 - Continue implementation of USHUD’s Enterprise Income Verification (EIV) program in Public Housing and Section 8 programs.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households.
- Objectives:

 - Increase the number and percentage of employed persons in assisted families: Monitor contractors and subcontractors for compliance with Section 3 training and employment goals, and provide public housing residents with information about Section 3 business and training employment opportunities generated through MDHA awards and U.S.HUD assistance.
 - Provide or identify supportive services to improve assistance recipients’ employability: Seek new partnerships with both public and private

entities to enhance social and economic services to residents in both public and assisted housing.

- Provide or identify supportive services to increase independence for the elderly or families with disabilities: OTAC will conduct the Floor Guardian/Neighbor Companion Program.
- Other: (list below)
 - Maintain the Family Self- Sufficiency program in Public and Section 8 housing.
 - Maintain the disallowance of increase in annual income, in accordance with the regulation.
 - Seek expansion of resident-owned businesses by linking them with organizations that provide micro-business loans.
 - Implement home-based business policy and procedures for public housing residents.
 - Continue to plan and implement annual interactive workshops, disseminate brochures, and attend community business forums to educate current and prospective MDC contractors about Section 3 requirements and business opportunities.
 - Implement successful methods of accelerated move-in procedures for new applicants to public housing.
 - Continue effective case management system for the Scott/Carver HOPE VI Revitalization Program. Case management services are being provided by DHS through an Interdepartmental Agreement.
 - Implement a MDHA training and employment preference procedure for eligible Section 3 residents.

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Continue to implement effective Affirmative Fair Housing Marketing Plan when the waiting lists are opened.
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Complete survey of public housing developments to identify accessible housing units outlined in the Voluntary Compliance Agreement (VCA) to be executed with between MDHA and USHUD.
 - Other: (list below)
 - Maintain the Adker Consent Decree.

- Continue to monitor Section 504, ADA, Fair Housing Act, and all other applicable accessibility requirements in Public Housing New Construction existing Public Housing developments, and other MDHA assisted housing programs.
- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.
- Continue to implement Section 504, ADA, Fair Housing Act and applicable accessibility modifications for persons with disabilities to MDHA's existing housing units, administrative offices, non-housing programs and revised Admissions and Continued Occupancy Policy, in accordance with the milestones and objectives established in the Voluntary Compliance Agreement (VCA) between MDHA and USHUD.
- Continue to afford persons with disabilities equal opportunity in housing and non-housing programs services and activities through implementation of the Reasonable Accommodation and Effective Communication policies as revised under the VCA.

Annual PHA Plan
PHA Fiscal Year 2006-2007
 [24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Executive Summary

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

Miami-Dade Housing Agency (MDHA) views the Annual Plan as an opportunity to show that the housing agency's dedicated and enthusiastic staff, together with the support of the parties involved, can and will achieve the goals and objectives that have been set during this planning process.

This year's Annual Plan covers the period October 1, 2006 through September 30, 2007. The planning process incorporates the input of MDHA divisional staff, Resident Advisory Board, public and assisted housing program participants, and business partners.

The highlights of our plan include the following:

- ◆ Consistent output of quality services through the competitive management styles of contract management companies and MDHA staff in the Employee

Demonstration of Growth and Efficiency (EDGE) program and the Section 8 Performance Team Program.

- ◆ Expansion of housing choices to applicants and program participants through:
 - Promoting full occupancy of Helen Sawyer and Ward Towers Assisted Living Facilities (ALF);
 - The HOPE VI redevelopment of Scott Homes and Carver Homes sites;
 - The expansion of homeownership units that will be made available through the Scott/Carver HOPE VI redevelopment;
 - Lease land to build an Assisted Living Facility; and
 - The various homeownership programs offered through the Development and Loan Administration and the New Markets divisions, such as the Surtax, SHIP, HOME, and Infill programs.
- ◆ Addressing fair housing issues through the continued maintenance of the Adker Consent Decree and monitoring of the Section 504, ADA, Fair Housing Act, and other applicable accessibility requirements in public housing new construction, existing public housing developments, and other MDHA assisted housing programs.
- ◆ Improvement in the economic and social opportunities available to public and assisted program participants by means of new partnerships developed between MDHA and public/private entities, and continued assistance under the Welfare-to-Work Housing Voucher and Family Unification programs..
- ◆ Administering programs, including the Section 8 Moderate Rehabilitation Single Room Occupancy, Shelter Plus Care, Veterans Assisted Supporting Housing, Mainstream, and Rental Assistance in Support of Designated Housing Plans, Access 2000. These programs are targeted for populations with special needs, such as disabled homeless individuals with mental illness, substance abuse and/or HIV/AIDS, homeless veterans with severe psychiatric or substance abuse disorders, and disabled and non-elderly disabled persons.
- ◆ Accepted and approved applications for existing housing developments to provide project-based housing assistance to no more than 25% of the development's units for project-based voucher program, upon availability of vouchers. MDHA has entered into a contract to assist 50 units under the Project-based Voucher Program.
- ◆ Continue to develop and implement the Section 8 Homeownership program.
- ◆ Complete the USHUD submission requirements to designate 1,815 mixed occupancy public housing units for occupancy by elderly families only and include the new 100-unit Ward Tower ALF for elderly only in the revised Designation Plan submitted to USHUD.
- ◆ Implement Section 504, ADA, Fair Housing Act and applicable accessibility modifications for persons with disabilities to MDHA's existing housing units, administrative offices, non-housing programs and revised Admissions and Continued Occupancy Policy, in accordance with the milestones and objectives established in the Voluntary Compliance Agreement (VCA) between MDHA and USHUD.
- ◆ Provide training to MDHA staff on Section 504/ADA requirements and Reasonable Accommodation Policies, as they are implemented.

- ◆ MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding , including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords and termination of assistance only where necessary.
- ◆ Continue implementation of USHUD’s Enterprise Income Verification (EIV) system in Public Housing and Section 8 programs. The EIV is a computer matching program used to verify the accuracy of income reported by residents and tenants and to determine fraud.
- ◆ Continue implementation of the Voluntary Compliance Agreement (VCA) with USHUD. The VCA requires that MDHA make accessibility modifications to its Public Housing stock and non-housing programs to accommodate persons with disabilities.
- ◆ Continue screening new applicants on the 2005 waiting list for eligibility. The Tenant-based and Project-based waiting lists were opened during a two-week application period held April 18-29, 2005. MDHA received approximately 44,000 applications of which 41,500 were accepted and 3,500 rejected for incomplete information.
- ◆ Participate in USHUD’s Capital Fund Financing Program (CFFP), a capital bond program, and Miami-Dade County’s General Obligation Bond (GOB) program as described in MDHA’s Five-Year Plan to preserve and/or expand affordable housing in Miami-Dade County.
- ◆ MDHA anticipates increasing the minimum rent from \$25 to \$50, upon Board of County Commissioner’s approval.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Statement of Policy for Deconcentration: **f1005a02.**
- Capital Fund Program Annual Statements FY2006-07: CFP 2006= **f1005b02**; RHF 2006(01&02)= **f1005c02.**
- CFP P&E Reports: **f1005t02**= CFP 2005; **f1005u02**= CFP 2004; **f1005w02**= CFP 2003(01&02); RHF 2000-2005= **f1005x01.**
- Most recent board-approved operating budget: (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY): **Not Applicable.**
- Public Housing Drug Elimination Program (PHDEP) Plan: **Not Applicable.**
- Membership of the Resident Advisory Board(s): PH= **f1005e02**; Section 8= **f1005f02.**
- Implementation of Public Housing Resident Community Service Requirements: **f1005g02.**
- Pet Policy: **f1005h02.**
- Statement of Progress in Meeting the 5-Year Plan Mission and Goals **f1005i02.**
- Section 8 Homeownership Program Capacity Statement: **f1005j02.**
- Section 8 Project-based Voucher Program Capacity Statement: **f1005k02.**
- Deconcentration and Income Mixing Revised Template Question: Component 3A (6): **f1005l02.**
- Resident Homeownership of the PHA Governing Board Statement of Exemption: **f1005m02.**
- Voluntary Conversion Initial Assessment Template Questions: Component 10.B (must be attached if not included in the PHA Plan text): **f1005n02.**
- Comments of Resident Advisory Board or Boards (must be attached if not included in the PHA Plan text): **f1005d02.**

Optional Attachments:

- PHA Management Organizational Chart: **f1005s02.**
- Capital Fund Program 5 Year Action Plan: Region 1= **f1005o02**, Region 2= **f1005p02**; Region 3= **f1005q02.**
- Other (List below, providing each attachment name): PHA Plan Narratives = **f1005r02.**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Adker Consent Decree Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) and any additional backup data to support statement of housing needs in the jurisdiction/s	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
3	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents: See Narrative Section. <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Plan	
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
✓	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
✓	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
✓	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Policies governing any Section 8 project based program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
(N/A)	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP	Annual Plan: Safety and Crime Prevention (Not Applicable)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Plan)	
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings	Annual Plan: Annual Audit
✓	The Follow up Plan of the Resident Service and Satisfaction Survey Results For Fiscal Year 2004-2005. (RASS Follow-up Plans)	Annual Plan
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	37,843	5	5	N/A	N/A	5	N/A
Income >30% but <=50% of AMI	24,050	4	4	N/A	N/A	4	N/A
Income >50% but <80% of AMI	31,848	3	3	N/A	N/A	5	N/A
Elderly	20,362	4	5	N/A	N/A	N/A	N/A
Families with Disabilities	15,774	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Hispanic)	43,715	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Black)	31,772	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2003-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
U.S. Census Bureau 2000

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	41,386	100%	
Extremely low income <=30% AMI	Family income will be determined at the time of eligibility interview		
Very low-income >30% but <50%	Family income will be determined at the time of eligibility interview		
Low income (>50% but <80%)	Family income will be determined at the time of eligibility interview		
Moderate Income (over 80% AMI)	Family income will be determined at the time of eligibility interview		
Families with children	11,773	28.4%	
Elderly families	5,806	14%	
Families with Disabilities	3,757	9%	
White/Non-	8,561	20.7%	

Housing Needs of Families on the Waiting List			
Hispanic			
Black/Non-Hispanic	19,580	47.3%	
White/Hispanic	10,036	24.2%	
Black/Hispanic	817	2%	
Native American	175	0.4%	
Asian	117	0.2%	
Characteristics by Bedroom Size (Public Housing Only)	Not applicable for Section 8 Tenant-Based Waiting List		
0 BR			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <u>9</u> Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (Public Housing waiting list may be open for specific bedroom sizes based on availability) Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - Families affected by natural disasters.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Project-based (Public Housing and Moderate Rehabilitation) <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	39,721	100%	
Extremely low income <=30% AMI	Family income will be determined at the time of eligibility interview		
Very low-income >30% but <50%	Family income will be determined at the time of		

Housing Needs of Families on the Waiting List			
	eligibility interview		
Low income (>50% but <80% AMI)	Family income will be determined at the time of eligibility interview		
Moderate Income (over 80% AMI)	Family income will be determined at the time of eligibility interview		
Families with children	11,565	29%	
Elderly families	4,737	12%	
Families with Disabilities	3,155	8%	
White/Non-Hispanic	8,483	21.3%	
Black/Non-Hispanic	18,978	48%	
White/Hispanic	9,170	23%	
Black/Hispanic	723	2%	
Native American	171	0.4%	
Asian	115	0.3%	
Characteristics by Bedroom Size (Public Housing)	Bedroom size for 19,008 applicants will be determined at the eligibility interview		
0 BR	5,249	13%	
1 BR	1,241	3%	
2 BR	7,836	20%	
3 BR	5,124	13%	
4 BR	1,082	3%	
5 BR	155	0.4%	
5+ BR	181	0.5%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 9. Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Families affected by natural disasters.			

C. Strategy for Addressing Needs

Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency’s reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, taking into consideration USHUD funding labels.
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
 - ◆ Participate in the Continuum of Care process in the development of permanent housing for homeless individuals and families.
 - ◆ MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover any shortfall in federal funding , including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only where necessary.
 - ◆ Participating in USHUD's Capital Fund Financing Program (CFFP), a capital bond program, and Miami-Dade County's General Obligation Bond (GOB) program as described in MDHA's Five-Year Plan to preserve and/or expand affordable housing in Miami-Dade County.

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

Select all that apply

- Apply for additional Section 8 units should they become available.
- Leverage affordable housing resources in the community through the creation of mixed - finance housing.

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Received from USHUD 450 Section 8 vouchers for replacement housing for the Scott/Carver HOPE VI program. MDHA used approximately 261 of its own vouchers for a total of 711 Section 8 vouchers to relocate Scott/Carver residents.
 - Continued implementation of the Section 8 Homeownership Program.
 - Continued implementation of the Project-based Section 8 Voucher Program, contingent on the availability of vouchers.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly:
- Apply for special-purpose vouchers targeted to the elderly, should they become available.
- Other:
 - Continue promoting full occupancy of Ward Towers Assisted Living Facility.
 - Lease land to build an Assisted Living Facility.
 - Continue the design of a prototype “Wellness Center” as a component of MDHA’s Aging in Place plan.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - ◆ Carry out agency-wide Section 504/ADA modifications as needed.
 - ◆ Continue implementation of the Section 504/ADA public housing unit accessibility requirements of the Voluntary Compliance Agreement (VCA) between MDHA and USHUD.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations: In cooperation with the Fair Housing Center.
- Other: (list below)
 - Administer the Adker Consent Decree.
 - Continue to counsel HOPE VI families about Homeownership.
 - Implemented a revised USHUD-approved Reasonable Accommodation Policy and provide training to MDHA staff.
 - On-going Section 504 and ADA trainings for MDHA staff in consultation with Miami-Dade County’s Office of ADA Coordination, third party providers and USHUD.

- Conduct outreach efforts that target potential Section 8 landlords with accessible housing for persons with disabilities.

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

- Fraud control and audit programs:
 - Maintain an anti fraud program to ensure agency’s integrity by investigating fraud, including unreported family income, and other criminal activities allegations from residents, staff or entities doing business with MDHA.
 - Maintain audit and quality control functions to ensure compliance with USHUD and MDHA regulations and procedures, including fair labor standards and resident income verification and rent calculation.
 - Additional functions include public housing utility allowance revision and review reimbursements to the Fair Housing Center for class members under the Ann Marie Adker Consent Decree.
 - Continue implementation of USHUD’s Enterprise Income Verification (EIV) program in Public and Section 8 housing.

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses (Proposed 2007 Budget)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006-2007 grants)		
a) Public Housing Operating Fund	42,100,000	
b) Public Housing Capital Fund	11,000,000	
c) HOPE VI Revitalization	6,100,000	Scott/Carver Homes Mixed Housing
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based and Project-Based Assistance	158,400,000	
f) Public Housing Drug Elimination Program	0	
g) Resident Opportunity and Self-Sufficiency Grants	63,000	
h) Community Development Block Grant - Public Housing	0	
i) Other Federal Grants (list below)		
Shelter Plus	6,200,000	Homeless Assistance
CDBG – (OCD)	0	
Shelter Plus Care	0	
FSS	63,000	Family Self-Sufficiency Program
Relocation	0	
Family Unification	0	
2. Prior Year Federal Grants (unobligated funds only) (HOPE VI Grants)		
3. Public Housing Dwelling Rental Income	16,800,000	Dwelling Rent
4. Other income (list below)		
Building Better Communities GOB Program	3,400,000	
Replacement Housing Factor	1,700,000	
Capital Funds Financing Program (Bond Project)	24,400,000	
5. Non-federal sources (list below)		
Adker Consent Decree	0	
Total resources	270,226,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) 60 non-elderly and 30 elderly families
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
 - MDHA preliminary screening for Public Housing begins at the time of application and additional verification for eligibility is completed when an applicant is selected from the waiting list.

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

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

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists:
- Other (describe):
 - Helen Sawyer and Ward Towers Assisted Living Facilities (ALFs): Qualified Public Housing residents requesting transfers will be given first preference, then, qualified public housing applicants, including persons with disabilities, and thereafter to non-ALF eligible elderly residents and applicants, upon availability.

- MDHA will request a waiver of the Ann-Marie Adker Consent Decree’s (Decree) project-based waiting list provisions, to permit MDHA to request USHUD approval to operate site-based waiting lists for its ALFs. If such waiver is granted, MDHA will comply with the PHA Plan’s site-based waiting list requirements.

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

- PHA main administrative office
- PHA development site management office
- Other (list below)

By mail, whenever program waiting list opens.

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

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

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: Section 8 Moderate Rehabilitation applicants receive one offer unless they do not accept the unit for good cause.

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - ◆ Disabled public housing residents requiring Uniform Federal Accessibility Standard-accessible units and units with accessible features.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection.)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - In accordance with the Adker Consent Decree, MDHA is required to make desegregative offers in specific Public Housing, Moderate Rehabilitation, or participating privately owned HUD-assisted developments at which the applicants' race does not predominate.
 - MDHA uses a local preference for ALFs where it can be documented that public housing resident transferees or applicants have met ALF criteria set forth in MDHA's Admission and Continued Occupancy Policy document. When there are insufficient qualified transferees or applicants, MDHA elderly persons (62 or older) will receive priority for these units.

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Helen Sawyer and Ward Towers ALFs: Qualified Public Housing residents requesting transfers will be given first preference, then qualified public housing applicants, upon availability, and thereafter to non-ALF eligible elderly residents and applicants.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing Revised Questions. (Not Applicable in this Section of the Template. **See Revised Questions on Required Attachment f1005102**)

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

(2) Waiting List Organization

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

(3) Search Time

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

Pursuant to the Quality Housing and Work Responsibility Act of 1998, MDHA may extend the term of the issued Housing Choice Voucher beyond 120 days as a reasonable accommodation or for other good cause as determined by the Agency, in circumstances such as hospitalization of a family member or a family emergency over an extended period of time that has affected the family's ability to find a unit within the initial 60-day term; if the family has made consistent efforts

to locate a unit; if the family requires a 3 bedroom or greater unit, or needs reasonable accommodation due to illness or disability, or if the family has turned in a Request for Tenancy Approval prior to the expiration of the 60-day term but the unit has not passed Housing Quality Standards inspection.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 Tenant-Based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special Purpose Section 8 Assistance Programs.

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan

- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25 (*)
- \$26-\$50

(*) (MDHA anticipates increasing the minimum rent to \$50, upon Board of County Commissioners’ approval.

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

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

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Rents less than 30% would be if resident chose the flat rent option.

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

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

e. Ceiling Rents:

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
 At family option
 Any time the family experiences an income increase
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold):
 - \$40.00 per month. MDHA anticipates increasing the income threshold amount to \$200 per month. Other (list below): Income decrease of \$40.00 or more.

- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0
- \$1-\$25 (*)
- \$26-\$50

(*) (MDHA anticipates increasing the minimum rent to \$50, upon Board of County Commissioners' approval.

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below).

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

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

- An organization chart showing the PHA's management structure and organization is attached: **f1005s02**.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning 10/01/06	Expected Turnover
Public Housing	9,353	1,200
County-owned Section 8 New Construction	536	10
Turnkey III Homeownership	45	10
Section 8 Vouchers	12,550	2,500
Section 8 Moderate Rehabilitation	2,847	300
Special Purpose Section 8 Vouchers Mainstream Program	75	15
Special Purpose Section 8 Vouchers Welfare to Work Program	625	100
Special Purpose Section 8 Vouchers Designated Housing	200	40
Family Unification Vouchers	442	80
Section 8 Portable Vouchers	529	0
Section 8 Single Room Occupancy	290	40
Section 8 Shelter Plus Care	669	150
Public Housing Drug Elimination Program (PHDEP)	PHDEP funds eliminated as of 2002. Public Housing operating budget has been used to fund improvements to site security.	
Section 8 New Construction (Privately owned)	487	50

Section 8 Substantial Rehabilitation	809	80
Access 2000 Vouchers	10	1
Tornado Vouchers	59	5

C. Management and Maintenance Policies

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

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

- (2) Section 8 Management: (list below)
 - Administrative Plan
 - SEMAP Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?: Grievance procedures referred in the Community Policies as part of the lease and in the ACOP.

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices: Residents only.
 - Other (list below)
MDHA’s Quality Assurance and Compliance - Hearing Unit: Applicants only.

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)
 MDHA's Qualify Assurance and Compliance - Hearing Unit

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment: **f1005b02, f1005c02**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment: **f1005o02, f1005p02, f1005q02.**

-or-

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

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

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

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

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

1. Development name: Ward Tower Assisted Living Facility
2. Development (project) number: FL29P005044
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

1. Development name: Scott/Carver Homes
2. Development (project) number: FL29P005004/FL29P005020
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

- Scott/Carver Hope VI Revitalization

Yes No: f) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- 80 additional public housing units in the Scott/Carver Hope VI Revitalization Program funded by the Replacement Housing Factor Grant.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	Opa-locka Family
1b. Development (project) number:	FL 05-074 B & C
2. Activity type:	Demolition <input type="checkbox"/> Homeownership Disposition <input checked="" type="checkbox"/> Disposition debt waiver to be requested.
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	November 2005
5. Number of units affected:	26
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: May 2006 b. Projected end date of activity: May 2007

Demolition/Disposition Activity Description	
1a. Development name:	Scott Homes
1b. Development (project) number:	FL 05-004
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	03/20/01
5. Number of units affected:	754
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	Demolition a. Actual or projected start date of activity: 12/22/03 b. Projected end date of activity: 05/31/06

Demolition/Disposition Activity Description	
1a. Development name:	Carver Scattered Sites
1b. Development (project) number:	FL 05-017B
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/12/04
5. Number of units affected:	8
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	 a. Actual or projected start date of activity: 12/01/05 b. Projected end date of activity: 06/30/07

Demolition/Disposition Activity Description	
1a. Development name:	Smathers Plaza
1b. Development (project) number:	FL 05-018
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> (Vacant Land)
3. Application status (select one)	Approved <input checked="" type="checkbox"/> (Land lease to build an Assisted Living Facility) Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	10/05/03
5. Number of units affected:	None- Land Only
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: April 2006 b. Projected end date of activity: April 2008

Demolition/Disposition Activity Description	
1a. Development name:	Elizabeth Virrick I & II
1b. Development (project) number:	FL 05-024 and FL 05-029
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/> Disposition debt waiver to be requested.
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	October 2005
5. Number of units affected:	84
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: November 2006 b. Projected end date of activity: November 2008

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description	
1a. Development name:	Scott Homes
1b. Development (project) number:	FL 05-004
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/12/04
5. Number of units affected:	None- Land Only
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/31/04 b. Projected end date of activity: 07/30/07

DISPOSITION OF LOTS FOR AFFORDABLE HOMEOWNERSHIP

Demolition/Disposition Activity Description	
1a. Development name:	Carver Homes
1b. Development (project) number:	FL 05-020
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/12/04
5. Number of units affected:	None- Land Only
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/31/05 b. Projected end date of activity: 07/30/07

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description:

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

Designation of Public Housing Activity Description
1a. Development name: Three Round Towers 1b. Development (project) number: FL 05-062
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: Originally approved 12/1/1999. Two-year extension approved 02/03/2005.
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan (Will be included in a new 2006 Designation Plan) <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 391 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Helen Sawyer Assisted Living Facility
1b. Development (project) number:	FL 05-057
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Originally submitted 05/25/2000 for inclusion on original Designation Plan. Two-year extension approved 02/03/2005.
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan (Will be included in a new 2006 Designation Plan) <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	101
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Robert King High
1b. Development (project) number:	FL 05-013
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	315
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Haley Sofge
1b. Development (project) number:	FL-05-026
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	475
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Ward Towers
1b. Development (project) number:	FL-05-044
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	200
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Smathers Plaza
1b. Development (project) number:	FL-05-018
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	182
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	South Miami Plaza
1b. Development (project) number:	FL-05-045
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	97
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Wynwood Elderly 1b. Development (project) number: FL-05-094	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 72 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Biscayne Plaza 1b. Development (project) number: FL-05-841	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 52 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name:	Florida City Gardens
1b. Development (project) number:	FL-05-080
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	50
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Goulds Plaza
1b. Development (project) number:	FL-05-079
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	Submitted 12/30/05
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected:	50
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Edison Plaza	
1b. Development (project) number: FL-05-056	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 80	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Lemon City	
1b. Development (project) number: FL-05-051	
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 100	
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Peters Plaza	
1b. Development (project) number: FL-05-039	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 102	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Palmetto Gardens	
1b. Development (project) number: FL-05-088	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: Submitted 12/30/05	
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously approved Designation Plan?
6. Number of units affected: 40	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Ward Towers Assisted Living Facility	
1b. Development (project) number: FL-05-144	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: 2006	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 100	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937 (See Required Attachment: f1005n02)

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FHA Homes Dade County 1b. Development (project) number: 5-052C – (160-836)
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 12 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Homeownership 1b. Development (project) number: 5-052A – (320-834)
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (1978)
5. Number of units affected: 2 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Heritage I 1b. Development (project) number: 5-64 (320-064)	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input checked="" type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 1977	
5. Number of units affected: 30 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)
2. Program Description: The Program was approved by Miami-Dade Board of County Commissioners on December 2001, and is being administered jointly by Private Rental Housing and Development and Loan Administration.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- The family must be currently in good standing with the housing agency, including no outstanding debt to MDHA for previous quality standard damages or unpaid rent
- The family must be in compliance with the current lease
- The family shall not have quality standards violations existing in the unit, which have not been corrected within the time provided by the Section 8 Inspections Office
- The family shall not have a history of late payments
- The family must not have a previous default on a mortgage obtained through a MDHA homeownership program.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (I)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

Note: MDHA administers the award of 625 Welfare-to-Work Section 8 vouchers for Miami-Dade County in collaboration with the Miami-Dade/Monroe WAGES Coalition, Inc. (WAGES). Further, Miami-Dade County and WAGES have entered into a Memorandum of Understanding, dated May 7, 1999, outlining the type, scope and extent of their respective commitments and responsibilities.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
 - Continue implementation of the Home-based business policy and procedures.
 - Facilitate interactive workshops to educate current and prospective MDC contractors and entities about Section 3 requirements and business opportunities.
 - Develop and seek approval to implement a MDHA training and employment preference procedure for eligible Section 3 residents.

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Elderly Outreach Center	1 location	Referral	MDHA Facilities	PH
Elderly Meals	2 locations	PH Residents	MDHA Developments	PH
“Aging in Place” Referrals	Various	Referrals	MDHA Facilities	PH
Case Management - ALF	Various	Referrals	MDHA Facilities	PH
Parenting Classes	Various	Residents/Referrals/Walk-ins	Rainbow Village	PH

(2) Family Self Sufficiency program/s

f. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of September 2005)
Public Housing	N/A	140
Section 8	234	343

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address
 FY 2006 PHA Plan Page 51

the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

NOTE: MDHA anticipates maintaining the required number of participants.

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

All family developments

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other: (describe below)
With the loss of the Public Housing Drug Elimination Program (PHDEP) funding, MDHA is looking for alternative sources of funding and incorporation of local law enforcement entities to continue enforcing the reduction of crimes in public housing.

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

All Family Developments

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action

- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) unincorporated Miami-Dade County
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan (Not Applicable, See Section B)

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
Note: MDHA received comments from the Section 8 Resident Advisory Board.
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached as Attachment: **f1005d02**
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

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

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

Included in such “significant amendment or modification” to the plan may be the following:

- ◆ Changes to rent, admissions policies, or organization of the waiting list;
- ◆ Additions of non-emergency work items not included in the Annual Plan or the Five-Year Plan that exceed \$500,000, or a change in the use of replacement reserve funds under the Capital Fund; and
- ◆ Any change with regard to demolition, disposition, and designation of public housing developments, homeownership programs, or conversion activities.

Attachments

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

MIAMI-DADE HOUSING AGENCY

Statement of Revised Policy on Deconcentration of Poverty and Promoting Mixed Income

Miami-Dade Housing Agency's (MDHA) Deconcentration Policy incorporates the provisions in the final rule on the *Deconcentration of Poverty and Promoting Mixed Incomes* in public housing. The deconcentration policy applies only to applicants for public housing and to residents seeking voluntary transfers within "covered" public housing developments (general occupancy family public housing developments). The deconcentration requirements apply only to developments with average incomes above or below the Established Income Range (EIR), which is 85 to 115 percent of the average family income for all covered developments, or 30 percent of the Area Median Income, whichever is greater. Developments exempt from the deconcentration rule are developments that house only elderly persons, persons with disabilities or both, developments with HUD-approved mixed-finance plans using HOPE VI or public housing funds, public housing developments approved for demolition or for conversion to tenant-based assistance.

The policy for deconcentration of income requires an annual analysis of the concentration of income in covered public housing developments, which is to be included as a supporting documentation of the PHA Plan. At each analysis, the average income of each covered development is calculated. Any covered development having an average income outside (above or below) the EIR requires an explanation or justification of that income profile that is consistent with: a) the deconcentration of poverty and income mixing, and b) the local goals and strategies contained in the PHA Plan.

MDHA's 2006 concentration of income analysis indicates that out of a total of 61 covered developments, 46 (75%) are within the EIR, and therefore do not require any action in regard to the deconcentration rule. The income profile of the 15 developments outside the EIR are explained and justified according to the deconcentration rule for the following reasons: Adker Consent Decree, self sufficiency strategies and programs, homeownership and scattered sites.

Although the income profile of the covered developments falling outside the EIR for the 2006 income analysis can be justified, MDHA's deconcentration policy includes, but is not limited to: 1) capital improvements toward developments with an average income below the EIR to encourage applicant families whose income is above the EIR to accept units in those developments; 2) providing incentives which encourages families with incomes below the EIR to accept units in developments with incomes above the EIR; and 3) providing any other strategies allowed by statutes and determined by MDHA in consultation with residents and community via the PHA planning process.

CAPITAL FUND PROGRAM

f1005b02

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 06	Federal FY of Grant: 10/2006
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,771,076.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$170,000.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$1,385,538.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$2,048,765.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$7,400,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$65,000.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$15,000.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$13,855,379.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P005501 06			Federal FY of Grant: 10/ 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Operations	Housing Operations Expenses, Salaries, Sundry, Etc.	1406		\$2,771,076.00				
HA-WIDE Management Improvements	Management Improvements	1408		\$170,000.00				
HA-WIDE Administration	Administration Cost and Salaries	1410		\$1,385,538.00				
HA-WIDE Architectural Fees	Administrative Fees In House and External	1430		\$2,048,765.00				
HA-WIDE Site Improvements	Region Wide-All Developments Site Improvements	1450		\$0.00				
HA-WIDE Dwelling Structures	Region Wide-All Developments Comp. Mod. - Dwelling Strcutres	1460		\$7,400,000.00				
HA-WIDE Dwelling Equipments	Region Wide-All Developments Dwelling Equipments	1465		\$65,000.00				
HA-WIDE Non- Dwelling Renovations	Region Wide-All Developments Offices and Lobbies Renovations	1470		\$0.00				
HA-WIDE	Region Wide-All Developments Non-Dwelling Equipments	1475		\$0.00				
HA-WIDE	Region Wide-All Developments Relocations	1495		\$15,000.00				
		Total		\$13,855,379.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program (CFP)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P005501 06					Federal FY of Grant: 10/2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Operations 1406	7/17/2008			7/17/2010			
HA-WIDE Management Improvements 1408	7/17/2008			7/17/2010			
HA-WIDE Administration 1410	7/17/2008			7/17/2010			
HA-WIDE Architectural Fees 1430	7/17/2008			7/17/2010			
HA-WIDE Site Improvements 1450	7/17/2008			7/17/2010			
HA-WIDE Dwelling Structures 1460	7/17/2008			7/17/2010			
HA-WIDE Dwelling Equipments 1465	7/17/2008			7/17/2010			
HA-WIDE Non-Dwelling Structures 1470	7/17/2008			7/17/2010			
HA-WIDE Non--Dwelling Equipments 1475	7/17/2008			7/17/2010			
HA-WIDE Relocation Cost 1495	7/17/2008			7/17/2010			

Capital Fund Program Five-Year Action Plan

f1005b02

Part I: Summary

PHA Name MIAMI DADE HOUSING AGENCY		Original 5-Year Plan			
		Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
Region 1		\$2,535,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00
Region 2		\$2,535,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00
Region 3		\$2,535,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00
PHA-Wide		\$5,395,000.00	\$5,395,000.00	\$5,395,000.00	\$5,395,000.00
CFP Funds Listed for 5-year planning		\$13,000,000.00	\$13,000,000.00	\$13,000,000.00	\$13,000,000.00
Replacement Housing Factor Funds		\$1,200,000.00	\$1,200,000.00	\$1,200,000.00	\$1,200,000.00

Capital Fund Program Five-Year Action Plan

f1005b02

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : ___-__ FFY Grant: 2006 PHA FY: 2006			Activities for Year: FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
		SEE FIVE YEAR ACTION PLAN FOR YEARS 2007, 2008, 2009, 2010				
Total CFP Estimated Cost			\$			\$

REPLACEMENT HOUSING FACTOR

f1005c02

Annual Statement/Performance and Evaluation Report					
Replacement Housing Factor (RHF) Part I: Summary					
PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 06			Federal FY of Grant: 10/2006
X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)					
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$456,630.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$456,630.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005501 06			Federal FY of Grant: 10/2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Development Activities	1499		\$456,630.00				
		Total		\$456,630.00				

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:					Federal FY of Grant: 10/2006
		Replacement Housing Factor Grant No: FL14R005501 06					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Sep-08			30-Sep-10			

REPLACEMENT HOUSING FACTOR

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Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005502 06	Federal FY of Grant: 10/2006
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X Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$234,716.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$234,716.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005502 06			Federal FY of Grant: 10/2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Development Activities	1499		\$234,716.00				
		Total		\$234,716.00				

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:					Federal FY of Grant: 10/20026
		Replacement Housing Factor Grant No: FL14R005502 06					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	7/17/2008			7/17/2008			

SECTION 8 RESIDENT ADVISORY BOARD RECOMMENDATIONS

April 17, 2006

- The board would like to have meetings at least once every two months.
- In the beginning you ask for programs and I suggested Housing for Grandparents Raising Grandchildren.
- Please have customer service updated.
- The board would like to have Sandra Walker back as our coordinator.
- The board has not selected board members, which is way overdo.
- Residents are complaining for waiting too long in the waiting room to be seen for appointments

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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ALLAPATTAH GWEN CHERRY

**Elaine Johnson, President
2026 NW 19th Terrace
Miami, FL 33125**

(305) 636-0855 (sister)

**ANNIE M. COLEMAN
Mary Nesbitt, President
2440 NW 63rd Street # F
Miami, FL 33147**

(305) 696-6399

**ARTHUR MAYS VILLAS
Mary Robinson, President
21502 SW 113th Avenue
Miami, FL 33170**

(305) 255-3674

**BISCAYNE PLAZA
Angel Diaz, President
15201 SW 288th Street, # 106
Miami, FL 33033**

(305) 247-0299

**CLAUDE PEPPER TOWERS
Jose Corcho, President
750 NW 18th Terrace, #114
Miami, FL 33136**

(305) 547-1668

**CULMER PLACE/CULMER GARDENS
Gwendolyn Lane, President
580 N.W. 6th Street
Miami, FL 33136**

(305) 371-5192

**DANTE FASCELL
Alfredo Landron, President
2929 NW 18th Ave #611
Miami, Florida 33147**

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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<p>EDISON COURTS Tyrone Kimble, President 6216 NW 3rd Court Miami, FL 33150</p> <p>(305) 751-9985</p>
<p>EDISON PARK/PLAZA Jessie Harris, President 200 NW 55th Street, #507 Miami, FL 33127</p> <p>(305) 759-4570</p>
<p>FLORIDA CITY GARDENS Johnnie Ruth Brown, President 900 NW 6th Avenue, #140 Miami, FL 33034</p> <p>(305) 245-3576</p>
<p>GOULDS PLAZA Damaris Reyes, President 11459 SW 213th Street Miami, FL 33170</p> <p>(305) 251-0080</p>
<p>HALEY SOFGE Lenine Ibanez, President 750 NW 13th Avenue, #407 Miami, FL 33125</p> <p>(305)</p>
<p>HOMESTEAD GARDENS Josie Chapman, President 1586 SW 4th Street #204 Homestead, FL 33030</p> <p>Phone 305-969-1210</p>
<p>JOE MORETTI Ricardo Alfonso, President 512 SW 4th Avenue # 3 Miami, FL 33130</p> <p>(305) 761-9529</p>

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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<p>JOLLIVETTE Delores Jackson, President 2402 NW 64th Street Miami, Florida 33147</p> <p>(305) 836-6015</p>
<p>LEMON CITY Minnie L. Wilson, President 150 NE 69th Street, # 325 Miami, FL 33138</p>
<p>LIBERTY SQUARE Barbara Pierre, President 1321 NW 58th Terrace Miami, FL 33142</p> <p>(305) 757-6678</p>
<p>LITTLE HAVANA ELDERLY Danilo Fundora, President 1759 SW 5th Street, #104 Miami, FL 33135</p>
<p>LITTLE RIVER PLAZA James Hillard, President 8255 NW Miami Court Miami, FL 33150</p>
<p>LITTLE RIVER TERRACE Patricia Thomton, President 590 NW 85th Street Miami, FL 33150</p> <p>(305) 758-8398</p>
<p>MARTIN FINE VILLAS Sonia Suarez, President 1301 N.W. 7th Street, #304 Miami, FL 33125</p> <p>(305) 642-9206</p>
<p>MODELLO, WAYSIDE & HERITAGE I & II Burnett Green-Thompson, President 15398 SW 282nd Street Miami, FL 33033</p> <p>(305) 242-4578 or (305) 300-3473</p>

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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Model Cities/Lincoln Gardens
AD-HOC COMMITTEE
Lottie Hines, President
7631 NW 17th Avenue
Miami, FL 33147

(305) 836-2593

MOODY VILLAGE
Betty Mullins, President
26914 SW 135th Street
Miami, FL 33032

NARANJA SUNSET POINT
Diana Smith President
26227 SW 139th Ave
Miami, FL 33032

(305) 258-8015

NEW HAVENS GARDENS
Audrey Santiago, President
7244 NE 2nd Avenue
Miami, FL 33138

(305) 754-8750

PALM COURT/PALM TOWERS
Ella Elam, President
930 NW 95 Street, #305
Miami, FL 33150

(305) 836-9416

PERRINE GARDENS
Lula Murray, President
16815 SW 104th Court
Miami, FL 33157

(305) 232-8816

PETER'S PLAZA
Esperanza Balbuena, President
191 NE 75th Street, #507
Miami, FL 33138

(305) 751-2391

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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<p>PINE ISLAND I & II Saralynn Childs, President 26855 SW 128th Avenue Miami, FL 33032</p> <p>(305) 258-6293</p>
<p>RAINBOW VILLAGE/WYNWOOD Angela Williams, President 344 NW 22nd Street Miami, FL 33127</p> <p>(305) 576-1859</p>
<p>ROBERT KING HIGH Maria Campos, President 1403 NW 7th Street # 204 Miami, Florida 33125</p>
<p>SINGER PLAZA James Scott, President 1310 NW 16th Street # 413 Miami, FL 33136</p> <p>(305) 326-8932</p>
<p>SMATHERS PLAZA Ada L.Loy, President 2970 SW 9th Street, #307 Miami, FL 33135</p> <p>(305) 643-2530</p>
<p>SOUTH MIAMI GARDENS NOT ACTIVE</p>
<p>SOUTH MIAMI PLAZA Hilda Rodríguez, President 6701 SW 62 Ave #217 Miami, Florida 33143</p>
<p>SOUTH RIDGE I & II Diana Strozier, President 11302 SW 190th Street Miami, FL 33157</p> <p>(305) 969-1210</p>

**OVERALL TENANT ADVISORY COUNCIL (OTAC)
RESIDENT COUNCIL PRESIDENTS
2005/2006**



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<p>STIRRUP/GIBSON PLAZA Shirley Gerald, President 3150 Mundy Street, #206 Coconut Grove, FL 33133</p> <p>(305) 443-8554 Pager 739-5197</p>
<p>THREE ROUNDS TOWERS Jose A. Echevarria, President 2870 NW 18th Avenue, # 8-C Miami, FL 33142</p> <p>(305) 633-2742</p>
<p>TWIN LAKES Delores Allen, President 1215 NW 95th Street, #221 Miami, FL 33150</p> <p>(305) 835-6984</p>
<p>VENETIAN GARDENS NOT ACTIVE</p>
<p>VICTORY HOMES NOT ACTIVE</p>
<p>WARD TOWERS Robert Tavel, President 2200 NW 54th Street #504 Miami, FL 33142</p> <p>(305) 634-2551 or (786) 546-7379</p>
<p>WYNWOOD Blanca Careemo, President 3000 NW 3rd Ave, #219 Miami, FL 33127</p>

SECTION 8 RESIDENT ADVISORY BOARD OFFICER'S LIST

Belkys Rodriguez, President
Section 8 Resident Advisory Board
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Alberto Hurtado, Secretary I
Section 8 Resident Advisory Board
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(305) 940-9089 Fax (305) 944-8343 Cell (786) 306-7469
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Elsa Flores, Treasurer
Section 8 Resident Advisory Board
2422 W 52 Terrace
Hialeah, FL 33016

(305) 825-2000 (305)303-7876

Bobbie Price, Secretary II
Section 8 Resident Advisory Board
3774 NW 209 Terrace
Miami, FL 33055

(305) 623-6563

MIAMI-DADE HOUSING AGENCY Community Service and Self Sufficiency Policy

BACKGROUND

The Quality Housing and Work Responsibility Act of 1998 requires that all **Non-Exempt** (see definitions) public housing residents 18 years of age or older contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities (described below) that help an individual toward self sufficiency and economic independence (United States Department of Urban Development regulation 24 CFR 960.600-609). **Exempt** (see definitions) public housing residents 18 years of age or older verified by Miami-Dade Housing Agency (MDHA) are not subject to the community service and/or self-sufficiency requirement.

The community service and self-sufficiency requirement is incorporated in the Public Housing Lease under Article IX, *Resident's Obligations*.

DEFINITIONS

Community Service: volunteer work that is of a public benefit and that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Community service can take place at non-profit organizations or public institutions. Community Service does not include political activities.

The types of volunteer work activities for this purpose include, but are not limited to:

- ✓ Working through a resident organization to help other residents with problems, serving as an officer on the Overall Tenant Advisory Council, and/or an incorporated public housing resident council organization;
- ✓ Working at a local school, before or after-school care program, or child care program;
- ✓ Working with a local non-profit educational, recreational, or food or clothing distribution program that serves youth, adult, elderly or other special needs population; or with a local non-profit social service, or health care or nursing home facility;
- ✓ Working at the Miami-Dade Housing Agency to help improve physical conditions, upon availability;
- ✓ Helping neighborhood groups with special projects.

Self-Sufficiency Activities: activities designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants.

These activities may include, but are not limited to:

- ✓ Miami-Dade Housing Agency's (MDHA) Family Self-Sufficiency (FSS) Program (contact Mark Brown, FSS Coordinator at (305) 644-5287 for more information); or
- ✓ Other self-sufficiency programs, including but not limited to: job training and job readiness programs, full-time student status at any school, college or vocational school, General Equivalency Diploma (GED) classes, apprenticeships, substance abuse or mental health counseling, English proficiency or literacy (reading) classes, English as a second language classes, budgeting and credit counseling class or any kind of class or program that helps a person toward economic independence, and carrying out any welfare reform activity required by the Department of Children and Families.

Exempt Adult: An adult member (18 or older) of the family who:

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is employed for at least 20 hours per week;
- Is participating, and is in compliance with a State of Florida welfare program, such as the Temporary Assistance for Needy Families (TANF), including a welfare to work program;
- Meets the requirements from being exempted from work or work activities under a State of Florida welfare program;
- Is engaged in work-related activities for a minimum 20 hours per week. Work-related activities include: vocational educational training (not to exceed 12 months with respect to any individual), on-the-job training, job-skills training directly related to employment, job-search and job-readiness assistance, community service programs, satisfactory attendance at a secondary school or GED classes, education directly related to employment, and provision of childcare services to an individual who is participating in a community service program.

Non-Exempt Adult: An adult member (18 or older) who:

- Does not meet one of the above exemptions requiring contribution of at least eight (8) hours per month of community service and/or participation in self-sufficiency activities.

Requirements of the Community Service and/or Self-Sufficiency Activities for Non-Exempt Residents:

1. The eight (8) hours per month may be either volunteer work or self sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. MDHA will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of Miami-Dade County.

Family Obligations for all Adult Residents (Exempt and Non-Exempt):

- At lease execution or reexamination, all adult members (18 or older) of a public housing resident family must:
 - a) provide documentation that they are exempt from Community Service requirement, if they qualify for an exemption, and
 - b) sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service and/or Self-Sufficiency requirement will result in nonrenewal of their lease.
- Every month, non-exempt family members must present a completed Third Party Verification form to the site manager, documenting the activities performed during that month. This form will include the signature of supervisors, instructors or counselors verifying the number of hours contributed.

- If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with MDHA to make up the deficient hours over the next twelve (12) month period.

Requirements for change in family status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the MDHA site manager within ten (10) days and provide documentation of such.
- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is her/his responsibility to report this to the MDHA site manager within ten (10) days. The site manager will provide the person with the Certification and Third Party Verification forms and a list of agencies in the community that may provide volunteer and/or training opportunities.

MDHA Obligations

1. To the greatest extent possible and practicable, MDHA will:
 - Provide names and contacts of agencies that may provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service Requirement*).
 - Provide in-house opportunities for volunteer work or self sufficiency programs, such as MDHA's Family Self-sufficiency Program, helping neighborhood groups with special projects, etc.
2. MDHA will provide the family with the necessary documentation, such as the certification form, Third Party Verification form, and a copy of this policy at initial application and at lease execution.
3. MDHA will make the final determination as to whether or not a family member is exempt from the Community Service and/or Self-sufficiency requirement. MDHA may verify with the welfare agency resident's participation and compliance with the welfare program.
4. Residents may use MDHA's Grievance Procedure if they disagree with MDHA's determination.
5. Noncompliance of family member:
 - At the time of the reexamination interview, or at least thirty (30) days prior to annual reexamination and/or lease expiration, MDHA will begin reviewing the exempt or non-exempt status and compliance of family members. MDHA will notify the family of such non compliance.
 - If MDHA finds a family member to be noncompliant, MDHA will enter into an agreement with the non compliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
 - If, at the next annual reexamination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;

- The family may use MDHA's Grievance Procedure and any available judicial remedy to seek timely redress to protest the lease termination.

If you have any questions about this policy, please contact your MDHA site manager.

MIAMI-DADE HOUSING AGENCY

PET OWNERSHIP AND ASSISTIVE ANIMAL POLICIES

THE PET OWNERSHIP AND ASSISTIVE ANIMAL POLICIES FOR THIS COMMUNITY ARE AS FOLLOWS:

PET OWNERSHIP POLICY

- A. **PET OWNERSHIP IS PERMITTED** to residents of public housing subject to compliance under this Policy. A pet may be disallowed to a pet owner for failure to comply with the Pet Policy.
- B. **A RESIDENT OR PROSPECTIVE RESIDENT MUST OBTAIN WRITTEN PERMISSION** from the site manager before keeping any pet on or about the premises. The prospective pet owner may only obtain written permission for a pet by meeting all the applicable Lease Agreement and Pet Policy requirements and by participating in the mandatory pet registration. The pet owner must register his or her pet according to all requirements of the Policy before bringing the pet onto the project premises. Pet owners must comply with all terms of the Lease Agreement and the Policy.
- C. **THE ONLY ANIMALS ALLOWED AS PETS** are common household pets. MDHA will not register an animal that is not a common household pet. The definition of a common household pet is "A domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes." This definition does not include any reptiles other than turtles. The list of animals not allowed as pets also includes (but is not limited to) raccoons, snakes, monkeys and pigeons. Any animals that are determined to constitute a nuisance or a threat to the health or safety of other residents, visitors, Department employees and/or any other persons on or about the premises are prohibited.
- D. All owners of a dog or cat shall pay an additional \$100 pet deposit to cover possible damages that the pet might cause in the development. The resident shall receive a refund of the unused portion of the pet deposit when the resident no longer owns a pet, or when he/she vacates the unit. MDHA may offer residents a payment plan for the pet deposit of \$50.00 up front and \$50 payable the following month.
- E. Pet ownership may be revoked at any time subject to the MDHA grievance procedure, if the animal becomes destructive, a nuisance or safety hazard to other residents, or if the resident/owner fails to comply with the following rules:
 - 1. The number of four legged, warm-blooded pets are limited to one such pet in each dwelling unit.
 - 2. The weight of any pet is not to exceed twenty (20) pounds at the age of maturity.
 - 3. The designated area for walking pets and waste elimination will be determined at each site individually.
 - 4. Every resident owning a pet must abide by Miami-Dade County Animal Control ordinances pertaining to inoculations, licenses, and leash laws. Proof of such

compliance must be shown when the pet is first registered and at annual re-examinations.

5. All cats and dogs must be spayed or neutered. Certification of the applicable operation must be submitted during initial registration.
6. Animals that are exotic, unusual or different from normal household pets, such as monkeys, raccoons, snakes, pigeons, etc., or which are determined to constitute a nuisance to the health or safety of other residents and/or Department employees, are prohibited.
7. No pet may be kept in violation of state humane or health laws, or local ordinances. (Pit bulls are not permitted as pets unless in compliance with Miami-Dade County ordinance).
8. Dogs and cats shall remain inside the resident's unit unless they are on a leash and directly controlled by the owner. Birds, rabbits, and/or guinea pigs, etc. must be confined to a cage at all times.
9. Residents are responsible for cleaning up after their pets. All animals must be fed on the resident's property or in the apartment.
10. Residents shall take adequate precautions to eliminate any pet odors within or around their unit and maintain the unit in a sanitary condition at all times. Residents are to provide for proper pet maintenance and disposal of waste.
11. The resident shall not permit any disturbance by his/her pet which would interfere with the peaceful enjoyment of other residents, whether by loud barking, howling, biting, scratching, chirping, or any other such activities.
12. Dogs and cats shall not interfere with the delivery of management, maintenance, postal, utility or resident services.
13. If pets are left unattended for twenty-four (24) hours or more, MDHA may enter to remove the pet and transfer it to the proper authorities. MDHA accepts no responsibility for the pet under such circumstances. Residents are to identify an alternative custodian for their pet in the event of illness or other absence from the unit.
14. Residents are responsible for all damages, including costs of fumigation, caused by their pets. Owners are also responsible for any personal injuries attributable to the pet. Owners of dogs and cats will be assessed a maintenance charge for each occasion that the maintenance staff needs to clean up after the pet.

F. All residents who own pets will abide by the above stipulated guidelines and will sign a copy of the provision governing ownership and care of pets. Residents who violate these rules are subject to:

1. Being required to get rid of the pet within seven (7) days notice by MDHA, unless the pet creates an immediate threat to health and safety of the general public, in which case the pet must be immediately removed by the resident or proper local authorities.
2. Eviction.

ASSISTIVE ANIMAL POLICY

A. **ASSISTIVE ANIMALS ARE NOT CONSIDERED PETS.** They are to be used to give assistance to persons with disabilities (a physical or mental impairment that substantially limits one or more major life activities, a record of such impairment, or being regarded as

having such impairment) and are necessary as a reasonable accommodation. Assistive animals are also referred to as service animals, support animals or therapeutic animals. An assistive animal may be disallowed to an assistive animal owner for failure to comply with the assistive animal policy.

- B. A RESIDENT, OR PROSPECTIVE RESIDENT, MUST OBTAIN WRITTEN PERMISSION** from the site manager before keeping any assistive animal on or about the premises. Written permission shall not be unreasonably denied. The assistive animal owner must register his or her assistive animal according to all requirements of the Policy before bringing the assistive animal onto the project premises. Assistive animal owners must comply with all terms of the Lease Agreement and the Policy.
- C. Owners of assistive animals are not required to pay a pet deposit described herein. Notwithstanding this exception from having to pay a deposit does not exclude the assistive animal owner from liability for any damages caused to the premises by such assistive animal.
- D. Any assistive animals that are determined to constitute a nuisance or a threat to the health or safety of other persons on or about the premises are prohibited.
- E. MDHA will only allow a resident's or prospective resident's assistive animal to reside in the resident's unit if:
- a) A qualified health professional certifies in writing that the resident or a member of his or her family is a person with a disability;
 - b) a qualified, health care professional certifies in writing that the animal is needed to assist with the disability;
 - c) the requested animal actually assists the person with a disability;
 - d) the resident or prospective resident delivers true and accurate copies of the certifications referred to in Sections E(a) and E(b) to the site manager; and
 - e) the site manager provides written approval to the resident or prospective resident indicating that the requested animal is acceptable as an assistive animal according to the rules set forth in this section.
- F. Assistive animal ownership may be revoked at any time subject to the MDHA grievance procedure, if the assistive animal becomes destructive, a nuisance or safety hazard to other residents, or if the resident/owner fails to comply with the following rules:
1. The assistive animal owner must use the designated area for walking assistive animals and waste elimination that is determined at each site individually.
 2. Every resident owning an assistive animal must abide by Miami-Dade County Animal Control ordinances pertaining to inoculations, licenses and leash laws. Proof of such compliance must be shown when the animal is first registered and at annual re-examinations.
 3. No assistive animal may be kept in violation of state humane or health laws, or local ordinances. Pit bulls are not permitted as assistive animals unless in compliance with Miami-Dade County Ordinance.
 4. Dogs and cats that are assistive animals shall remain inside the resident's unit unless they are on a leash and directly controlled by the animal's owner. Birds, rabbits, and/or guinea pigs, etc. must be confined to a cage at all times.

5. Residents are responsible for cleaning up after their assistive animals. All assistive animals must be fed on the resident's property or in the apartment.
 6. Owners of assistive animals must care for their animals in such a way as to ensure that their premises are maintained in a clean and sanitary condition.
 7. Owners of assistive animals must control their animals in such a way as to ensure that their animals do not interfere with their neighbors' rights to enjoy their premises in a safe and peaceful manner. The assistive animals must not be a nuisance or threat to the safety of other residents, visitors, MDHA employees and/or any other persons on or about the premises are prohibited.
 8. Assistive animals shall not interfere with the delivery of management, maintenance, postal, utility or resident services.
 9. If an assistive animal is left unattended for twenty-four (24) hours or more, MDHA may enter to remove the animal and transfer it to the proper authorities. MDHA accepts no responsibility for the animal under such circumstances. Residents are to identify an alternative custodian for their assistive animals in the event of illness or other absence from the unit.
- G. MDHA will consider a waiver to any of the provisions of the Assistive Animals section of this Policy regarding assistive animals on a case-by-case basis, should any of the provisions of the Policy conflict with a resident's bona fide right to an assistive animal where such animal is necessary to a resident as a reasonable accommodation.
- H. All residents who own assistive animals will abide by the above-mentioned guidelines and will sign a copy of the provision governing ownership and care of the assistive animal. Residents who violate these rules are subject to:
1. Being required to get rid of the assistive animal within seven (7) days notice by MDHA, unless the assistive animal creates an immediate threat to health and safety of the general public, in which case the assistive animal must be immediately removed by the resident or proper local authorities.
 2. Eviction.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2006-2009 Five-Year Plan Mission and Goals

Goal: Increase the availability of decent, safe, and affordable housing:

- MDHA reduced its goal of achieving and maintaining its occupancy level from 97% to 95% due to the impact of the Adker Consent Decree which limited the Agency's ability to meet the targeted 20 days turnaround period for leasing vacant units. In addition, some units were reserved to house James C. Scott and Carver Homes residents displaced because of HOPE VI redevelopment.
- The Tenant-based and Project-based waiting lists were opened during a two-week application period held April 18-29, 2005. MDHA received approximately 44,000 applications of which 41,500 were accepted and 3,500 rejected for incomplete information.
- Effective September 19, 2005, the Applicant and Leasing Center (ALC) began selection and screening of applicants from the 2005 Project-based waiting list (Public Housing and Moderate Rehabilitation programs) to determine eligibility for housing assistance. As of January 2006, ALC had successfully screened over 9, 800 applicants, of which over 1,250 have been certified for the Public Housing program and 300 for the Moderate Rehabilitation program.
- ALC made over 7,700 housing offers for the Public Housing Program, 3,000 for the Moderate Rehabilitation program and 100 for the Section 8 Project-based program.

Goal: Improve community quality of life and economic vitality.

- MDHA designed a prototype "Wellness Center" as a component of its Aging in Place initiative for the prevention of premature institutionalization of elderly and disabled residents.
- MDHA finalized the construction of the Ward Towers Assisted Living Facility.
- MDHA applied to USHUD to designate 1,815 public housing units for occupancy by elderly families only.
- ALC assisted a total of 89 families that were affected by Hurricane Wilma to find assisted housing.
- ALC has made over 300 Public Housing and 750 Moderate Rehabilitation offers for transfers requested by residents.

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

- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been about 54 percent. As of December 31, 2005, approximately 1,300 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 695 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- As a result of implementing the Adker Consent Decree, families on the public housing waiting list were encouraged to make desegregative moves. From August 1999 to December 31, 2005, approximately 301, or 23.4%, of 1,289 applicants, who received housing counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, made desegregative moves.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2006-2009 Five-Year Plan Mission and Goals

- Conducted Reasonable Accommodation Policy and Procedure training to MDHA staff from May through July 2005.
- Developed a more comprehensive section serving the special needs population on the April 2005 Housing Application form.
- Major activities undertaken under the Voluntary Compliance Agreement (VCA):
 1. Commenced modifications to make MDHA Administrative Offices accessible to individuals with disabilities.
 2. Adopted and fully implemented the major reasonable accommodation provisions included in the Reasonable Accommodation Policy and Procedures (Appendix IV of the amended ACOP) by training the regional and site managers.
 3. On April 10, 2005, commenced distribution of the Reasonable Accommodation Policy and Procedures to applicants, at the time of lease signing and to residents at the annual reexamination.
 4. Trained site managers to maintain logs indicating the date/time reasonable accommodation requests are received and the date/time the requests are sent to the ADA Coordinator.
 5. Commenced the process to select a contractor to conduct an assessment and prepare UFAS-accessible unit plan on MDHA units and non-housing programs.
 6. Submitted to USHUD for approval a draft Educational Program for current and new employees regarding MDHA's duties, responsibilities and procedures under the VCA.
 7. Hired a VCA Administrator.
 8. Submitted a draft Section 504 Needs Assessment to USHUD for approval.
 9. Submitted various letters to USHUD for approval for distribution to MDHA employees and residents on Section 504, ADA and/or Fair Housing Act requirements.
 10. Reviewed emergency procedures to ensure that the needs of persons with disabilities are addressed.

Goal: Improve the quality of assisted housing.

- MDHA began implementation of the recommendations from Florida International University's (FIU) assessment for the improvement of effectiveness and efficiency of all Section 8 programs. Since initial implementation, reporting scores in USHUD Multifamily Tenant Characteristics Systems have dramatically improved, as well as scores under the Section Eight Management Assessment System (SEMAP).

Scott/Carver HOPE VI updates:

- HOPE VI team members have been procured and are working effectively.
- Relocation Program: The relocation program is on schedule. Since the start-up of the relocation program on June 1, 2001, 100% of the families have been relocated successfully to housing of their choice. Over 65% of the families have opted for Section 8 vouchers for their relocation.
- Beautification Program: The third phase of the HOPE VI beautification program has been implemented for the target area. A maximum loan of \$4,000 per house is given to each homeowner for painting and landscaping. The loan is forgivable if the homeowner retains ownership of the property for a period of at least one year subsequent to the completion of the work.

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2006-2009 Five-Year Plan Mission and Goals

- 49 contractors have been certified as Community Small Business Enterprises (CSBE) to complete the painting and landscaping.
- 503 homes with very pleased owners have been completed.
- Sidewalks are currently being installed through the County's Quality Neighborhood Improvement Program (QNIP).
- Demolition: Demolition of Sector I was completed in August 2004, and the demolition of Sector IV and Carver Homes were completed in April 2005. The demolition of Sectors II and III are scheduled to begin in July 2006.
- Community and Supportive Services: The Department of Human Services provides these services on behalf of the agency. These services include the meals and supportive services at two elderly/disabled sites; self-sufficiency case management; and vacancy reduction assistance for new housing clients.
- Ongoing Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- Revised the Section 8 New Construction dwelling lease for the eight (8) publicly owned Section 8 New Construction developments managed by the Public Housing Division, effective October 1, 2005, trained staff, distributed it to the Resident Council Presidents and translated it into Spanish and Creole.
- Revised the Admission and Continued Occupancy Policy (ACOP), effective March 11, 2005, trained staff and distributed it to the Resident Council Presidents.

Goal: Expand the supply of assisted housing.

- MDHA received funding for 450 Housing Choice Vouchers to assist with relocation of the Scott Homes and Carver Homes families as part of the HOPE VI revitalization plan. MDHA used approximately 261 of its own vouchers for a total of 711 Section 8 vouchers to relocate Scott/Carver residents.
- MDHA received \$2 million in new funding and \$4 million in renewal funding to provide housing for homeless individuals and families with disabilities.
- MDHA has entered into a contract to assist 50 units under the Project-Based Voucher program.
- MDHA entered into a Housing Assistant Payment (HAP) contract for two (2) Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) projects for the homeless.

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

- Public Housing Residents purchased 21 homes and Section 8 residents purchased 17 homes throughout MDHA Homeownership programs during Fiscal Year 2005-2006.
- MDHA will continue to identify an entity to establish a Public Housing Resident Orientation program.
- MDHA will continue providing Section 3 business applications on-line, promoting its Section 3 training employment and contracting opportunities and increasing the number of Section 3 employed persons.

Goal: Promote full occupancy of MDHS's Assisted Living Facilities.

MIAMI-DADE HOUSING AGENCY**Statement of Progress in Meeting the 2006-2009 Five-Year Plan Mission and Goals**

- There are 101 units at the Helen Sawyer Assisted Living Facility(ALF) , 81 zero bedrooms and 20 one bedrooms. Currently Helen Sawyer ALF is 80% occupied.
- As of April 2006, ALC has screened and determined eligibility for over 97 elderly persons and transferred three (3) existing residents to the Ward Towers ALF. The development is presently 100% occupied.

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

- Public Housing FSS Program size had a net increase from 134 program participants to 140 participants. A total of 99 qualified Public Housing residents accepted Section 8 Vouchers and were transferred to the Section 8 program under the Adker Consent Decree. Thirty(30) residents exited the FSS program for completion of the Contract of Participation or non-compliance.
- Section 8 FSS Program size increased from 333 programs participants to 343 program participants.
- As of September 2005, there were approximately 53 Public Housing and 150 Section 8 program participants with an escrow balance.
- To improve distribution of the information about the FSS program in an effort to encourage and increase program participation beginning in 2006.

MIAMI-DADE HOUSING AGENCY

Capacity Statement - Section 8 Homeownership Program

Miami-Dade Housing Agency (MDHA) possesses the capacity, experience and expertise to successfully formulate and implement a Section 8 Homeownership Program to enable Section 8 participants to purchase a home. MDHA's Section 8 Homeownership Program was approved by the Miami-Dade Board of County Commissioners (BCC) in December 2001 and is currently being administered jointly by the Private Rental Housing and Development and Loan Administration. At the end of fiscal year 2004, 388 families had been referred to the U.S. Department of Housing and Urban Development (USHUD), required counseling, 180 families have completed counseling and were considered "mortgage ready." Twenty eight (28) families have closed on their purchase of a home in fiscal year 2005 and 45 families have purchased homes since the inception of the program.

MDHA has operated Section 8 housing for Miami-Dade County since 1975, administering one of the largest Section 8 programs in the nation. The Section 8 program is comprised of approximately 14,000 Housing Choice Vouchers, over 2,800 Moderate Rehabilitation project based units, and 1,295 Substantial Rehabilitation and New Construction units. Additionally, MDHA administers programs targeted for populations with special needs. The agency administers over 900 units under the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program and Stewart B. McKinney Act Shelter Plus Care Program, targeting assistance to disabled homeless individuals with mental illness, substance abuse, and/or HIV/AIDS; 50 units allocated to the Veterans Assisted Supportive Housing (VASH) serving homeless veterans suffering from severe psychiatric or substance abuse disorders and 442 units of the Family Unification Program, aimed at providing stability to families whose lack of housing jeopardizes the reuniting of children with their families.

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

MIAMI-DADE HOUSING AGENCY**Capacity Statement - Section 8 Project-Based Voucher Program**

During 2002 Miami-Dade Housing Agency (MDHA) accepted proposals for existing developments to participate in the Section 8 Project-Based Program. For family projects, no more than 25% of the development's units will be Project-Based. These units must meet federal housing quality standards (HQS). MDHA estimates that it will make available no more than 20% of its Section 8 allocation for Project-Based assistance. During fiscal year 2004, MDHA entered into a 10-year housing assistance payment (HAP) contract to provide project-based assistance to 50 units. Additional units will be placed under HAP contract as vouchers become available.

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Occupied Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Liberty Square (170-002)	234	Adker Consent Decree, Family Self Sufficiency Programs.	
Rainbow Village (210-032)	83	Adker Consent Decree, Family Self Sufficiency Programs.	
Town Park (210-099)	27	Adker Consent Decree, Family Self Sufficiency Programs.	
Green Turnkey (230-028)	21	Adker Consent Decree, Family Self Sufficiency Programs.	
Gwen Cherry 15 (291-831)	19	Adker Consent Decree, Family Self Sufficiency Programs.	
Moody Village (351-069)	57	Adker Consent Decree, Family Self Sufficiency Programs.	
Gwen Cherry 06 (110-825)	7	Scattered Site	
Lincoln Gardens (120-818)	10	Scattered Site	
Manor Park (120-847)	32	Scattered Site	
FHA Homes Dade (160-836)	8	Homeownership	
Scattered Sites –B (190-816)	3	Scattered Site	
Gwen Cherry 08 (291-822)	19	Adker Consent Decree, Family Self Sufficiency Program	
Allapattah Homes (291-845)	45	Scattered Site	
Santa Clara Homes (291-853)	12	Scattered Site	
FHA Scattered Homes (340-840)	2	Homeownership	

MIAMI-DADE HOUSING AGENCY**Statement of Exemption – Resident Membership of the PHA Governing Board**

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

Miami-Dade Housing Agency is not a public agency with a board of directors or similar governing body as contemplated by the federal regulations. See 24 C.F.R. 964.410(b). It is a department of Miami-Dade County, a unit of general government operating under a home rule charter and governed by a Board of County Commissioners.

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments? 64
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 41
- c. How many Assessments were conducted for the PHA’s covered developments? One.
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

In 2004 MDHA completed a review of each covered development’s operations as public housing, and considered the implications of converting the public housing to tenant-based assistance.

The initial review indicated that the Voluntary Conversion of public housing to tenant-based assistance is inappropriate, for the following reasons:

1. Conversion would be more expensive than continuing to operate the developments as public housing;
2. Removal of developments would not principally benefit resident of public housing developments; and
3. It would adversely affect the availability of affordable housing in the community.

MDHA is currently reviewing the market rental comparability study impacting the covered developments, in an effort to verify by analysis the economic feasibility of a conversion. Based on the results of this review a final submission will be done for those developments to be converted, if any.

U. S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
Annual Statement
Capital Fund Program (CFP) 501 06 Part II: Supporting Table

f1005o02

Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
101	Region 1 - All Sites	Dwelling Structures	1460	\$300,000.00
		Site Improvements	1450	\$0.00
		Dwelling Equipments	1465	\$10,000.00
		A/C Repairs	1465	\$10,000.00
		Office and Lobbies Renovation	1470	
		Elevator Repairs	1475	
		Relocation	1495	\$5,000.00
FL 5-027B	Gwen Cherry 22	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-027B	Gwen Cherry 07	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-027B	Gwen Cherry 06	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-027B	Gwen Cherry 20	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-027B	Gwen Cherry 05	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-031	Newberg	40 Years Re-Cert.-Lim.Comp.Mod.	1460	
	Newberg (Warehouse)	40 Years Re-Cert.	1460	
		Roof Replacement	1460	
		Site Improvements - Waterlines	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-007	Victory Homes	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-039	Peters Plaza	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-051	Lemon City	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-037	Emmer Turnkey	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-046	Kline-Nunn	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-056	Edison Plaza	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-067	Little River Pl.	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-006	Little River Terr.	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-036	Twin Lakes	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-043	Palm Towers	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-065	Palm Court	Limited Comp. Mod.	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-042	Venetian Gdns.	Sight Lighting	1450	
		Exterior painting	1460	
		Dweling Structures	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-059	Townhouse Villas	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-088	Palmetto Gdns	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-052C	FHA Homes Dade Co.	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-088	Vista Verde	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-095A	Opa-Locka Eld.	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-074B	Opa-Locka Fam.	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	
FL 5-074C	Opa-Locka Fam.	Exterior and Interior Improvements	1460	\$1,100,000.00
		Exterior painting	1460	
		Roof Replacement	1460	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
		Site Improvements	1450	
		Parking Lot Improvements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-001	Edison Courts	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-017C	Model Cities	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-020	Carver Homes	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-015	A. Coleman Gardens	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-092B	Manor Park	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-093B	Orchard Villa	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-014	A. Coleman Gardens	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-019A	Lincoln Gardens	Comp. Mod.	1460	\$3,000,000.00
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-009	Jollivette	Exterior and Interior Improvements	1460	
		A/C & Electrical Upgrades	1460	
		Roof Replacement	1460	
		Site Improvements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
		Parking Lot Improvements	1450	
		Landscaping Improveements	1450	

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-016	A. Coleman Gardens	Comp. Mod.	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-003	Liberty Square	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-093A	Liberty Homes	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-002	Liberty Square	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-005	Liberty Square	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-017A	Scattered Sites	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
FL 5-044	Ward Tower	Exterior and Interior Improvements	1460	
		Exterior painting	1460	
		Roof Replacement	1460	
		Site Improvements	1450	
		Parking Lot Improvements	1450	
		Landscaping Improvements	1450	
			Total	\$4,425,000.00

Account	Total Amount
1450	\$0.00
1460	\$4,400,000.00
1465	\$20,000.00
1470	\$0.00
1475	\$0.00
1495	\$5,000.00
Total	\$4,425,000.00

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
101	Region 1 - Region Wide	Dwelling Structures	1460	\$300,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
		Site Improvements	1450					
		Dwelling Equipments	1465	\$10,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
		A/C Repairs	1465	\$10,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
		Office and Lobbies Renovation	1470					
		Elevator Repairs	1475		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
		Relocation	1495	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
		Limited Comp. Mod. - All Sites	1460		\$322,260.00	\$322,260.00	\$322,260.00	\$322,260.00
		Site Improvement - All Sites	1450		\$278,740.00	\$278,740.00	\$278,740.00	\$278,740.00
		FI 5-027B	Gwen Cherry 22	Exterior and Interior Improvements	1460			
Exterior painting	1460							
Roof Replacement	1460							
Site Improvements	1450							
Parking Lot Improvements	1450							
Landscaping Improveements	1450							
FI 5-027B	Gwen Cherry 07	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					
FI 5-027B	Gwen Cherry 06	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					
FI 5-027B	Gwen Cherry 20	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					
FI 5-027B	Gwen Cherry 05	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					
FI 5-031	Newberg	40 Years Re-Cert.-Lim.Comp.Mod.	1460					
		Newberg (Warehouse)	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					
FI 5-007	Victory Homes	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improveements	1450					

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
FI 5-039	Peters Plaza	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-051	Lemon City	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-037	Emmer Turnkey	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-046	Kline-Nunn	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-056	Edison Plaza	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-067	Little River Pl.	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-006	Little River Terr.	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-036	Twin Lakes	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-043	Palm Towers	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-065	Palm Court	Limited Comp. Mod.	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-042	Venetian Gdns.	Sight Lighting	1450					
		Exterior painting	1460					
		Dwelling Structures	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-059	Townhouse Villas	Interior Improvements	1460					
		Site Improvements	1450					
		Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-088	Palmetto Gdns	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-052C	FHA Homes Dade Co.	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-088	Vista Verde	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-095A	Opa-Locka Eld.	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-074B	Opa-Locka Fam.	Exterior and Interior Improvements	1460	\$1,100,000.00				
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
FI 5-074C	Opa-Locka Fam.	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-001	Edison Courts	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-017B	Scattered Sites	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-017C	Model Cities	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-020	Carver Homes	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-015	A. Coleman Gardens	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-092B	Manor Park	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-093B	Orchard Villa	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-014	A. Coleman Gardens	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-019A	Lincoln Gardens	Comp. Mod.	1460	\$3,000,000.00	\$1,259,000.00	\$1,259,000.00	\$1,259,000.00	\$1,259,000.00
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-009	Jollivette	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		A/C & Electrical Upgrades	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-016	A. Coleman Gardens	Comp. Mod.	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-003	Liberty Square	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-093A	Liberty Homes	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-002	Liberty Square	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-005	Liberty Square	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-017A	Scattered Sites	Exterior and Interior Improvements	1460					
		Exterior painting	1460					
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
FI 5-044	Ward Tower	Exterior and Interior Improvements	1460					
		Exterior painting	1460					

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Development Number	Region 1 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Roof Replacement	1460					
		Site Improvements	1450					
		Parking Lot Improvements	1450					
		Landscaping Improvements	1450					
			Totals	\$4,425,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
201	Region 2 - All Sites	Dwelling Structures	1460	\$300,000.00
		Site improvements	1450	
		Dwelling Equipment	1465	\$10,000.00
		A/C Repairs	1465	\$10,000.00
		Office and Lobbies Revnovation	1470	
		Elevator Repairs	1475	
		Relocation	1495	\$5,000.00
FL 5-027D	Gwen Cherry 11	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-063	In Cities	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-076A	Buena Vista	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-094	Wynwood Eld.	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-100C	Wynwood Homes	Roof Replacement	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-027C	Gwen Cherry 23	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-032	Rainbow Village	Central A/C	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-099	Townpark	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-025	Claude Pepper	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-028	Green Turnkey	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-091	Phyllis Wheatley	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-024	Virrick I	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-018	Smathers Plaza	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-019B	Medvin Apartments	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-062	Three Round Towers	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-008	Donn Gardens	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
		Parking lot improvements	1450	
		Landscaping improvements	1450	

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
FL 5-011	Abe Arronovitz	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-029	Elizabeth Virrick II	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-034	Dante Fascell	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-026	Haley Sofge Towers	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-013	R.K.H. Towers	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
		Laundry Facilities	1470	
FL 5-048	Martin Fine Villas	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-041	Jack Orr Plaza	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-089	Harry Cain Tower	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-049	Culmer Place	Central A/C	1460	
		Exterior painting	1460	
		Roof replacement	1460	

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total
				Estimated cost
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-054	Parkside	Limited Comp. Mod.	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-075	Culmer Gardens	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-030	Falk Turnkey	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-090	Jose Marti Plaza	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-012	Joe Moretti	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-100A	Little Havana Homes	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
FL 5-057	Helen Sawyer	Exterior and Interior improvements	1460	
		Exterior painting	1460	
		Roof replacement	1460	
		Site improvements	1450	
		Parking lot improvements	1450	
		Landscaping improvements	1450	
		Total		\$325,000.00

Account	Total Amount
1450	\$0.00
1460	\$300,000.00
1465	\$20,000.00
1470	\$0.00

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated cost
			1475	\$0.00
			1495	\$5,000.00
			Total	\$325,000.00

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
201	Region 2 - Region Wide	Dwelling Structures	1460	\$300,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
		Site Improvements	1450					
		Dwelling Equipments	1465	\$10,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
		A/C Repairs	1465	\$10,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
		Office and Lobbies Renovation	1470		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
		Elevator Repairs	1475		\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
		Relocation	1495	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
		Limited Comp. Mod. - All Sites	1460		\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	\$1,400,000.00
		Site Improvement - All Sites	1450		\$410,000.00	\$410,000.00	\$410,000.00	\$410,000.00
FI 5-027D	Gwen Cherry 09	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-027D	Gwen Cherry 11	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-063	In Cities	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-076A	Buena Vista	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-094	Wynwood Eld.	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-100C	Wynwood Homes	Roof replacement	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-027C	Gwen Cherry 23	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-032	Rainbow Village	Central A/C	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-099	Townpark	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-025	Claude Pepper	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-028	Green Turnkey	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-091	Phyllis Wheatley	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-024	Virrick I	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-062	Three Round Towers	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-008	Donn Gardens	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-011	Abe Arronovitz	Exterior and Interior improvements	1460					
		Exterior painting	1460					

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Roof replacement	1460					
		Site improvements	1450					

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-029	Elizabeth Virrick II	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-034	Dante Fascell	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-026	Haley Sofge Towers	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-013	R.K.H. Towers	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
		Laundry Facilities	1470					
FI 5-048	Martin Fine Villas	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-041	Jack Orr Plaza	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-089	Harry Cain Tower	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-049	Culmer Place	Central A/C	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-054	Parkside	Limited Comp. Mod.	1460					

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					

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Development Number	Region 2 Project Name	General Description of Major Work Categories	Development Account Number	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-075	Culmer Gardens	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-030	Falk Turnkey	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-090	Jose Marti Plaza	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-012	Joe Moretti	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-100A	Little Havana Homes	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-057	Helen Sawyer	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-018	Smathers Plaza	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
FI 5-019	Medvin Apartment	Exterior and Interior improvements	1460					
		Exterior painting	1460					
		Roof replacement	1460					
		Site improvements	1450					
		Parking lot improvements	1450					
		Landscaping improvements	1450					
TOTAL:				\$325,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00	\$2,535,000.00

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
301	Region 3 - All Sites	Dwelling Structures	1460	\$300,000.00
		Site Improvements	1450	\$0.00
		Dwelling Equipments	1465	\$15,000.00
		A/C Repairs	1465	\$10,000.00
		Office and Lobbies Renovation	1470	
		Elevator Repairs	1475	
FL 5-060	South Miami Gardens	Relocation	1495	\$5,000.00
		Stripping Bumpers	1450	
		Parking Reseal	1450	
		Root & Tree Pruning	1450	
		Landscaping	1450	
		Fencing	1450	
		Tenting	1460	
		Interior Painting	1460	
		Kitchen Cabinets	1460	
		Electrical Panels	1460	
		Light Fixtures	1460	
		A/C Central Units	1460	
		Bath Exhaust Fans	1460	
		Kitchen Sink/Faucets	1460	
Toilets	1460			
FL 5-092A	Grove Homes	Ranges	1465	
		Refrigerators	1465	
		Interior Painting	1460	
		A/C - Central Units	1460	
FL 5-058	Stirrup Plaza	Ranges	1465	
		Refrigerators	1465	
		Striping/Bumpers	1450	
		Parking Reseal	1450	
		Roofs	1460	
		Front Doors	1460	
		Interior Painting	1460	
		Kitchen Cabinets	1460	
		A/C - Central Units	1460	
		Kitchen Sinks/Faucets	1460	
FL 5-038	Modello	Ranges	1465	
		Refrigerators	1465	
		Other - A/C Packaged Units	1465	
		Fire Alarm System	1460	
		Rear Doors	1460	
		Closet Doors	1460	
		Closet Shelves	1460	
		Kitchen Cabinets	1460	
		A/C Central Units	1460	

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
		Kitchen Sink/Faucets	1460	
		Toilets	1460	
		Medicine Cabinets	1460	
		Bath Utensils	1460	
		Ranges	1465	
		Refrigerators	1465	
FL 5-038	Wayside	Kitchen Cabinets	1460	
		A/C - Central Units	1460	
		Kitchen Sink/Faucets	1460	
		Fencing	1450	
FL 5-086	Heritage Village 2	A/C - Central Units	1460	
	Heritage Village 1	Comprehensive Modernization	1460	
FL 5-074A	Biscayne Plaza	Exterior Painting	1460	
		Front Doors	1460	
		Floor Tiles	1460	
		Light Fixtures	1460	
		Tubs Faucets	1460	
		Ranges	1465	
		Refrigerators	1465	
		Other - A/C Packaged Units	1465	
		Security Card Access Gates	1475	
FL 5-050	Homestead Gardens	Fire Alarm System	1460	
		Front Doors	1460	
		Exterior Painting	1460	
		Tenting	1460	
		Hardware	1460	
		Electrical wiring	1460	
		Ranges	1465	
		Refrigerators	1465	
FL 5-078	Florida City Family	Root & Tree Pruning	1450	
		Water Heaters	1460	
		Tubs/Faucets	1460	
FL 5-080	Florida City Gardens	Closet Doors	1460	
		Light Fixtures	1460	
		Water Heaters	1460	
		Ranges	1465	
		Refrigerators	1465	
		Other - A/C Packaged Units	1465	
FL 5-085	Homestead Village	Interior Doors	1460	
		Hardware	1460	
		Closet Doors	1460	
		Fencing	1450	
		Interior Painting	1460	
		Water Heaters	1460	
		Ranges	1465	
		Refrigerators	1465	
		Other-A/C Packaged Units	1465	
FL 5-022	Perrine Gardens	Ranges	1465	
		Refrigerators	1465	
		Landscaping	1450	
FL 5-077	Richmond Homes	Additional Parking Spaces	1450	

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
		A/C - Central Units	1460	
FL 5-082	Perrine Villas	Gazebo	1450	
		Security Gate W/Card Access	1450	
		Exterior Painting	1460	
FL 5-072	Pine Island 1	Kitchen Cabinets	1460	
		Ranges	1465	
		Refrigerators	1465	
		Landscaping	1450	
FL 5-073	Pine Island 2	Floor Tiles	1460	
		Interior Doors	1460	
FL 5-035	Naranja	Roofs	1460	
		Kithcen Cabinets	1460	
		Kitchen Sinks/Faucets	1460	
		Ranges	1465	
		Refrigerators	1465	
FL 5-081	Moody Gardens	Roofs	1460	
		Kitchen Cabinets	1460	
		Ranges	1465	
		Refrigerators	1465	
		Other A/C Package Units	1465	
FL 5-069	Moody Village	Landscaping & Trees	1450	
		Root & Tree Pruning	1450	
		Exterior Painting	1460	
		Kitchen Cabinets	1460	
		Water Heaters	1460	
		Ranges	1465	
		Refrigerators	1465	
FL 5-071	Southridge 1	Exterior Painting	1460	
		Meter Doors	1460	
		A/C Central Units	1460	
		Bath Floor Tiles	1460	
		Ranges	1465	
		Refrigerators	1465	
		Fencing	1450	
FL 5-087	Southridge 2	Light Fixtures	1460	
		A/C Central Units	1460	
FL 5-079	Goulds Plaza	Gutters	1460	
		Roofs	1460	
		Exterior Painting	1460	
		Floor Tiles	1460	
		Kitchen Cabinets	1460	
		Other A/C Pachage Unit	1465	
		Ranges	1465	
		Refrigerators	1465	
FL 5-040	Arthur Mays Villas	Playground Equipment	1450	
		Roofs	1460	
		Gutters	1460	
		Tenting	1460	
		Floor Tiles	1460	
		Interior Painting	1460	
		Kitchen Cabinets	1460	
		Bath Floor Tiles	1460	
		Lavatory/Faucets	1460	
		Toilets	1460	

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
		Refrigerators	1465	
		Ranges	1465	
FL 5-004A & E	Scott Homes	Stripping/Bumpers	1450	
		Parking Reseal	1450	
		Drainage	1450	
		Erosion	1450	
		Sod	1450	
		Landscaping & Trees	1450	
		Root & Trees Pruning	1450	
		Sewer Lines	1450	
		Fencing	1450	
		Concrete Walks	1450	
		Overhands	1460	
		Front Doors	1460	
		Windows Grilles	1460	
		Insect Screens	1460	
		Sreen Doors	1460	
		Space Heater	1460	
		Kitchen Sinks/Faucets	1460	
		Ranges	1465	
		Refrigerators	1465	
FL 5-027A	Gwen Cherry 8	Central A/C	1460	
FL 5-027A	Gwen Cherry 13	Parking Reseal	1450	
		Interior Doors	1460	
		Hardware	1460	
		Kitchen Cabinets	1460	
		Electrical Panels	1460	
		Kitchen Sinks/Faucets	1460	
FL 5-027A	Gwen Cherry 12	Additional Parking Spaces	1450	
		Roofs	1460	
		Exterior Painting	1460	
		Kitchen Cabinets	1460	
		Kitchen Sinks/Faucets	1460	
		Lavatory/Faucets	1460	
		Toilets	1460	
		Medicine Cabinets	1460	
		Bath Utensils	1460	
FL 5-027E	Gwen Cherry 16	Windows	1460	
		Refrigerators	1465	
		Ranges	1465	
FL 5-027E	Gwen Cherry 14	Roofs	1460	
		Bath Floors Tiles	1460	
FL 5-027E	Gwen Cherry 15	Roofs	1460	
		Overhangs	1460	
		Exterior Painting	1460	
FL 5-100B	Santa Clara Homes	Roofs	1460	
		Kitchen Cabinets	1460	
		Kitchen Sinks/Faucets	1460	

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
FL 5-076B	Allapattah Homes	Roofs	1460	
		Gutters	1460	
		Exterior Painting	1460	
		Water Heaters	1460	
		Site Improvements	1450	
		Total		\$330,000.00

Account	Total Amount
1450	\$0.00
1460	\$300,000.00
1465	\$25,000.00
1470	\$0.00
1475	\$0.00
1495	\$5,000.00
Total	\$330,000.00

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
301	Region 3 - Region Wide	Dwelling Structures	1460	\$300,000.00	\$500,000.00	\$500,000.00	\$500,000.00	\$500,000.00
		Site Improvements	1450					
		Dwelling Equipments	1465	\$15,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
		A/C Repairs	1465	\$10,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
		Office and Lobbies Renovation	1470		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
		Elevator Repairs	1475		\$70,000.00	\$70,000.00	\$70,000.00	\$70,000.00
		Relocation	1495	\$5,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
		Limited Comp. Mod. - All Sites	1460		\$1,400,000.00	\$1,400,000.00	\$1,400,000.00	\$1,400,000.00
		Site Improvement - All Sites	1450		\$315,000.00	\$315,000.00	\$315,000.00	\$315,000.00
Fl 5-045	So. Miami Plaza	Landscaping	1450					
		Picket Fence	1450					
		Exterior Painting	1460					
		Interior Painting	1460					
		Kitchen Cabinets	1460					
		Front Doors	1460					
		Interior Doors	1460					
		Hardware	1460					
		A/C Sleeves	1460					
		A/C Drainage System	1460					
		Master Antenna TV	1460					
		Refrigerators	1465					
		Other - A/C Package Units	1465					
		Ranges	1465					
		Renovate Lobby/Community Ctr.	1470					
		Elevator Tile	1470					
		Automatic Door	1470					
		Replace Security Camera System	1475					
		Upgrade Access System	1475					
Fl 5-060	So.Miami Gardens	Striping/Bumpers	1450					
		Parking Reseal	1450					
		Sod	1450					
		Root & Tree Pruning	1450					
		Landscaping	1450					
		Fencing	1450					
		Stair Risers	1460					
		Tub/Shower Pans	1460					
		Front Doors	1460					
		Exterior Painting	1460					
		Interior Painting	1460					
		Kitchen Cabinets	1460					
		Electrical Panels	1460					
		Light Fixtures	1460					
		A/C - Central Units	1460					
		Bath Exhaust Fans	1460					
		Kitchen Sink/Faucets	1460					
		Toilets	1460					
		Hurricane Shutters	1460					
		Tenting	1460					
		Ranges	1465					
		Refrigerators	1465					
		Relocation	1495					
Fl 5-092A	Grove Homes	Root & Tree Pruning	1450					
		Fencing	1450					
		Tree Trimming	1450					
		Concrete Walks	1450					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Light Fixtures	1460					
		Vacancy Prep	1460					
		Water Heaters	1460					
		Space Heaters	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-058	Stirrup Plaza	Striping/Bumpers	1450					
		Parking Reseal	1450					
		Drainage	1450					
		Signage	1450					
		Sod	1450					
		Landscaping & Trees	1450					
		Concrete Walks	1450					
		Repair Lawn Sprinkler System	1450					
		Roofs	1460					
		Window Screens	1460					
		Vacancy Prep	1460					
		Front Doors	1460					
		Rear Doors	1460					
		Exterior Painting	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Light Fixtures	1460					
		A/C - Central Units	1460					
		Water Heaters	1460					
		Kitchen Sinks/Faucets	1460					
		Exhaust Fans	1460					
		Tenting	1460					
		Vinyl Floor Tile	1460					
		Stair Risers	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
		Elevator Upgrade	1470					
		Relocation	1495					
FI 5-038	Modello	Fire Alarm System	1460		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
		Landscaping & Trees	1450					
		Front Doors	1460					
		Rear Doors	1460					
		Interior Painting	1460					
		Bath Utensils	1460					
		Closet Doors	1460					
		Closet Shelves	1460					
		Kitchen Cabinets	1460					
		A/C - Central Units	1460					
		Kitchen Sinks/Faucets	1460					
		Vacancy Prep	1460					
		Medicine Cabinets	1460					
		Toilets	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-070	Wayside	Striping/Bumpers	1450					
		Playground Equipment	1450					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Exterior Painting	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Kitchen Cabinets	1460					
		Closet Doors	1460					
		Closet Shelves	1460					
		Kitchen Cabinets	1460					
		A/C - Central Units	1460					
		Kitchen Sink/Faucets	1460					
		Vacancy Prep	1460					
		Ranges	1465					
		Refrigerators	1465					
		Fencing	1450					
Fl 5-086	Heritage Village 2	Striping/Bumpers	1450					
		Landscaping	1450					
		Front Doors	1460					
		Rear Doors	1460					
		Exterior Painting	1460					
		Interior Doors	1460					
		Closet Doors	1460					
		Closet Shelves	1460					
		Vacancy Prep	1460					
		Ranges	1465					
		Refrigerators	1465					
		A/C - Central Units	1460					
Fl 5-064	Heritage Village 1	Comprehensive Modernization	1460					
Fl 5-074A	Biscayne Plaza	Striping/Bumpers	1450					
		Additional Parking Spaces	1450					
		Fencing	1450					
		Security Gate	1450					
		Roofs	1460					
		Windows	1460					
		Exterior Painting	1460					
		Front Doors	1460					
		Tenting	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Light Fixtures	1460					
		Kitchen Sinks/Faucets	1460					
		Tubs/Faucets	1460					
		Medicine Cabinets	1460					
		Hurricane Shutters	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
		Security Card Access Gates	1475					
		Relocation	1495					
Fl 5-050	Homestead Gardens	Fire Alarm System	1460		\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
		Sod	1450					
		Ssite Lights	1450					
		Signage	1450					
		Gutters	1460					
		Front Doors	1460					
		Exterior Painting	1460					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Tenting	1460					
		Interior doors	1460					
		Hardware	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Electrical wiring	1460					
		Ceiling Fans W/Light Fixtures	1460					
		A/C - Central Units	1460					
		Bathroom Vanities	1460					
		Kitchen Sinks/Faucets	1460					
		Medicine cabinets	1460					
		Water Heater Insulation Jackets	1460					
		Vacancy Prep	1460					
		Bath Utensils	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-078	Florida City Family	Root & Tree Pruning	1450					
		Landscaping	1450					
		Seal Coat Driveways	1450					
		Light Fixtures	1460					
		Facia	1460					
		Hardware	1460					
		Closet Doors	1460					
		Electrical GFCI	1460					
		Interior Painting	1460					
		Vacancy Prep	1460					
		Water Heaters	1460					
		Water Heater Insulation Jackets	1460					
		Bath Utensils	1460					
		Ranges	1465					
		Refrigerators	1465					
		A/C - Packed Units	1465					
		Relocation	1495					
FI 5-080	Florida City Gardens	Handicap Ramps & ADA Comm Ctr	1450					
		Landscaping & Trees	1450					
		Root & Tree Pruning	1450					
		Exterior Painting	1460					
		Tenting	1460					
		Interior Painting	1460					
		Closet Doors	1460					
		Light Fixtures	1460					
		Water Heaters	1460					
		Vacancy Prep	1460					
		Water Heater Insulation Jackets	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
		Relocation	1495					
FI 5-083	W Homestead Gardens	Root & Tree Pruning	1450					
		Landscaping	1450					
		Benches	1450					
		Interior Painting	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
		Pation with Grill	1470					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010		
FI 5-085	Homestead Village	Root & Tree Pruning	1450							
		Exterior Painting	1460							
		Doorbells	1460							
		Interior Painting	1460							
		Interior Doors	1460							
		Hardware	1460							
		Closet Doors	1460							
		Gutters	1460							
		Energy Saving Devices	1460							
		Ranges	1465							
		Refrigerators	1465							
		FI 5-095B	Homestead East	Fencing	1450					
				Landscaping	1450					
Roofs	1460									
Exterior Painting	1460									
Interior Painting	1460									
Gutters	1460									
Water Heaters	1460									
Ranges	1465									
Refrigerators	1465									
Other - A/C Packaged Units	1465									
FI 5-022	Perrine Gardens	Parking Reseal	1450							
		Additional Parking Spaces	1450							
		Landscaping	1450							
		Mailboxes	1450							
		Vacancy Prep	1460							
		Overhangs	1460							
		Interior Painting	1460							
		A/C - Central Units	1460							
		Ranges	1465							
		Refrigerators	1465							
FI 5-077	Richmond Homes	Striping/Bumpers	1450							
		Additional Parking Spaces	1450							
		Sod	1450							
		Landscaping & Trees	1450							
		Root & Tree Pruning	1450							
		Fencing	1450							
		Mailboxes	1450							
		Exterior Painting	1460							
		A/C - Central Units	1460							
		Vacancy Prep	1460							
		Ranges	1465							
		Refrigerators	1465							
FI 5-082	Perrine Villas	Additional Parking Spaces	1450							
		Gazebo	1450							
		Security Gate W/Card Access	1450							
		Exterior Painting	1460							
FI 5-068C	FHA Scattered Sites	Exterior Painting	1460							
		A/C - Central Units	1460							
FI 5-072	Pine Island 1	Striping/Bumpers	1450							
		Parking Reseal	1450							
		Playground Equipment	1450							
		Landscaping & Trees	1450							
		Site Lights	1450							
		Roof/Drip Edge	1460							
		Signage	1460							

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Floor Tiles	1460					
		Interior Painting	1460					
		Kitchen Cabinets	1460					
		Smoke Detectors	1460					
		A/C - Central Units	1460					
		Space Heaters	1460					
		Water Heaters	1460					
		Ranges	1465					
		Refrigerators	1465					
		Remodel Community Center	1470					
FI 5-073	Pine Island 2	Parking Reseal	1450					
		Landscaping & Trees	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					
		Roof/Drip Edge	1460					
		Signage	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Smoke Detectors	1460					
		A/C - Central Units	1460					
		Water Heaters	1460					
		Space Heaters	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-035	Naranja	Parking Reseal	1450					
		Playground Equipment - Upgrade	1450					
		Landscaping & Trees	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					
		Fencing	1450					
		Roofs	1460					
		Gutters	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Light Fixtures	1460					
		Signage	1460					
		Water Heaters	1460					
		Kitchen Sinks/Faucets	1460					
		A/C Central Units	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-081	Moody Gardens	Parking Reseal	1450					
		Landscaping & Trees	1450					
		Site Lighting	1450					
		Roofs	1460					
		Exterior Painting	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Signage	1460					
		Closet Doors	1460					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Kitchen Cabinets	1460					
		Smoke Detectors	1460					
		Water Heaters	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
		Remodel Laundry Room	1470					
FI 5-069	Moody Village	Parking Reseal	1450					
		Playground Equipment - Upgrade	1450					
		Landscaping & Trees	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					
		Roofs	1460					
		Fencing	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Signage	1460					
		Kitchen Cabinets	1460					
		Fencing	1460					
		A/C - Central Units	1460					
		Water Heaters	1460					
		Ranges	1465					
		Refrigerators	1465					
		Remodel Community Center	1470					
FI 5-071	Southridge 1	Fencing	1450					
		Playground Equipment	1450					
		Landscaping & Trees	1450					
		Mailboxes	1450					
		Roofs	1460					
		Kitchen Cabinets	1460					
		Front Doors	1460					
		Exterior Painting	1460					
		Meter Doors	1460					
		Closet Doors	1460					
		Vacancy Prep	1460					
		A/C - Central Units	1460					
		Bath Floor Tiles	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-087	Southridge 2	Striping/Bumpers	1450					
		Landscaping & Trees	1450					
		Roofs	1460					
		Kitchen Cabinets	1460					
		Front Doors	1460					
		Exterior Painting	1460					
		Meter Doors	1460					
		Light Fixtures	1460					
		A/C - Central Units	1460					
		Vacancy Prep	1460					
		Bath Floor Tiles	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-079	Goulds Plaza	Speed Bumps	1450					
		Gazebo/Shuffleboard Area	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Exterior Painting	1460					
		Floor Tiles	1460					
		Kitchen Cabinets	1460					
		Bath Floor Tiles	1460					
		Kitchen Sinks/Faucets	1460					
		Lavatory/Faucets	1460					
		Bath Utensils	1460					
		Ranges	1465					
		Refrigerators	1465					
		Other - A/C Packaged Units	1465					
FI 5-040	Arthur Mays Villas	Striping/Bumpers	1450					
		Playground Equipment	1450					
		Landscaping & Trees	1450					
		Roofs	1460					
		Gutters	1460					
		Insect Screens	1460					
		Closet Doors	1460					
		Rear Doors	1460					
		Vacancy Prep	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Kitchen Cabinets	1460					
		Medicine Cabinets	1460					
		A/C Central Units	1460					
		Bath Utensils	1460					
		Bath Floor Tiles	1460					
		Toilets	1460					
		Lavatory/Faucets	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-004A & E	Scott Homes	Hope VI Funding	1460					
		Stripping/Bumpers	1450					
		Parking Reseal	1450					
		Root & Trees Pruning	1450					
		Sewer Lines	1450					
		Site Lights	1450					
		Fencing	1450					
		Landscaping	1450					
		Front Doors	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Kitchen Cabinets	1460					
		Electrical Wiring	1460					
		Light Fixtures	1460					
		Smoke Detectors	1460					
		Site Improvements	1460					
		Overhands	1460					
		Kitchen Sinks/Faucets	1460					
		Tubs/Faucets	1460					
		Lavatory/Faucets	1460					
		Toilets	1460					
		Medicine Cabinets	1460					
		Space Heaters	1460					
		Ranges	1465					

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
 FIVE YEAR ACTION PLAN

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Capital Fund Program(CFP) 501 06 Part II: Supporting Table

Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Refrigerators	1465					
FI 5-027A	Gwen Cherry 8	Central A/C	1460					
FI 5-027A	Gwen Cherry 13	Striping/Bumpers	1450					
		Parking Reseal	1450					
		Root Tree Pruning	1450					
		Roofs	1460					
		Gutters	1460					
		Window Grilles	1460					
		Exterior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Kitchen Cabinets	1460					
		Electrical Panels	1460					
		Smoke Detectors	1460					
		A/C Central Units	1460					
		Water Heaters	1460					
		Kitchen Sinks/Faucets	1460					
		Lavatory Sinks/Faucets	1460					
		Toilets	1460					
		Medicine Cabinets	1460					
		Bath Utensils	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-027A	Gwen Cherry 12	Striping/Bumpers	1450					
		Additional Parking Spaces	1450					
		Sod	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					
		Mailboxes	1450					
		Roofs	1460					
		Gutters	1460					
		Window Grilles	1460					
		Front Doors	1460					
		Exterior Painting	1460					
		Floor Tiles	1460					
		Interior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Kitchen Cabinets	1460					
		Electrical Panels	1460					
		Smoke Detectors	1460					
		A/C Central Units	1460					
		Water Heaters	1460					
		Bath Floor Tiles	1460					
		Kitchen Sinks/Faucets	1460					
		Lavatory/Faucets	1460					
		Toilets	1460					
		Medicine Cabinets	1460					
		Bath Utensils	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-027E	Gwen Cherry 16	Root & Tree Pruning	1450					
		Site Lightning	1450					
		Windows	1460					
		Window Grilles	1460					
		Front Doors	1460					

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
 FIVE YEAR ACTION PLAN
 Capital Fund Program(CFP) 501 06 Part II: Supporting Table

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Exterior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Kitchen Cabinets	1460					
		Smoke Detectors	1460					
		A/C Central Units	1460					
		Bath Floor Tiles	1460					
		Kitchen Sinks/Faucets	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-027E	Gwen Cherry 14	Striping/Bumpers	1450					
		Root & Tree Pruning	1450					
		Site Lights	1450					
		Roofs	1460					
		A/C Central Units	1460					
		Water Heaters	1460					
		Bath Floor Tiles	1460					
		Kitchen Sinks/Faucets	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-027E	Gwen Cherry 15	Parking Reseal	1450					
		Additional Parking Spaces	1450					
		Site Lights	1450					
		Mailboxes	1450					
		Roofs	1460					
		Overhangs	1460					
		Gutters	1460					
		Screen Doors	1460					
		Front Doors	1460					
		Exterior Painting	1460					
		A/C Central Units	1460					
		Ranges	1465					
		Refrigerators	1465					
FI 5-100B	Santa Clara Homes	Striping/Bumpers	1450					
		Parking Reseal	1450					
		Sod	1450					
		Root & Tree Pruning	1450					
		A/C - Central Units	1460					
		Ranges	1465					
		Refrigerators	1465					
FI -076B	Allapattah Homes	Sod	1450					
		Root & Tree Pruning	1450					
		Mailboxes	1450					
		Roofs	1460					
		Gutters	1460					
		Exterior Painting	1460					
		Interior Doors	1460					
		Hardware	1460					
		Closet Doors	1460					
		Kitchen Cabinets	1460					
		Electrical Panels	1460					
		Smoke Detectors	1460					
		A/C - Central Units	1460					
		Water Heaters	1460					
		Bath Floor Tiles	1460					
		Kitchen Sinks/Faucets	1460					

U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT
 FIVE YEAR ACTION PLAN
 Capital Fund Program(CFP) 501 06 Part II: Supporting Table

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Development Number	Region 3 Project Name	General Description of Major Work Categories	Development Acc.No.	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
		Ranges	1465					
		Refrigerators	1465					
		Totals		330,000.00	2,535,000.00	2,535,000.00	2,535,000.00	2,535,000.00

MIAMI-DADE HOUSING AGENCY

PHA PLAN NARRATIVE

**5-Year Plan 2005 through 2009
Annual Plan 2006-2007**

**MIAMI-DADE HOUSING AGENCY
PHA Plan Narrative**

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**MIAMI-DADE HOUSING AGENCY
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PART I. 5-YEAR PLAN UPDATE

1.1 MISSION STATEMENT

We, the employees of Miami-Dade Housing Agency, through our collective efforts to positively enhance and better serve this community with integrity, care, high ethical standards, and competence, are committed to provide to low, very low, extremely low and moderate-income residents of Miami Dade County:

- Quality affordable housing opportunities.
- Neighborhood revitalization and stabilization activities.
- Partnerships with private and public entities to optimize resources through innovative programs.
- Efficient and effective management of resources.

1.2. GOALS AND OBJECTIVES

During the fiscal years 2006 through 2009, MDHA anticipates achieving the following goals and objectives within the scope of its mission:

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

Objective 1: Continue to apply for funding opportunities that may become available to create additional housing.

Objective 2: Maintain full occupancy of Ward Towers Assisted Living Facility (ALF) and Helen Sawyer ALF.

Objective 3: Continue construction under the Scott/Carver Homes HOPE VI Revitalization Program.

Objective 4: Assist families to move from renting to homeownership, through the efforts of the Family Self Sufficiency (FSS) program.

Objective 5: Expand outreach to private rental owners in order to attract new participation in the Section 8 program in cooperation with the Fair Housing Center, as required by the Adker Consent Decree.

Objective 6: Continue implementation of the Section 8 Homeownership program.

Objective 7: Continue implementation of the Section 8 Project-based Voucher Program.

Objective 8: Apply for additional rental vouchers that may become available.

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- Objective 9:** Continue implementing the Capital Fund Action Plan, which includes the the Replacement Housing Factor funds for 80 additional public housing units for HOPE VI for Scott/Carver project.
- Objective 10:** Deliver timely and quality maintenance services to public housing residents.
- Objective 11:** Determine the effectiveness of the Preventive Maintenance program and implement improvements indicated by the study.
- Objective 12:** Achieve and maintain 95% or greater of rent collections for the public housing program.
- Objective 13:** Achieve and maintain 95% or greater occupancy levels in public housing units.
- Objective 14:** Continue the anti-fraud and audit programs to ensure agency's integrity and optimize use of resources.
- Objective 15:** Provide improved case management and referral services to residents.
- Objective 16:** Lease land to build an Assisted Living Facility..
- Objective 17:** Open the waiting lists at least every three years, as mandated by the Adker Consent Decree and continue screening new applicants on the 2005 waiting list for eligibility. The waiting list were opened during a two-week application period held April 18-29, 2005.

Goal Two: Improve Community Quality of Life and Economic Vitality

- Objective 1:** Maintain anti-crime activities and "One Strike" policies.
- Objective 2:** Continue implementing measures to deconcentrate poverty and promote income mixing in public housing developments in concert with the Adker Consent Decree.
- Objective 3:** Complete USHUD's submission requirements to designate 1,815 mixed occupancy public housing units for occupancy only by the elderly families and apply for elderly designation of the 100-unit Ward Towers Assisted Living Facility.
- Objective 4:** Seek increase funding necessary for "Aging-in-Place" initiatives and prevention of premature institutionalization of elderly, disabled residents by early intervention and coordination of social services.
- Objective 5:** Continue the applicability of the Employee Demonstration of Growth and Efficiency Program (EDGE) to all public housing units, by encouraging employee's efficiency and upper mobility through training and certification.

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- Objective 6: Continue implementation of USHUD's Enterprise Income Verification (EIV) program in public housing and Section 8 programs. The EIV is a computer matching program used to verify the accuracy of income reported by residents and tenants to determine fraud.
- Objective 7: Implement successful methods of accelerated move-in procedures for new applicants to public housing.
- Objective 8: Participate in USHUD's Capital Fund Financing Program (CFFP), a capital bond program, and Miami-Dade County's General Obligation Bond (GOB) program to preserve and/or expand affordable housing in Miami-Dade County.

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

- Objective 1:** Seek new partnerships with both public and private entities to enhance social and economic services to residents of public and assisted housing.
- Objective 2:** Maintain the Family Self-Sufficiency program in the assisted housing program.
- Objective 3:** Continue with the disallowance of increase in annual income, in accordance with the regulation.
- Objective 4:** Monitor contractors/sub-contractors' Section 3 efforts in meeting training, employment and contracting goals for public and assisted housing residents.

Goal Four: Ensure Equal opportunity and affirmatively further fair housing

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

existing public housing developments, and other MDHA assisted housing programs.

Objective 6: Continue implementation of the Section 504, ADA, Fair Housing Act and applicable accessible requirements modifications to MDHA's existing housing units, MDHA's administrative offices and MDHA's non-housing programs in accordance with the milestones and objectives established in the Voluntary Compliance Agreement (VCA) between MDHA and USHUD.

Objective 7: Continue to afford persons with disabilities equal opportunity in housing and non-housing programs services and activities through implementation of the Reasonable Accommodation and Effective Communication policies as revised under the VCA.

PART 2. ANNUAL PLAN: OCTOBER 1, 2006- SEPTEMBER 30, 2007

2.1 NEEDS ASSESSMENT

The affordable housing needs of the jurisdiction served by Miami-Dade Housing Agency are best described in the Housing Needs Section of the 2003 – 2007 Consolidated Plan. Analysis of data in the Consolidated Plan reveals that the largest segment of population most likely to need affordable housing is in the extremely-low income category (30% or less of area median income). This group has the highest incidence of overcrowding and cost burdens. Similar conditions exist as well for the very-low income category (31 – 50% of area median income).

According to the 2000 Census, Miami-Dade County's population increased by 316,000 since 1990. One-third of the increase is considered natural, while two-thirds is attributed to immigration. The population of Miami-Dade County is expected to grow by 150,000 within the next five years. It is anticipated that at least 3,227 affordable housing units will be required within the next five years to meet the needs of the extremely-low and very-low income groups of Miami-Dade County.

MDHA, as one of the primary affordable housing providers in the County, can be expected to meet a significant portion of the affordable housing needs of the County. MDHA's waiting lists were re-opened on 1) March 2001 for the Project-based and Tenant-based, when approximately 64,000 applications were received; 2) August 14-27, 2004, for the Project-based program, zero and one bedroom units, when approximately 10,400 applications were received; and 3) April 18-29, 2005 for the Project-based and Tenant-based waiting lists, when approximately 44,000 applications were received.

2.2 FINANCIAL RESOURCES

2.2.1 SOURCE AND USE OF FUNDS

MDHA's Financial Resources – Planned Sources and Uses table is found in the Annual Plan.

2.3 SELECTION AND ADMISSION POLICIES

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

The specific Selection and Admission Policies are as follows:

2.3.1 Public Housing - Admission and Continued Occupancy Policy (ACOP)

- Waiting List Policies
- Eligibility and Selection Criteria
- Unit Assignment Policies
- Occupancy Policies

2.3.2 Section 8 Administrative Plan

- Waiting List
- Eligibility and Selection of Applicants
- Special Purpose Program Selection
- Occupancy Policies

2.4 RENT DETERMINATION

2.4.1 Public Housing Program

Income-Based Rent

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

- a) A decrease in income because of changed circumstances such as a loss or reduction of employment, or a loss or reduction of other assistance, or the death of a family member; or

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- b) An increase in expenses because of changed circumstances such as medical costs, childcare, and other allowable deduction expenses.

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

Flat Rent

The Flat Rent is an amount of rent determined by MDHA based on the market value of comparable units in the private-unassisted rental market. In performing the comparability study of the public housing units, the Section 8 rent reasonableness study of comparable housing was used as well as a survey of similar unassisted units in the neighborhood. .

Each resident is given the opportunity to choose between the Income-Based Rent and the Flat Rent options at the time of admission and re-examination; and the resident's file is documented to indicate that offered was rendered. As expected, families accepting the Flat Rent offer are those that would pay more rent by choosing the Income-based Rent. Residents are required to sign a form indicating that they have been offered and explained both rent options.

Earned Income Disallowance

Public housing residents who meet one of the following criteria shall receive 100% earned income disallowance for the 12 months of employment beginning on the effective date of employment, and 50% earned income disallowance in the second months of employment. Thereafter, all earned income will be included in the annual income calculation. The criteria for receiving the earned income disallowance are:

- a) A public housing family whose income increases as a result of employment of a family member who was previously unemployed for one or more years. "Previously unemployed" includes a person who has earned no more than the established minimum wage for 10 hours of work per week for 50 weeks within 12 months of the review; or
- b) A public housing family whose employment income increases during the participation of a family member in any family self-sufficiency or job training program; or
- c) The public housing family who is or was, within six months of the review, assisted under any state TANF program as determined by MDHA in consultation with the Florida Department of Children and Families.

Minimum Rent Policy

The current minimum rent for the Public Housing program administered by MDHA is \$25. MDHA anticipates increasing the minimum rent to \$50, upon Board of County Commissioner's approval.

A public housing family may request an exemption from payment of the minimum rent if the family is unable to pay because of financial hardship, as described in the situations below:

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

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

MDHA shall not reduce the annual income or the contribution toward rent of a public housing family because of a reduction in the family's welfare assistance specifically because of fraud, or failure to participate in an economic self-sufficiency program, or failure to comply with a work activity requirement.

Rent Re-determinations

When a public housing family experiences an income increase or decrease of \$40 or more per month, the family is required to report the change in family income. MDHA anticipates increasing the income threshold amount to \$200 per month.

All changes in family composition are required to be reported as they occur. Families that select an Income-based Rent will have the family income and composition re-examination annually. Families that select a Flat Rent will have the annual re-examination of the family composition and the re-examination of the family income every three years, unless a family has a verifiable financial hardship and is switched to the Income-based Rent determination method.

2.4.2 Section 8 Tenant-based Program

2.4.2.1 Minimum Rent

MDHA may make discretionary policy revisions allowed by regulations to its Section 8 program to cover shortfall in federal funding, including but not limited to, limiting moves, increasing minimum rent, reducing payment standards, implementing revised occupancy standards, limiting rent increases to landlords, and termination of assistance only when necessary.

The current minimum rent for the Section 8 tenant-based program is \$25. MDHA anticipates increasing the minimum rent to \$50, upon Board of County Commissioners' approval.

Statutory requirements call for exceptions to the minimum rent based on a financial hardship. Situations of financial hardship include the following:

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

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

2.2.4.2 Payment Standards

The payment standard utilized by MDHA will be between 100 and 110%, depending on the bedroom size, level of the Fair Market Rent (FMR) published by U.S. HUD for the Miami-Dade Metropolitan Statistical Area. Based on the MTCS data and the market surveys for private rental units in the MDHA jurisdiction, the payment standard set is considered high enough to allow most families to find decent and affordable housing.

The payment standards may increase when the fair market rents and/or USHUD funding levels increase.

2.5 OPERATION AND MANAGEMENT

2.5.1 Management Structure

Organization of the MDHA management structure is illustrated in the Optional Attachments fl005s01 of the PHA Plan.

2.5.2 U.S. HUD Programs Under MDHA Management

Refer to Annual Plan, Section 5.B – Operations and Management Policies

Section 8 Project-based Voucher Program

- ◆ Accepted and approved applications to provide project-based housing assistance to no more than 25% of the development's units for Section 8 project-based voucher program. MDHA entered into a 10-year Housing Assistance Payment (HAP) contract to provide project-based assistance to 50 units. Additional units will be placed under HAP contract as vouchers become available.

2.5.3 Management and Maintenance Policies

Public Housing Management Policies

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

The Admissions and Continued Occupancy Policy
The Conventional Public Housing Dwelling Lease
The Community Policies

Section 8 Management Policies

MDHA's rules, standards and policies regarding the management of the Section 8 program are found in several policy documents which are:

Section 8 Administrative Plan
SEMAP Procedures

Public Housing Management

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

MDHA is responsible for the management of 122 developments comprised of 9,353 dwelling units. The management organization consists of a Division Director supported by three Regional Managers who have 30 Site Managers reporting to them. Each site is made up of several developments each containing between 200 to 900 dwelling units. The number of units assigned to a site varies depending on size and type of buildings, demographics of the population, the geographic location, and proximity of developments to each other. The Site Manager is responsible for management of the site including all administrative functions, re-certifications, budget, maintenance, contract monitoring, and procurement of materials and supplies.

The Director of Public Housing and the Regional Managers ensure that the Site Managers and site staff are managing the properties according to established standards by reviewing key indicators on the Monthly Management Report. Whenever these key indicators deviate from the established standards, action is taken to determine the cause so that assistance can be provided to the site, if necessary.

The Assistant Director reports to the Director of Public Housing and is responsible for overseeing the management of services of the Helen Sawyer ALF. The Assistant Director also directs the Quality Assurance Team, who perform annual inspections of

Public Housing units, life safety inspections in elderly high-rises; and oversee the Specialty Team, which perform routine maintenance work in Public Housing sites, including painting, landscaping, and lawn maintenance work and other agency-wide contracts. The Assistant Director directs the Vacancy Teams responsible for preparing vacant units for occupancy and the Public Housing Family Self-Sufficiency Programs.

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

The public housing staff has been reduced overall, including positions affecting quality assurance reviews.

Private Management of Public Housing Units

A pilot program by MDHA to observe the success of private management of its public housing sites was implemented. The program was established to test the premise that private property management companies were more efficient than the public sector. The common sentiment was that changes in the areas of procurement, contracts, personnel, job functions and classifications, typical of private management efficiency could generate additional management savings. Presently, all private management contracts have either been terminated or expired and all properties are being managed by MDHA staff.

Employee Demonstration of Growth and Efficiency (EDGE)

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

An independent consultant will evaluate the performance of these programs to select the best operation models for delivering property management services.

Efficiency Programs

MDHA's Specialty Team continues to address special maintenance needs of the sites while reducing the cost for the services. The Specialty Team uses in house personnel to perform activities that otherwise would be contracted to a vendor. The specialty team

conducts a multitude of services for the agency including trimming trees, removal of bulk trash, performing cleaning and painting of the interior and exterior of the units, performs lawn services and conducts a multitude of small miscellaneous maintenance services. The Specialty Team gives the agency great flexibility in the type of service that can be provided to the sites and gives the ability to respond immediately to emergencies that might otherwise be costly or be delayed due to contractual restrictions. The team also maintains an appliance refurbishment program. It is responsible for cleaning, testing, repairing, and painting appliance for re-issue and use in the units. MDHA has regained management of operations for two of the sites formally under private management.

Maintenance Policies

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

The delivery of routine as well as emergency maintenance to MDHA public housing residents is accomplished through a decentralized system of maintenance staffing, and procurement of maintenance materials. Each site has a staff of maintenance that performs repairs and cleaning daily. Site management staff uses a computerized work order system to document and track work orders ensuring that maintenance problems are corrected properly and in a timely manner. Residents, the site manager, or staff members who inspect or tour their sites may initiate Work orders. A system of automatic work orders is now in place, as a follow-up to the annual unit inspections conducted by QAS staff.

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

The Site Manager can access several resources whenever necessary:

- a. The technical expertise of the Facilities Planning Section is available for consultation by the site manager about extensive repairs/construction.
- b. Site staff procures maintenance materials, supplies and other services through "blanket contracts" that have been negotiated and awarded by the Miami-Dade County General Services Administration.

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

Annual unit inspections are also included in the PM program. The unit interiors are inspected for smoke detectors, fire extinguishers, appliances, light fixtures, air conditioning units, windows and doors, call buttons, and stairways while their exteriors are inspected for site lighting, porch lighting, hose bibs, water shut off valve, and sidewalks. Approximately 30 days after the site inspection, MDHA's QAS conducts an inspection of the unit using U.S. HUD's Uniform Physical Standards for the inspection. Noted violations are forwarded to site staff for work orders to be issued and completed. The Site Manager uses the documentation during resident re-certifications to remind residents of their responsibilities regarding the upkeep of the dwelling unit. Additional random sample inspections are conducted to ensure that violations noted in the Uniform Physical Standards Inspection are repaired appropriately.

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

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

Section 8 Management

Private Rental Improvements in Management and Efficiency (PRIME)

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

Phase I of the redesign process has been implemented, including an operational team based structure for improved employee performance and greater accountability. Since implementation, the scores in USHUD's Multifamily Tenant Characteristics System have had a dramatic improvement, increasing to over 100% percent. In addition, FIU completed a review of operations and reported on observations and made preliminary recommendations as a result of the review. In addition, team performance measures are scheduled to be introduced during 2005. As PRIME is fully implemented, MDHA and FIU will evaluate the improvements in productivity efficiencies, accountability to management and customer service to the community.

2.5.4. PHA Grievance Procedures

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

2.5.5 Policies and Procedures Updates

MDHA revised the ACOP, effective March 11, 2005, to include the new requirements under the Quality Housing Work and Responsibility Act (QWRA) and specific standards for applicant denial of admission and resident termination of assistance in accordance with federal regulations and the One Strike rule.

MDHA also completed a major review of the policies and procedures manual and is continually updating its manuals to assure existing procedures meet the needs of the staff and to comply with the new regulations and mandates from USHUD.

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

MDHA's pet policy has been revised to incorporate provisions related to assistive animals and pet security deposit. According to new regulations, the Pet Policy continues to apply to family and elderly residents, but it does not apply to animals that are used to support, or provide a service to persons with disabilities and are necessary as a reasonable accommodation. Assistive animal owners are subject to certain requirements and must certify that the assistive animal actually assists the person with a disability.

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A policy has been developed that addresses USHUD's Community Service Requirement (CSR). The policy establishes the criteria for exempted residents, and the acceptable activities meeting the requirement.

The Deconcentration Policy, as included in the ACOP has been revised to incorporate the new provision under the final rule on the *Deconcentration of Poverty and Promoting Mixed Income*. MDHA has performed the required concentration of income analysis to the covered public housing developments, and determined the developments falling outside the Established Income Range.

MDHA is in the process of revising the Earned Income Disallowance policy to include an EID Worksheet and the automated tracking system.

The Transfer Policy has been amended to incorporate reasonable accommodation provisions for transferring residents and waiting list applicants with disabilities into Uniform Federal Accessibility Standards-accessible units, and transferring and requiring occupants without a disability to relocate to a vacant, non accessible unit.

MDHA has established preference to qualified elderly current residents who request transfers to Assisted Living Facilities (ALF), then to eligible applicants on the waiting list and thereafter to non-AFL eligible residents and applicants.

MDHA is implementing USHUD's Enterprise Income Verification (EIV) system in Public Housing and Section 8 programs. The EIV is a computer matching program used to verify the accuracy of income reported by residents and tenants, including Social Security Income, and to determine fraud.

MDHA is in the process of revising its Section 8 Administrative Plan for consistency in practices with the ACOP, when allowed by Section 8 regulations, and to include specific standards for applicant denial of admission and resident termination of assistance in accordance with federal regulations and the One Strike rule.

2.5.6. Fraud Investigation and Audit

MDHA's Office of Compliance is committed to eliminating fraudulent activity and program abuses or violations, through the establishment of the Fraud Control Program. This program will enable MDHA to identify and prevent program abusers, sanction those who take advantage of the system, recover funds and prosecute offenders when appropriate. The MDHA Fraud Hotline has been established to receive calls regarding allegations of suspected fraud, criminal activity or wrongdoing by MDHA residents, staff, or entities doing business with the agency.

The audit functions' objectives are to ensure compliance with USHUD and MDHA regulations and procedures. Audit functions include performing internal audits or reviews for evaluating compliance with Federal, State, and County regulations, responding to external audits findings, developing corrective actions and rendering recommendations. Additional functions under the audit program include annual revision of public housing utility allowances, monthly monitoring of discrepancies in residents' reported earned and unearned income, and monthly reviews of reimbursement requests

by the Fair Housing Center for class members under the Ann Marie Adker Consent Decree. .

2.6 CAPITAL IMPROVEMENTS

2.6.1 Capital Fund Five Year Plan

The FY 2006 Capital Budget and Multi-year Capital Plan will be provided to MDHA, in the estimated amount of \$14.5 million for 2006-07 in the fall of 2006 of which \$ 9.8 million will be programmed for direct capital expenditures. These expenditures are for renovations, repair and comprehensive modernization in public housing developments, as well as compliance with the Uniform Federal Accessibility Standards (UFAS) requirement under the Voluntary Compliance Agreement (VCA), and the acquisition and installation of equipment, including stoves, refrigerators and elevator upgrades in high rise buildings.

Included in the plans is modernization of Opa-Locka and Lincoln Gardens, and renovations and vacancy preparation in the three regions..

2.6.2 Unfunded Needs/Priorities

MDHA capital needs for one of the nation's largest public housing stocks are estimated at \$100 million over the five-year period ending in FY 2009-10. Assuming federal capital fund allocations over the next five years average \$14 million per year for a total of \$70 million, a net unfunded need of approximately \$30 million would remain. Funding for capital improvements is subject to change on an annual basis depending on operational requirements and federal funding allocations.

Upon Board of County Commission approval, MDHA will participate in the USHUD's Capital Fund Financing Program (CFFP), a capital bond program. This is another mechanism to preserve affordable housing in Miami-Dade County. About \$42 million will be used for comprehensive modernization, Air conditioning (A/C), electrical, and other upgrades, physical improvements, and other repairs and related activities in MDHA's public housing developments. MDHA anticipates completing physical improvement activities in the fall of 2008, and modernization, A/C, electrical and exterior/elevator activities in the fall of 2009. The proposed financing structure uses approximately \$3.9 million per year over 15 years to repay the capital bond. For the remaining term of the bonds, ten to eleven years, MDHA anticipates being able to maintain its high level of maintenance and scheduled modernization as long as historic levels of capital funding continued to accrue to the agency on an annual basis. In addition to the CFFP projects, MDHA will use about \$170 million in Miami-Dade County-derived funds (\$170 million of General Obligation Bond (GOB) funds) to preserve and expand affordable housing in the county. These funds are not available for public housing modernization activities, but future plans include building mixed use housing on vacant land where public housing currently is located.

2.6.3 Projects Completed/To Be Completed

- ◆ MDHA is now working on the implementation of the CFP 50105.

- ◆ MDHA was awarded \$14.3 million in CFP 50104 funds in FY 2004. These funds are approximately 80% obligated. Modernization projects funded from this grant extend throughout MDHA's public housing stock and include interior and exterior improvements of Newberg Apartments and Lemon City, and continue modernization projects of In Cities and Parkside I & II..
- ◆ CFP 50103 (FY2003) in the amount of \$12.2 million is 100% obligated, and include the following major projects: In Cities and Parkside modernization, Jollivate air conditioners (A/C) installation, and completion of Modello and Culmer Place A/C installation.

2.6.4 Section 504 Needs Assessments for Public Housing

MDHA will modify its administrative offices, common areas and other facilities, and conduct a Needs Assessment study of public housing units required to meet needs of residents and waiting list applicants with disabilities, as well as compiling demographics of residents and income-eligible persons with disabilities in the area

2.6.5 Capital Fund Annual Statement

The FY 2006 annual statement allocates \$9.8 million for miscellaneous repairs for the following PHA-wide work items: General interior repairs including kitchen cabinets, extensive plumbing, electrical and air conditioning work, as well as, exterior painting, roof repairs, storm shutters, termite extermination, dwelling equipment, residents' relocation and security and fire protection systems. Also included in this Plan are vacancy preparation, continue limited and comprehensive modernization of Newberg, spalling concrete in Robert King High, Opa-Locka comprehensive modernization, and Lincoln Gardens modernization.

2.6.6 HOPE VI

Scott/Carver Homes

MDHA has been awarded a HOPE VI grant of \$35 million for the revitalization of Scott Homes and Carver Homes. The HOPE VI Revitalization Plan was approved by USHUD on August 30, 2001.

The proposed HOPE VI Revitalization Plan addresses the de-concentration of poverty requirements. It calls for the demolition of all 754 existing dwelling units of Scott Homes and all 96 dwelling units of Carver Homes, a total of 850 units.

Over the next four years, 411 new townhouse and single-family dwelling units will be built to replace the demolished units on the site. This calculates to a reduction in density of 52%.

On September 11, 2003 MDHA received approval from USHUD of the plan proposal to use the first increment of Replacement Housing Factor (RHF) funds totaling over \$5,165,614 to construct an additional 40 Public Housing (PH) units to the original 80 PH

units in the Scott/Carver Homes HOPE VI Revitalization Program. Furthermore a second additional 40 PH units, bringing the total number of PH units to 160, to be developed in the Scott/Carver Homes HOPE VI Revitalization Program was approved by USHUD in the revised second increment RHF Plan on January 17, 2006. This second 40 additional units will be developed with the second increment of RHF funds estimated at over \$4,746,317.

For HOPE VI projects update refer to the Statement of Progress attachment.

2.6.7 Promoting Integration in Public Housing:

The proposed HOPE VI Revitalization Plan also addresses the requirements for promoting integration of income levels in public housing. Of the 371 new units, 156 will be dedicated to affordable homeownership by low-income families utilizing deeply discounted, low (or no) interest rate, second mortgages and other financing incentives with the objective to allow any low-income family with a steady income and acceptable credit to qualify for purchase of their new home. The HOPE VI Revitalization Plan was developed with the consultation of the residents of the two developments.

2.6.8 Ward Towers Assisted Living Facility

The new construction of a five-story, 100-unit apartment building has been funded by a \$4.7 million HOPE VI grant. The new building houses the Ward Towers Assisted Living Facility (ALF), which connects to the existing elderly development, for which it is named, by a one-story service center.

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

2.7 DEMOLITION AND/OR DISPOSITION

2.7.1 Demolitions

Demolition and Revitalization of Scott Homes HOPE VI

Under the \$35 million HOPE VI grant awarded to MDHA in 1999, all buildings in the four sectors of the Scott/Carver development have been approved to be demolished and replaced with single-family homes and townhouse housing. The planned reduction of on-site density will be 52% from 850 to 411 on-site dwelling units. Over half of the current residents of Scott/Carver will be able to use Housing Choice Vouchers during relocation activities while the other families either plan to purchase their own homes, or are working families enrolled in the family self-sufficiency program to live in public housing units.

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2.7.2 Dispositions

Approved or pending approval applications for disposition include the following:

DEVELOPMENT	TOTAL UNITS	ELDERLY	FAMILY
Carver Scattered Sites	8		8
Opa-Locka Family	26		26
Elizabeth Virrick I & II	84		84
Smathers Plaza	(Land Only)		
Scott Homes/Carver Homes – HOPE VI	(Land Only)		

2.8 DESIGNATION OF PUBLIC HOUSING

MDHA received approval of its Designated Housing Plan on August 6, 1999, effective December 1, 2004. The Plan originally designated the 391-unit Three Round Towers

development for occupancy by elderly only. The Designated Housing Plan was amended to include the 101-unit Helen Sawyer Plaza ALF on May 25, 2000. On December 2004, MDHA requested an extension for its Designated Housing Plan, for Three Round Towers and Helen Sawyer ALF, which was approved for two (2) years effective February 3, 2005.

According to MDHA's Admissions and Continued Occupancy Policy (ACOP), units for the elderly can be occupied by elderly or disabled residents over age 18. With the approval to designate the development for elderly residents only, units as they become vacant should be offered only to elderly families.

MDHA performed a survey during 2004 of elderly developments, to ascertain the resident's interest in obtaining elderly designation for these units, and other elderly units as well.

MDHA applied to designate 1,815 mixed occupancy public housing units for occupancy by elderly families only. The developments proposed to be designated are: Biscayne Plaza (52), Edison Park/Plaza (80), Florida City Gardens (50) ; Goulds Plaza (50); Haley Sofge (475), Lemon City (100), Palmetto Gardens (40), Peters Plaza (102), Robert King High (315), Smathers Plaza (182), South Miami Plaza (97), Ward Towers (200) and Wynwood Elderly (72). MDHA will include the new Ward Tower Assisted Living Facility (100) for elderly only in the revised Designation Plan submitted to USHUD.

2.8.1 STUDY

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

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

National and local demographic data indicates that the housing needs of the elderly will become chronic within the next 10-15 years. Faced with this scenario, MDHA feels that this issue should be addressed in its first five-year PHA plan and will proceed to submit

its designation applications for elderly only developments during the remaining two years of the PHA plan.

2.9 CONVERSION OF PUBLIC HOUSING

In 2004 MDHA completed a review of each covered development's operations as public housing, and considering the implications of converting the public housing to tenant-based assistance.

The initial review indicated that the Voluntary Conversion of public housing to tenant-based assistance is inappropriate because:

1. Conversion would be more expensive than continuing to operate the developments as public housing;
2. Removal of developments would not principally benefit resident of public housing developments; and
3. It would adversely affect the availability of affordable housing in the community.

MDHA is currently reviewing the market rental comparability study impacting the covered developments, in an effort to verify by analysis the economic feasibility of a conversion. Based on the results of this review, a final submission will be done for those developments to be converted, if any.

2.10 HOMEOWNERSHIP

2.10.1 Public Housing

During the last two years, 24 residents became homeowners. Two (2) units from the Turnkey III program closed and the resident became owners of the property. Additionally, 14 residents from public housing, and eight (8) from Section 8, had purchased homes through MDHA's Family Self Sufficiency (FSS) program.

The Turnkey III Homeownership program was established by MDHA in 1977-78. Of the approximately 150 units that were in the program, 46 remain to be sold to their program participants. The four homeownership developments include: Development FL 5-052A (2 units), FL 5-052B (1 unit), FL 5-052C (15 units), and FL 5-064 Heritage I (30 units). The majority of units are single family homes with a few condominium townhouses. The units are concentrated in northern Miami-Dade County while a few scattered throughout southern Miami-Dade County. Sixteen residents currently have accumulated sufficient funds in escrow to purchase their homes. It is anticipated that the remaining units will be sold to program participants by the end of the five-year PHA plan.

2.10.2 Section 32 Homeownership

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

2.10.3 Section 8 Homeownership

MDHA has implemented a Section 8 Homeownership Program to provide Section 8 participants the opportunity to purchase a home. The Section 8 Homeownership Program is a joint effort of the Private Rental Housing Division, the Development and Loan Administration Division, and Resident Services, which will refer the eligible Section 8 families to participate in the Section 8 Homeownership Program. As of September 30, 2004, 330 families are completing the required homeownership counseling, 125 families have completed the counseling and are considered "mortgage ready." Seventeen (17) families closed on their home purchases during 2004.

2.10.4 Other Homeownership Programs

MDHA offers a variety of homeownership programs to low and moderate income families through its Development and Loan Administration Division and New Markets Division, such as Surtax, State Housing Initiative (SHIP), HOME, and Infill programs.

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

2.11.1 Resident-Owned Businesses

Home-Based Businesses:

MDHA has implemented public housing home-based business policy and procedures with the new public housing lease effective October 2003.

2.11.2 Training and Contracting

- ◆ MDHA facilitated its third interagency contractors' workshop with Miami-Dade Office of Community and Economic Development (OCED) in 2004 and promoted MDHA's Section 3 program on-line and a brochure in English, Spanish and Creole.
- ◆ MDHA has continued to assist OCED, and the Cities of Miami and Hialeah on Section 3 technical and implementation issues. MDHA has continued to promote advantages of becoming a certified Section 3 business to current and prospective contractors and vendors at agency meetings and community forums.
- ◆ MDHA plans to implement training and employment procedures for public housing residents, Section 8 recipients and other low-income Miami-Dade residents.
- ◆ MDHA plans to continue offering Section 3 business applications on-line, promoting its Section 3 training, employment and contracting opportunities, increasing the number of Section 3 employed persons, and providing annual interagency Section 3 workshops with the Office of Community and Economic Development.

2.11.3 Family Self- Sufficiency Program

MDHA's Family Self-Sufficiency Program services and programs are found in the Annual Plan, Section 12.B – Community Service Programs.

2.11.4 Improve Quality of Life and Economic Vitality

- ◆ MDHA will implement measures to deconcentrate poverty and promote income mixing in concert with the Adker Consent Decree.
- ◆ MDHA will continue to provide supportive services at Helen Sawyer and Ward Towers ALFs, by being the designated case management agency providing extensive case management services, and promoting their full occupancy.
- ◆ MDHA will implement the design of a prototype "wellness center" as a component of its Aging in Place plan.
- ◆ MDHA will continue to search for various grants and funding opportunities, via public and private resources.
- ◆ MDHA will continue to provide community building/technical assistance to resident groups by providing the following services: empower resident associations to be advocates for issues effecting their communities, help resident groups with

coordination of recreational activities and special events and assist residents in forming or strengthening resident organizations.

2.12 SAFETY AND CRIME PREVENTION IN PUBLIC HOUSING

2.12.1 Public Housing Drug Elimination Program (PHDEP)

- ◆ Based on statistical reports from the various police departments, public housing developments experienced a decrease in drug related crimes by approximately fifty percent (50%). Additionally, local residents became more actively involved in community and economic self-sufficiency activities.
- ◆ Apply the use of closed circuit television cameras (CCTV) to enhance security at one elderly development and continue with lighting and access control as a means of crime prevention.

2.12.2 “One Strike” Policies

MDHA continues implementing the “One Strike” policy as part of public and assisted housing security improvements.

2.13 CERTIFICATIONS

MDHA complies with all federal regulations for the PHA Plan process. MDHA certifications of compliance are sent to USHUD upon Board of County Commissioners’ approval of the PHA Plan..

2.14 FISCAL AUDIT

MDHA is required to have a fiscal audit conducted under Section 5(h) (2) of the U.S. Housing Act of 1937. MDHA annually submits to U.S. HUD the required audits at the end of each fiscal year.

2.15 PHA ASSET MANAGEMENT

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

2.16 ADDITIONAL INFORMATION

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

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

- ◆ Changes to rent, admissions policies, or organization of the waiting list;
- ◆ Additions of non-emergency work items not included in the Annual Plan or the Five-Year Plan that exceed \$500,000, or a change in the use of replacement reserve funds under the Capital Fund; and
- ◆ Any change with regard to demolition, disposition, and designation of public housing developments, homeownership programs, or conversion activities.

2.16.2 Resident Advisory Board Recommendations

MDHA received comments from the Section 8 Resident Advisory Board, which are included in the PHA Plan as attachment **f1005d01**. MDHA determined that no changes were needed to the PHA Plan.

2.16.3 Resident Membership on the BCC

MDHA requested legal counsel regarding the representation by a duly elected resident of Public Housing to the BCC. The opinion rendered by Miami-Dade County’s legal counsel indicates that MDHA may be exempt from the requirement, as outlined in 24 CFR 964.425(b) of the proposed rule or 24 CFR 964.405(b)(2) of the final rule. The Governing Board Statement of Exemption is an attachment to the PHA Plan.

FUNCTIONAL TABLE OF ORGANIZATION

MIAMI-DADE HOUSING AGENCY

FISCAL YEAR 2005 - 2006

f1005s02

TOTAL POSITIONS	
04 - 05	05 - 06
774	699

OFFICE OF THE DIRECTOR	
<p>Administers housing programs, provides overall direction and coordination of federal, state and local housing programs for the purpose of assisting low & moderate-income families by providing low interest loans to rehabilitate homes, purchase new affordable housing or providing rental assistance to very-low and low-income families & the elderly. Provides assistance through the Public Housing Stock. Provides direction and management supervision to divisions and offices. Interacts with the County Manager's Office, County Commission and various other public and private entities to ensure attainment of the Department's goals and objectives. Provides administrative and operational support in the areas of Housing Operations, Private Rental Housing, Finance and Administration and Affordable Housing.</p>	
04 - 05	05 - 06
14	15

COMPLIANCE	
<p>Provides compliance functions, including program audits and management reviews, investigations of fraud and complaints, development of policies, procedures, and Admissions and Continued Occupancy Plan (ACOP), interpretation of federal regulations, development of agency management plans, oversight of Section 3, Fair Labor Standards, Fair Housing and ADA/Section 504 and court ordered consent decree, program compliance of the capital fund program, hearing appeals, and quality assurance of federal SEMAP and PHAS requirements. Responsible for development of housing programs such as Section 8 Project-based program.</p>	
04 - 05	05 - 06
18	18

FINANCE & ADMINISTRATION	
<p>Provides financial and administrative support to the Agency. Ensures that Federal and County requirements are met. Has managerial responsibilities for all financial activities, including budgeting, accounting, procurement, employee relations, management information systems, contract administration and materials management.</p>	
04 - 05	05 - 06
76	61

NEW MARKETS AND APPLICANT LEASING CENTER	
<p>Accepts all applications for public housing, Section 8 (Waiting List) & Surtax Lottery. Interviews prospective residents, determines eligibility, assigns units, maintains a list of qualified applicants in control log, provides relocation services for the residents, and oversees the MOD relocation plans. Administers the Infill Housing Initiative Program, to revitalize neighborhoods by expanding homeownership opportunities in our community; encourage existing homeowners to rehabilitate their properties; and stimulate business and economic development through job creation.</p>	
04 - 05	05 - 06
56	43

PRIVATE RENTAL HOUSING	
<p>Responsible for administering the Section 8 Housing programs including Certificates, Vouchers, SRO Moderate Rehabilitation, Tenant Based Rental Assistance (TRA), for the purpose of providing financial assistance through rent subsidies to families leasing units on the private rental housing market. Administers Multifamily Programs such as Section 8 New Construction, Substantial and Moderate Rehabilitation and specialized programs such as Veterans Assistance Supported Housing, Family Unification, Family Self-sufficiency, victims of domestic violence and activities such as Relocation Assistance. Administers Homeless Programs under Shelter Plus Care SRA and TRA. Responsible for Housing Quality Standards (HQS), field inspections of Section 8 units, and units under Homeless Programs. Monitors historic preservation rehabilitation which includes HQS inspections for the Housing Opportunities for persons with AIDS program for the City of Miami.</p>	
04- 05	05 - 06
129	108

DEVELOPMENT & LOAN ADMINISTRATION	
<p>Has managerial responsibilities for loan servicing. Responsible for Surtax Homeownership Assistance Loans by providing first and second mortgages to eligible families in purchasing a home. Works with private developers and Community Development Corporations who facilitate construction and development of affordable housing for homeownership and rental projects. Administers the construction, financing and single family rehab loan programs. Administers the acquisition and the rehabilitation of single family homes financed through HOME and provides low interest financing for home buyers through various federal and state funding sources. Responsible for the State Housing initiative Partnership (SHIP). Administers the contractor fraud, window-shutter and Bank Partnership Programs.</p>	
04 - 05	05 - 06
64	62

PUBLIC HOUSING	
<p>Provides all property management and maintenance related services for assisted housing programs owned and operated by the Agency. These include occupancy, relocation, vacancy management, leasing, rent collection and evictions. Directs on site management, including recertification on a decentralized basis through regional and site field offices. Coordinates special projects for residents in cooperation with the Division of Resident Development. Responsible for federally mandated Quality Assurance monitoring of office and field operations for the Section 8 and Public Housing Programs. Empowers residents through coordinating delivery of Social Services with overall responsibility for the establishment, support and monitoring of individual tenant councils and the Overall Tenants Advisory manages the tenant grievance and appeals programs. Coordinates the Family Self-sufficiency Program.</p>	
04 - 05	05 - 06
381	359

HOUSING DEVELOPMENT	
<p>Identifies and manages new housing development projects, mixed use developments, acquisition and disposition activities for County-owned properties, prepares highest and best use analysis of real estate properties and carries out the overall development of quality housing, including those HOPE VI Housing and Assisted Living Facilities Developments, Infill Initiatives and others. Provides architectural/engineering design and consulting needs, and professional construction contract administration for the Agency. Provides oversight of construction & rehabilitation field work including bid review, contract compliance and inspections of Single Family Rehabilitation efforts under Surtax, HOME, Construction Fraud and other federal and state programs.</p>	
04 - 05	05 - 06
36	33

STAFFING CHART 1

f1005s01

f1005s02

MIAMI-DADE HOUSING AGENCY
FISCAL YEAR 2005 - 2006

04-05	OFFICE OF THE DIRECTOR	CODE NO.	05-06
1	Administrative Officer 2	000811	1
1	Director - MDHA	003599	1
1	Executive Assistant to Director MDHA	003595	1
1	MDHA ADA Coordinator	003445	1
1	Office Support Specialist 2	000021	2
1	Office Support Specialist 3	000022	1
1	Senior Executive Secretary	000096	1
1	Web Graphic Technician	001813	1
1	Word Processor Operator 1	000051	1
0	VCA Coordinator/ Special Projects Administrator 1	000831	1
9			11

04-05	NEW MARKETS & ALC	CODE NO.	05-06
1	Director, ALC and New Markets	003572	1
1			

04-05	DEPUTY DIRECTOR'S OFFICE	05-06

04-05	COMPLIANCE	CODE NO.	05-06
1	Director MDHA Quality Assurance & Compliance	003579	1
1			

04-05	HOUSING DEVELOPMENT DIVISION	CODE NO.	05-06
1	Director - MDHA Housing Development	003578	1
1	Executive Secretary	000095	1
1	MDHA Mixed Use Development Manager	003478	1
3			3

See Annex A

04-05	Applicant and Leasing Center	CODE NO.	05-06
1	Administrative Officer 1	000811	0
1	Administrative Officer 2	000812	0
1	Administrative Secretary	000094	1
1	Clerk 1	000010	0
4	Clerk 2	000011	2
5	Data Entry Specialist 1	000015	5
3	Data Entry Specialist 2	000016	3
14	Eligibility Interviewer	003001	11
1	MDHA Applicant Leasing Center Manager	003551	1
3	MDHA Tenant Selection Supervisor 1	003426	2
3	MDHA Tenant Selection Supervisor 2	003427	2
2	MDHA Tenant Selection Supervisor 3	003428	2
3	Office Support Specialist 2	000021	3
0	Telephone Console Operator 1	000084	3
3	Word Processing Operator 2	000052	1
45			35

04-05	Compliance	CODE NO.	05-06
1	Administrative Officer 1	000810	1
3	Administrative Officer 2	000811	1
4	Administrative Officer 3	000812	3
1	Clerk 2	000011	1
1	Contracts Compliance Specialist 2	000877	1
1	Data Control Supervisor 1	001637	1
1	Executive Secretary	000095	1
1	MDHA Investigator	003569	2
1	Secretary	000031	1
1	Special Projects Administrator 1	000831	1
2	Special Projects Administrator 2	000832	2
0	MDHA Tenant Selection Supervisor 2	003427	1
0	Word Processing Operator 1	000051	1
17			17

04-05	Housing Development	CODE NO.	05-06
1	Administrative Officer 3	000812	1
1	Administrative Secretary	000094	1
1	Assistant Director MDHA Housing Dev.	003574	1
1	Assistant Director MDHA Planning & Development	003571	1
1	Business Development Specialist 2	003677	1
2	Construction Manager 2	006611	2
1	Construction Manager 3	006612	0
1	Director Human Services	003270	1
1	MDHA Compliance Officer	003473	1
1	Office Support Specialist 2	000021	1
1	Real Estate Officer	003556	1
12			11

04-05	New Markets	CODE NO.	05-06
1	Administrative Secretary	000094	1
1	Assistant Director		0
1	Construction Manager 1	006610	0
1	Executive Secretary	000095	1
1	Housing Inspector 1	002155	1
1	MDHA Finance Advisor	003545	1
1	MDHA Urban Land Development Manager	003479	1
1	Office Support Specialist 2	000021	0
1	Real Estate Officer	003556	1
1	Special Projects Administrator 1	000831	1
10			7

04-05	Development /Planning and Design	CODE NO.	05-06
1	Administrative Officer 3	000812	1
1	Administrative Secretary	000094	1
1	Architect 2	001033	1
1	Architect 3	001034	1
6	Construction Manager 2	006611	6
3	Construction Manager 3	006612	3
1	Data Entry Specialist 1	000015	1
1	MDHA Facility Renovation Coordinator	003538	1
1	Office Support Specialist 3	000022	1
1	Plasterer	006525	0
3	Rehab. Construction Specialist	003541	3
1	MDHA Structural Maintenance Technician	003508	0
21			19

04-05	SUMMARY STAFFING CHART 1	05-06
9	Office of the Director	11
	Deputy Director - See Annex A	
56	New Markets and Applicant Leasing Ctr.	43
18	Compliance	18
36	Housing Development	33
119	Sub-Total Summary Chart 1	105
655	Annex A - Sub-Total	585
774	MDHA GRAND TOTAL	690

#005s01
MIAMI-DADE HOUSING AGENCY
FISCAL YEAR 2005 - 2006

#005s02

04-05	OFFICE OF DEPUTY DIRECTOR	CODE NO.	05-06
1	Administrative Officer 3	000812	1
1	Assistant to Deputy Director, MDHA	003594	0
1	Deputy Director MDHA	003597	1
1	Executive Secretary	000095	1
1	Information Representative	002305	1
5			4

04-05	FINANCE & ADMINISTRATION	CODE NO.	05-06
1	Director of MDHA Finance & Adm.	003593	1
1	Executive Secretary	000095	1
2			2

04-05	Finance & Administration	CODE NO.	05-06
1	Administrative Secretary	000094	1
1	Assistant Director of MDHA Fin. & Adm.	003592	1
2			2

04-05	Accounting Unit	CODE NO.	05-06
9	Account Clerk	000310	7
11	Accountant 1	000315	10
6	Accountant 2	000316	6
1	Accountant 3	000317	1
1	Administrative Secretary	000094	1
3	Clerk 2	000011	1
2	Clerk 4	000013	2
1	Controller, MDHA	003590	1
1	Word Processing Operator 2	000052	1
35			30

04-05	Administrative Support Services	CODE NO.	05-06
1	Administrative Officer 3	000812	0
1	Administrative Secretary	000094	1
1	Chief MDHA Admin. Support Services	003591	1
1	Clerk 3	000012	1
1	Data Entry Specialist 2	000016	1
2	Driver Messenger	006202	0
1	Manager MDHA Training & Development	003570	1
3	Office Support Specialist 2	000021	2
3	Personnel Specialist 2	000412	3
1	Personnel Specialist 3	000414	1
2	Personnel Technician	000402	2
1	Safety Specialist 2	001965	1
1	Training Specialist 2	000420	1
19			15

04-05	Purchasing & Contract	CODE NO.	05-06
4	MDHA Purchasing Specialist	003546	3
1	Secretary	000031	0
1	Special Projects Administrator 1	000831	1
6			4

04-05	Hearing/ Building Mgmt. Office	CODE NO.	05-06
1	Administrative Officer 3	000812	0
1	Driver Messenger	006202	2
1	Word Processing Operator 1	000051	0
3			2

04-05	Budget Unit	CODE NO.	05-06
1	Administrative Officer 1	000810	0
1	Administrative Officer 3	000812	1
1	Special Project Administrator 1	000831	1
3			2

04-05	Management Information System	CODE NO.	05-06
1	Computer Service Manager	001847	1
1	Computer Technician 1	001826	0
1	Computer Technician 2	001827	1
1	Senior Systems Analyst/Programmer	001845	1
2	Systems Analyst/Programmer 1	001843	2
6			5

04-05	Summary Annex A - Sub-Total by Division	05-06
5	Deputy Director's Office	4
76	Finance & Administration	62
381	Public Housing	350
129	Private Rental Housing	107
64	Dev. & Loan Administration	62
655	Sub-Total	585

04-05	PUBLIC HOUSING OPERATIONS	CODE NO.	05-06
1	Administrative Secretary	000094	0
1	Director, MDHA Public Housing Operations	003582	1
1	Executive Secretary	000095	1
3			2

04-05	Public Housing Operations	CODE NO.	05-06
1	Administrative Officer 1	000810	0
3	Administrative Officer 2	000811	3
4	Administrative Officer 3	000812	3
1	Asst Director MDHA Public Housing Oper.	003581	1
3	Automotive Equipment Operator 2	006206	3
1	Chief Housing Inspector	003472	1
3	Clerk 4	000013	2
1	Data Entry Specialist 2	000016	1
2	Housing Inspector 1	002155	2
3	MDHA Maintenance Specialist	003510	3
1	Maintenance Repairer 1	006501	0
1	Recreation Leader	007301	1
1	Rehabilitation Construction Specialist	003541	1
2	Social Worker 2	003007	1
1	Social Worker Aide	003002	1
1	Storekeeper 1	000220	0
29			23

04-05	Regional Office	05-06
Region 1		
147		126

04-05	Regional Office	05-06
Region 2		
138		116

04-05	Regional Office	05-06
Region 3		
64		83

See Annex B

04-05	PRIVATE RENTAL HOUSING (Director's Office)	CODE NO.	05-06
1	Administrative Secretary	000094	1
1	Director, MDHA Private Rental Housing	003584	1
1	Executive Secretary	000095	1
3			3

04-05	Private Rental Housing (Director's Office)	CODE NO.	05-06
2	Administrative Officer 3	000812	2
1	Assistant to MDHA Director Private Rental Housing	003583	1
0	Clerk 1	000010	1
0	Clerk 4	000013	1
0	Housing Inspector 2	002156	1
1	MDHA Compliance Specialist	003542	0
1	MDHA Tenant Selection Supervisor 2	003427	0
1	Office Support Specialist 2	000021	0
1	Secretary	000031	0
1	Special Projects Administrator 1	000831	2
1	Word Processing Operator 2	000052	1
9			9

04-05	Section 8 Oper.- Customer Svs.and Records Ctr. / Adm. Tech. Support/ Tenant Selection Office	CODE NO.	05-06
2	Administrative Officer 3	000812	1
0	Assistant Director Private Rental Housing (Operations)	003583	1
4	Clerk 1	000010	3
8	Clerk 2	000011	7
2	Clerk 3	000012	1
2	Clerk 4	000013	0
3	Data Entry Specialist 2	000016	0
1	MDHA Compliance Specialist	003542	0
34	MDHA Section 8 Leasing & Contracts Specialist	003442	33
6	MDHA Section 8 Leasing & Contracts Supervisor	003443	3
5	MDHA Tenant Selection Supervisor 1	003426	4
1	MDHA Tenant Selection Supervisor 3	003428	1
1	Office Support Specialist 1	000020	1
2	Office Support Specialist 2	000021	3
1	Secretary	000031	2
1	Telephone Console Operator 1	000084	0
73			60

04-05	Multi-family Rehab. Special Progr./MOD Rehab. & App. Real Estate/ Subs. Rehab. / New.Constr.	CODE NO.	05-06
1	Administrative Officer 2	000811	1
2	Administrator Officer 3	000812	1
0	Clerk 4	000013	1
0	MDHA Contract Compliance Specialist	003542	2
4	MDHA Field Officer	003438	0
1	MDHA Section 8 Leasing & Contracts Specialist	003442	1
2	MDHA Real Estate Appraisal & Reloc. Specialist	003435	0
1	Office Support Specialist 1	000020	0
2	Office Support Specialist 2	000021	2
2	Secretary	000031	1
1	Special Projects Administrator 1	000831	1
16			10

04-05	Inspections Division	CODE NO.	05-06
3	Clerk 2	000011	3
1	Data Entry Specialist 2	000016	2
16	Housing Inspector 1	002155	15
4	Housing Inspector 2	002156	2
1	Office Support Specialist 2	000021	1
1	Secretary	000031	1
1	Special Projects Administrator 1	000831	0
1	Word Processing Operator 3	000053	1
28			25

04-05	05-06
1	1
1	1
1	1
1	1
4	4

04-05	05-06
1	1
1	1
2	2
1	1

04-05	05-06
1	1
2	2
1	1
2	2

04-05	05-06
15	1
1	1
7	7
1	1
1	1
2	2
2	2
1	1
49	49

04-05	05-06
1	1
1	1
1	1
2	2
6	6
11	11

DEVELOPMENT & LOAN ADMINISTRATION		
	CODE NO.	05-06
Assistant Director MDHA Mortgage Dev. Services	003576	1
Director, MDHA Development & Loan Adm.	003578	1
Executive Secretary	000095	1
Special Projects Administrator 1	000831	1
		4

Development and Loan Administration		
	CODE NO.	05-06
Administrative Officer 1	000810	0
Administrative Officer 2	000811	1
Administrative Secretary	000094	2
Assistant Director MDHA Dev. & Loan Adm.	003577	1
Clerk 2	000011	4
Construction Loan Officer	003448	3
Construction Manager 1	006610	1
Construction Manager 2	006611	1
Contract Officer	003820	2
Housing Inspector 1	002155	1
MDHA Field Officer	003438	2
MDHA Finance Advisor	003545	14
MDHA Compliance Manager	003543	1
Office Support Specialist 2	000021	7
Principal Planner	002009	1
Rehab. Construction Specialist	003541	1
Residential Mortgage Specialist	003466	2
Telephone Console Operator 1	000051	2
Word Processing Operator 2	000052	1
		47

Administration and Loan Services		
	CODE NO.	05-06
Eligibility Interviewer	003001	1
MDHA Finance Supervisor	003549	1
MDHA Mortgage Service Analyst	003464	1
MDHA Mortgage Service Processor	003460	2
MDHA Mortgage Services Representative	003462	6
		11

STAFFING CHART - ANNEX B
MIAMI-DADE HOUSING AGENCY
FISCAL YEAR 2005 - 2006

11005802

REGION 1	CODE NO.	REGION 1	REGION 2	REGION 3	TOTAL
		05-06	05-06	05-06	05-06
Administrative Officer 3	000812	1	1	1	3
Administrative Secretary	000094	1	1	1	3
Carpenter	006508	5	6	4	15
Clerk 2	000011	6	0	4	10
Custodial Worker 1	006004	2	3	2	7
Custodial Worker 2	006005	0	1	0	1
Electrician	006510	2	2	1	5
Eligibility Interviewer	003001	1	0	0	1
Housing Management Maintenance Coordinator	003505	1	1	1	3
Maintenance Repairer	006501	20	26	16	62
MDHA Structural Maintenance Technician	003508	21	15	0	36
MDHA Maintenance Specialist	003510	10	9	21	40
MDHA Regional Manager	003537	1	1	1	3
MDHA Site Manager	003532	9	12	7	28
MDHA Supply Specialist	003507	1	1	1	3
Office Support Specialist 3	000022	18	13	11	42
Painter	006516	4	1	0	5
Plasterer	006525	9	4	7	20
Plumber	006527	4	2	2	8
Public Housing Maintenance Supervisor	006467	2	3	2	7
Refrigeration A/C Mechanic	006532	3	3	1	7
Semi-Skilled Laborer	006035	5	11	0	16
		126	116	83	325

CAPITAL FUND PROGRAM

f1005t02

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 05	Federal FY of Grant: 10/2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)

Performance and Evaluation Report for Period Ending: 3/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$2,931,790.00	\$2,931,790.00	\$941,633.00	\$908,895.00
3	1408 Management Improvements	\$581,267.00	\$581,267.00	\$0.00	\$0.00
4	1410 Administration	\$1,465,895.00	\$1,465,895.00	\$962,587.00	\$958,196.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$1,269,000.00	\$1,269,000.00	\$303,629.00	\$300,204.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$250,000.00	\$250,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$7,650,000.00	\$7,750,000.00	\$3,568,000.00	\$18,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$66,000.00	\$66,000.00	\$9,581.00	\$9,581.00
12	1470 Nondwelling Structures	\$280,000.00	\$280,000.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$150,000.00	\$50,000.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$15,000.00	\$15,000.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$14,658,952.00	\$14,658,952.00	\$5,785,430.00	\$2,194,876.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number Capital Fund Program Grant No: FL14P005501 05				Federal FY of Grant: 10/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Mgmt. Operations	Housing Operations Expenses, Salaries, Sundry, Etc.	1406		\$2,931,790.00	\$2,931,790.00	\$941,633.00	\$908,895.00	
HA-WIDE Mgmt. Improvements	Management Improvements	1408		\$581,267.00	\$581,267.00	\$0.00	\$0.00	
HA-WIDE Administration	Administration Cost and Salaries	1410		\$1,465,895.00	\$1,465,895.00	\$962,587.00	\$958,196.00	
HA-WIDE Architectural Fees	Architectural Fees In House and External	1430		\$1,269,000.00	\$1,269,000.00	\$303,629.00	\$300,204.00	
HA-WIDE Site Improvements	Region Wide-All Developments Site Improvements	1450		\$250,000.00	\$250,000.00	\$0.00	\$0.00	
HA-WIDE Dwelling Structures	Region Wide -All Developments Comp. Mod. - Dwelling Structures	1460		\$7,650,000.00	\$7,750,000.00	\$3,568,000.00	\$18,000.00	
HA-WIDE Dwelling Equipments	Region Wide -All Developments - Dwelling Equipments	1465		\$66,000.00	\$66,000.00	\$9,581.00	\$9,581.00	
HA-WIDE Non- Dwelling Renovations	Region Wide -All Developments Offices and Lobbies Renovations	1470		\$280,000.00	\$280,000.00	\$0.00	\$0.00	
HA-WIDE Non- Dwelling Equipments	Region Wide-All Developments Non-Dwelling Equipments	1475		\$150,000.00	\$50,000.00	\$0.00	\$0.00	
HA-WIDE Relocation	Region Wide-All Developments Relocations	1495		\$15,000.00	\$15,000.00	\$0.00	\$0.00	
		Total		\$14,658,952.00	\$14,658,952.00	\$5,785,430.00	\$2,194,876.00	

Annual Statement/Performance and Evaluation Report							
Capital Fund Program (CFP)							
Part III: Implementation Schedule							
PHA Name: MIAMI-DADE HOUSING AGENCY			Grant Type and Number FL14P005501 05			Federal FY of Grant: 10/2005	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Operations 1406	18-Aug-07			18-Aug-09			
HA-WIDE Management Improvements 1408	18-Aug-07			18-Aug-09			
HA-WIDE Administration 1410	18-Aug-07			18-Aug-09			
HA-WIDE Architectural Fees 1430	18-Aug-07			18-Aug-09			
HA-WIDE Site Improvements 1450	18-Aug-07			18-Aug-09			
HA-WIDE Dwelling Structures 1460	18-Aug-07			18-Aug-09			
HA-WIDE Dwelling Equipments 1465	18-Aug-07			18-Aug-09			
HA-WIDE Non-Dwelling Structures 1470	18-Aug-07			18-Aug-09			
HA-WIDE Non--Dwelling Equipments 1475	18-Aug-07			18-Aug-09			
HA-WIDE Relocation Cost 1495	18-Aug-07			18-Aug-09			

**Annual Statement
Performance and Evaluation Report
Capital Fund Program FL14P005501-05(715)
PART II: Supporting Pages**

3/31/06

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

f1005102

Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Original 8/18/05	Revised 3/31/06	Funds Obligated	Funds Expended				
720	000	000	PHA-Wide	Management Operating Expenses	140601	\$2,931,790.00	\$2,931,790.00	\$941,633.00	\$908,895.00	\$2,022,895.00		ADM	31%
						\$2,931,790.00	\$2,931,790.00	\$941,633.00	\$908,895.00	\$2,022,895.00			
720	000	000	PHA-Wide	Computers-Hardware/Software	140820	\$561,267.00	\$561,267.00	\$0.00	\$0.00	\$561,267.00		ADM	0%
720	000	000	PHA-Wide	Staff Training	140870	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00		ADM	0%
						\$581,267.00	\$581,267.00	\$0.00	\$0.00	\$581,267.00			
770	000	000	PHA-Wide	Administation Fees/Salaries	141001	\$1,465,895.00	\$1,465,895.00	\$962,587.00	\$958,196.00	\$507,699.00		FDD	65%
						\$1,465,895.00	\$1,465,895.00	\$962,587.00	\$958,196.00	\$507,699.00			
770	000	000	PHA-Wide	Architectural Fees	143001	\$1,269,000.00	\$1,269,000.00	\$303,629.00	\$300,204.00	\$968,796.00		FDD	24%
						\$1,269,000.00	\$1,269,000.00	\$303,629.00	\$300,204.00	\$968,796.00			
101	000	000	Region 1 - All Sites	Site Improvements	145010	\$75,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00		SM	0%
201	000	000	Region 2 - All Sites	Site Improvements	145010	\$75,000.00	\$75,000.00	\$0.00	\$0.00	\$75,000.00		SM	0%
301	000	000	Region 3 - All Sites	Site Improvements	145010	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00		SM	0%
						\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00			
101	000	000	Region 1 - All Sites	Hurricane Roofs & Related Reprs.	146010	\$0.00	\$3,550,000.00	\$3,550,000.00	\$0.00	\$3,550,000.00		FDD	0%
201	000	000	Region 2 - All Sites	Hurricane Roofs & Related Reprs.	146010	\$0.00	\$800,000.00	\$0.00	\$0.00	\$800,000.00		FDD	0%
301	000	000	Regin 3 - All Sites	Hurricane Roofs & Related Reprs.	146010	\$0.00	\$500,000.00	\$0.00	\$0.00	\$500,000.00		FDD	0%
361	5-035	035	Naranja	Roof replacement	146010	\$250,000.00	\$250,000.00	\$0.00	\$0.00	\$250,000.00		FDD	0%
101	000	000	Region 1 - All Sites	Dwelling Structures	146020	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$300,000.00		SM	0%
201	000	000	Region 2 - All Sites	Dwelling Structures	146020	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$300,000.00		SM	0%
301	000	000	Region 3 - All Sites	Dwelling Structures	146020	\$300,000.00	\$300,000.00	\$0.00	\$0.00	\$300,000.00		SM	0%
220	5-049	049	Culmer Place	Central A/C	146022	\$700,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
311	5-045	045	South Miami Plaza	Ext. Improvements-A/C Installation	146022	\$0.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00		FDD	0%
361	5-087	087	Southridge 2	Central A/C	146022	\$450,000.00	\$450,000.00	\$18,000.00	\$18,000.00	\$432,000.00		FDD	0%
120	5-019A	818	Lincoln Gardens	Comp. Mod.	146030	\$2,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$1,000,000.00		FDD	0%
120	5-017C	815	Model Cities	Comp. Mod.	146030	\$600,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
130	5-046	046	Kline Nunn	Windows/doors, Wall A/C, Ext. Light rails	146030	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
170	5-003	003	Liberty Square	Front & rear doors & ext paint	146030	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
180	5-056	056	Edison Plaza	Ext. Paint, A/C, Hall Vent., Pigeon Control	146030	\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
190	5-006	006	Jollivette	A/C & electrical upgrades	146030	\$650,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
241	5-013	013	Robert King High	Spalling concrete repairs	146030	\$600,000.00	\$0.00	\$0.00	\$0.00	\$0.00		FDD	0%
770	000	000	PHA-Wide Dwelling structures	UFAS VCA Requirements	146030	\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$200,000.00		FDD	0%
						\$7,650,000.00	\$7,750,000.00	\$3,568,000.00	\$18,000.00	\$7,732,000.00			
101	000	000	Region 1 - All Sites	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%

**Annual Statement
Performance and Evaluation Report
Capital Fund Program FL14P005501-05(715)
PART II: Supporting Pages**

3/31/06

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

f1005102

Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Original	Revised	Funds	Funds				
						8/18/05	3/31/06	Obligated	Expended				
201	000	000	Region 2 - All Sites	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$4,914.00	\$4,914.00	\$86.00		SM	98%
301	000	000	Region 3 - All Sites	Dwelling Equipment-Stoves	146510	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00		SM	0%
101	000	000	Region 1 - All Sites	Dwelling Equipment-Refrigerators	146520	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
201	000	000	Region 2 - All Sites	Dwelling Equipment-Refrigerators	146520	\$5,000.00	\$5,000.00	\$4,667.00	\$4,667.00	\$333.00		SM	93%
301	000	000	Region 3 - All Sites	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
101	000	000	Region 1 - All Sites	Dwelling Equipment-A/C's	146530	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
201	000	000	Region 2 - All Sites	Dwelling Equipment-A/C's	146530	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
301	000	000	Region 3 - All Sites	Dwelling Equipment-A/C's	146530	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
						\$66,000.00	\$66,000.00	\$9,581.00	\$9,581.00	\$56,419.00			
241	5-013	013	Robert King High	Laundry Facilities	147010	\$80,000.00	\$80,000.00	\$0.00	\$0.00	\$80,000.00		FDD	0%
770	000	000	PHA-Wide Non-dwelling structures	UFAS VCA Requirements	147010	\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$200,000.00		FDD	0%
						\$280,000.00	\$280,000.00	\$0.00	\$0.00	\$280,000.00			
770	000	000	PHA-Wide	Elevator repairs	147510	\$150,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00		FDD	0%
						\$150,000.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00			
101	000	000	Region 1 - All Sites	Relocation	149501	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
201	000	000	Region 2 - All Sites	Relocation	149501	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
301	000	000	Region 3 - All Sites	Relocation	149501	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
						\$15,000.00	\$15,000.00	\$0.00	\$0.00	\$15,000.00			
						\$14,658,952.00	\$14,658,952.00	\$5,785,430.00	\$2,194,876.00	\$12,464,076.00			15%

CAPITAL FUND PROGRAM

\$ASQFL0052006200609251216-22

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 04	Federal FY of Grant: 10/2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$2,854,916.00	\$2,854,916.00	\$2,854,916.00	\$2,246,459.00
3	1408 Management Improvements	\$291,103.00	\$291,103.00	\$109,293.00	\$81,412.00
4	1410 Administration	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$1,096,103.00	\$1,083,798.00	\$1,083,798.00	\$827,359.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$138,617.00	\$93,774.00	\$93,774.00	\$74,244.00
10	1460 Dwelling Structures	\$7,582,335.00	\$7,545,808.00	\$3,378,734.00	\$1,925,614.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$175,000.00	\$278,103.00	\$237,810.00	\$237,810.00
12	1470 Nondwelling Structures	\$459,048.00	\$450,887.00	\$255,119.00	\$114,449.00
13	1475 Nondwelling Equipment	\$220,000.00	\$218,733.00	\$8,882.00	\$8,882.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$30,000.00	\$30,000.00	\$6,214.00	\$6,214.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$14,274,580.00	\$14,274,580.00	\$9,455,998.00	\$6,949,901.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

\$ASQFL0052006200609251216-22

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005501 04			Federal FY of Grant: 10/20004			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Capital Fund Program Grant No:	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Operations	Housing Operations Expenses, Salaries, Sundries, Etc.	1406		\$2,854,916.00	\$2,854,916.00	\$2,854,916.00	\$2,246,459.00	
HA-WIDE Management Improvements	Management Improvements	1408		\$291,103.00	\$291,103.00	\$109,293.00	\$81,412.00	
HA-WIDE Administration	Administration Cost and Salaries	1410		\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	
HA-WIDE Liquidated Damages	Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Architectural Fees	Planning and Design Cost of Construction Projects	1430		\$1,096,103.00	\$1,083,798.00	\$1,083,798.00	\$827,359.00	
HA-WIDE Site Improvements	Developments Site Improvements	1450		\$138,617.00	\$93,774.00	\$93,774.00	\$74,244.00	
HA-WIDE Dwelling Structures	Developments Comp. Mod. - Dwelling Structures	1460		\$7,582,335.00	\$7,545,808.00	\$3,378,734.00	\$1,925,614.00	
HA-WIDE Dwelling Equipments	Development Dwelling Equipments	1465		\$175,000.00	\$278,103.00	\$237,810.00	\$237,810.00	
HA-WIDE Non- Dwelling Renovations	Non-Dwelling Renovations	1470		\$459,048.00	\$450,887.00	\$255,119.00	\$114,449.00	
HA-WIDE	Non-Dwelling Equipments	1475		\$220,000.00	\$218,733.00	\$8,882.00	\$8,882.00	
HA-WIDE	Relocation Costs	1495		\$30,000.00	\$30,000.00	\$6,214.00	\$6,214.00	
		Total		\$14,274,580.00	\$14,274,580.00	\$9,455,998.00	\$6,949,901.00	

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP)

Part III: Implementation Schedule

\$ASQFL0052006200609251216-22

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005501 04					Federal FY of Grant: 10/2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Operations 1406	30-Sep-06			30-Sep-08			
HA-WIDE Management Improvements 1408	30-Sep-06			30-Sep-08			
HA-WIDE Administration 1410	30-Sep-06			30-Sep-08			
HA-WIDE Architectural Fees 1430	30-Sep-06			30-Sep-08			
HA-WIDE Site Improvements 1450	30-Sep-06			30-Sep-08			
HA-WIDE Dwelling Structures 1460	30-Sep-06			30-Sep-08			
HA-WIDE Dwelling Equipments 1465	30-Sep-06			30-Sep-08			
HA-WIDE Non-Dwelling Structures 1470	30-Sep-06			30-Sep-08			
HA-WIDE Non-Dwelling Equipments 1475	30-Sep-06			30-Sep-08			
HA-WIDE Relocation Cost 1495	30-Sep-06			30-Sep-08			

Annual Statement
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Capital Fund Program FL14P005501-04(714)
PART II: Supporting Pages

03/31/06

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

SASQFL0052006200609251216-22

Site Number	Dev. Number	Capital Fund Program Grant No: FL14P005501 04		General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
		CCS Dev. Number	Development Name HA-Wide Activities			Revised	Revised	Funds	Funds				
						03/31/05	03/31/06	Obligated	Expended				
720	000	000	PHA-Wide	Management Operating Expenses	140601-19	\$2,854,916.00	\$2,854,916.00	\$2,854,916.00	\$2,246,459.00	\$608,457.00		ADM	79%
						\$2,854,916.00	\$2,854,916.00	\$2,854,916.00	\$2,246,459.00	\$608,457.00			
740	000	000	PHA-Wide	MIS - Hardware/Software	140820	\$126,103.00	\$126,103.00	\$95,913.00	\$68,182.00	\$57,921.00		ADM	54%
720	000	000	PHA-Wide	Staff Training	140870	\$20,000.00	\$20,000.00	\$13,380.00	\$13,230.00	\$6,770.00		ADM	66%
770	000	000	PHA-Wide	FDD Miscellaneous - Sundry	140895	\$145,000.00	\$145,000.00	\$0.00	\$0.00	\$145,000.00		FDD	0%
						\$291,103.00	\$291,103.00	\$109,293.00	\$81,412.00	\$209,691.00			
770	000	000	PHA-Wide	Administration Fees/Salaries	141001-19	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$0.00	Completed	FDD	100%
						\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$1,427,458.00	\$0.00			
770	000	000	PHA-Wide	Architectural Fees	143001-22	\$1,096,103.00	\$1,083,798.00	\$1,083,798.00	\$827,359.00	\$256,439.00		FDD	76%
						\$1,096,103.00	\$1,083,798.00	\$1,083,798.00	\$827,359.00	\$256,439.00			
121	5-017A	815	Scattered Sites	Site Improvement	145010	\$0.00	\$34,980.00	\$34,980.00	\$34,980.00	\$0.00	Completed	FDD	100%
130	5-067	067	Little River Plaza	Sewer Lift Station	145010	\$0.00	\$18,064.00	\$18,064.00	\$18,064.00	\$0.00	Completed	SM	100%
150	5-036	036	Twin Lakes	Site Improvement/Sewer Pump	145010	\$19,530.00	\$19,530.00	\$19,530.00	\$0.00	\$19,530.00		SM	0%
160	5-042	042	Venetian Gardens	Site Improvement	145010	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
180	5-001	001	Edison Courts	Parking Lot Reseal	145010	\$0.00	\$21,200.00	\$21,200.00	\$21,200.00	\$0.00	Completed	SM	100%
160	5-042	042	Venetian Gardens	Sight Lighting	145018	\$79,087.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
						\$138,617.00	\$93,774.00	\$93,774.00	\$74,244.00	\$19,530.00			
120	5-017A	815	Scattered Sites	Roof Replacement	146010	\$41,405.00	\$41,405.00	\$0.00	\$0.00	\$41,405.00		FDD	0%
120	5-093B	849	Orchard Villa Homes	Roof Repair	146010	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
130	5-046	046	Kline Nunn	Roof Replacement	146010	\$136,746.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
210	5-099	099	Town Park	Roof Replacement	146010	\$0.00	\$78,144.00	\$78,144.00	\$74,925.00	\$3,219.00		FDD	96%
210	5-100C	854	Wynwood Homes	Roof Replacement	146010	\$382,000.00	\$93,568.00	\$93,568.00	\$30,895.00	\$62,673.00		FDD	33%
120	5-017A	815	Scattered Sites	Dwelling Structures	146020	\$0.00	\$8,813.00	\$8,813.00	\$8,813.00	\$0.00	Completed	FDD	100%
121	5-017A	815	Scattered Sites	Dwelling Structures	146020	\$0.00	\$2,368.00	\$2,368.00	\$2,368.00	\$0.00	Completed	FDD	100%
121	5-044	044	Ward Towers	Dwelling Structures	146020	\$0.00	\$1,235.00	\$1,235.00	\$1,235.00	\$0.00	Completed	FDD	100%
170	5-003	003	Liberty Square	Rear Doors & Exterior Paint	146020	\$414,100.00	\$414,100.00	\$414,100.00	\$249,307.00	\$164,793.00		FDD	60%
180	5-001	001	Edison Courts	Dwelling Structures/Interior Repairs	146020	\$0.00	\$50,600.00	\$50,600.00	\$33,000.00	\$17,600.00		SM	65%
201-250	000	000	Region 2 - All Sites	Dwelling Structures	146020	\$400,000.00	\$247,364.00	\$28,345.00	\$16,601.00	\$230,763.00		SM	7%
301	000	000	Region 3 - All Sites	Dwelling Structures	146020	\$500,000.00	\$358,063.00	\$23,600.00	\$0.00	\$358,063.00		SM	0%
320	5-038	038	Modello	Dwelling Structures	146020	\$0.00	\$26,250.00	\$26,250.00	\$0.00	\$26,250.00		SM	0%
120	5-044	044	Ward Towers	A/C in Hallways & Ext. Paint	146022	\$200,000.00	\$200,000.00	\$0.00	\$0.00	\$200,000.00		FDD	0%
121	5-017A	815	Scattered Sites	Central A/C	146022	\$0.00	\$5,800.00	\$5,800.00	\$5,800.00	\$0.00	Completed	FDD	100%
130	5-039	039	Peters Plaza	Windows A/C & Pans	146022	\$86,565.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
220	5-049	049	Culmer Place	Central A/C	146022	\$681,000.00	\$681,000.00	\$681,000.00	\$236,521.00	\$444,479.00		FDD	35%
311	5-045	045	South Miami Plaza	Limited Comp. Mod.	146022	\$0.00	\$20,460.00	\$20,460.00	\$0.00	\$20,460.00		FDD	0%
320	5-038	038	Modello	Central A/C	146022	\$0.00	\$260,078.00	\$260,078.00	\$60,078.00	\$200,000.00		FDD	23%
320	5-078	078	Florida City Family	Central A/C	146022	\$0.00	\$31,742.00	\$31,742.00	\$31,742.00	\$0.00	Completed	FDD	100%
351	5-069	069	Moody Village	Central A/C	146022	\$0.00	\$13,993.00	\$13,993.00	\$13,993.00	\$0.00	Completed	FDD	100%
381	5-004	813	Community Center	Central A/C	146022	\$0.00	\$22,300.00	\$22,300.00	\$22,300.00	\$0.00	Completed	SM	100%
391	5-027A	822	Gwen Cherry	Central A/C	146022	\$300,000.00	\$36,130.00	\$36,130.00	\$36,130.00	\$0.00	Completed	FDD	100%
140	5-015	15	Annie Coleman Gardens	Emergency Roof Repairs	146030	\$0.00	\$1,601,240.00	\$0.00	\$0.00	\$1,601,240.00		FDD	0%

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Capital Fund Program FL14P005501-04(714)
PART II: Supporting Pages

03/31/06

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

SASQFL0052006200609251216-22

Site Number	Dev. Number	Capital Fund Program Grant No: FL14P005501 04		General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
		CCS Dev. Number	Development Name HA-Wide Activities			Revised	Revised	Funds	Funds				
						03/31/05	03/31/06	Obligated	Expended				
110	5-031	031	Newberg	40 Years Re-Cert.-Lim.Comp.Mod.	146030	\$1,124,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
110	5-031	031	Newberg (Warehouse)	40 Years Re-Cert.- Renovation	146030	\$135,855.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
121	5-017A	815	Scattered Sites	Comp. Mod.	146030	\$0.00	\$7,042.00	\$7,042.00	\$7,042.00	\$0.00	Completed	FDD	100%
121	5-044	044	Ward Towers	Comp. Mod.	146030	\$0.00	\$2,189.00	\$2,189.00	\$2,189.00	\$0.00	Completed	FDD	100%
140	5-016	016	Annie Coleman Gardens	A/C Installation	146030	\$0.00	\$26,749.00	\$26,749.00	\$26,749.00	\$0.00	Completed	FDD	100%
140	5-016	016	Annie Coleman Gardens-Site 39	Comp. Mod.	146030	\$1,000,000.00	\$689,997.00	\$689,997.00	\$345,182.00	\$344,815.00		FDD	50%
160	5-065	065	Palm Courts	Limited Comp. Mod.	146030	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
170	5-003	003	Liberty Square	Comp. Mod.	146030	\$0.00	\$22,902.00	\$22,902.00	\$22,902.00	\$0.00	Completed	FDD	100%
170	5-003	003	Liberty Square	Front/Rear Doors-Ext.Paint	146030	\$0.00	\$37,896.00	\$37,896.00	\$0.00	\$37,896.00		FDD	0%
180	5-001	001	Edison Courts	Comp. Mod.	146030	\$0.00	\$17,600.00	\$17,600.00	\$17,600.00	\$0.00	Completed	SM	100%
190	5-009	009	Jollivette	A/C & Space Heaters	146030	\$0.00	\$321,759.00	\$0.00	\$0.00	\$321,759.00		FDD	0%
210	5-063	063	In-Cities	Comp. Mod.	146030	\$725,000.00	\$604,333.00	\$158,715.00	\$148,017.00	\$456,316.00		FDD	24%
210	5-099	099	Town Park	Comp. Mod.	146030	\$0.00	\$50,292.00	\$50,292.00	\$50,292.00	\$0.00	Completed	FDD	100%
210	5-076A	844	Buena Vista	Limited Comp. Mod.	146030	\$0.00	\$222,157.00	\$222,157.00	\$137,264.00	\$84,893.00		FDD	62%
221	5-054	054	Parkside	Limited Comp. Mod.	146030	\$595,000.00	\$595,000.00	\$0.00	\$0.00	\$595,000.00		FDD	0%
232	5-025	025	Claude Pepper	Limited Comp. Mod.	146030	\$0.00	\$90,062.00	\$90,062.00	\$90,062.00	\$0.00	Completed	FDD	100%
250	5-008	008	Donn Gardens	Comp. Mod.	146030	\$0.00	\$112,824.00	\$112,824.00	\$112,824.00	\$0.00	Completed	FDD	100%
310	5-058	058	Stirrup Plaza	Limited Comp. Mod.	146030	\$0.00	\$13,837.00	\$13,837.00	\$13,837.00	\$0.00	Completed	FDD	100%
310	5-092A	846	Grove Homes	Limited Comp. Mod.	146030	\$0.00	\$94,900.00	\$0.00	\$0.00	\$94,900.00		FDD	0%
130	5-039	039	Peters Plaza	Windows	146038	\$0.00	\$28,551.00	\$28,551.00	\$28,551.00	\$0.00	Completed	FDD	100%
381	5-004	813	Community Center	Fire Alarm System	146050	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
320	5-038	038	Modello	Fire Alarm System	146050	\$50,000.00	\$35,080.00	\$35,080.00	\$35,080.00	\$0.00	Completed	FDD	100%
330	5-050	050	Homestead Gardens	Fire Alarm System	146050	\$75,000.00	\$5,245.00	\$5,245.00	\$5,245.00	\$0.00	Completed	FDD	100%
381	5-004	813	Scott Homes	Fire Alarm System	146050	\$0.00	\$12,000.00	\$1,040.00	\$1,040.00	\$10,960.00		SM	0%
130	5-006	006	Little River Terrace	Water Line Replacement	146070	\$235,194.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
101	000	000	Region 1 - All Sites	Vacancy Prep.	146090	\$480,470.00	\$360,740.00	\$58,030.00	\$58,030.00	\$302,710.00		SM	16%
						\$7,582,335.00	\$7,545,808.00	\$3,378,734.00	\$1,925,614.00	\$5,620,194.00			
240	5-026	026	Haley Sofge Towers	Dwelling Equipment - Stoves	146510	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
101	000	000	Region 1 - All Sites	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
201	000	000	Region 2 - All Sites	Dwelling Equipment-Stoves	146510	\$55,000.00	\$79,620.00	\$77,528.00	\$77,528.00	\$2,092.00		SM	97%
301	000	000	Region 3 - All Sites	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$3,136.00	\$3,136.00	\$1,864.00		SM	63%
101	000	000	Region 1 - All Sites	Dwelling Equipment-Refrigerators	146520	\$5,000.00	\$1,936.00	\$0.00	\$0.00	\$1,936.00		SM	0%
201	000	000	Region 2 - All Sites	Dwelling Equipment-Refrigerators	146520	\$55,000.00	\$122,064.00	\$122,064.00	\$122,064.00	\$0.00	Completed	SM	100%
240	5-026	026	Haley Sofge Towers	Dwelling Equipment - Refrigerator	146520	\$0.00	\$9,471.00	\$0.00	\$0.00	\$9,471.00		SM	0%
301	000	000	Region 3 - All Sites	Dwelling Equipment-Refrigerators	146520	\$5,000.00	\$10,967.00	\$10,967.00	\$10,967.00	\$0.00	Completed	SM	100%
101	000	000	Region 1 - All Sites	Dwelling Equipment-A/C's	146530	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
201	000	000	Region 2 - All Sites	Dwelling Equipment-A/C's	146530	\$15,000.00	\$19,045.00	\$19,045.00	\$19,045.00	\$0.00	Completed	SM	100%
240	5-026	026	Haley Sofge Towers	Dwelling Equipment - A/C's	146530	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00		SM	0%
301	000	000	Region 3 - All Sites	Dwelling Equipment-A/C's	146530	\$15,000.00	\$15,000.00	\$5,070.00	\$5,070.00	\$9,930.00		SM	34%
						\$175,000.00	\$278,103.00	\$237,810.00	\$237,810.00	\$40,293.00			
101	000	000	Region 1 - All Sites	Office and Lobbies Renovation	147010	\$50,000.00	\$14,800.00	\$70.00	\$70.00	\$14,730.00		SM	0%
110	5-051	051	Lemon City	Roof Repair/A/C Comm.Center	147010	\$131,248.00	\$131,248.00	\$0.00	\$0.00	\$131,248.00		FDD	0%
130	5-037	037	Emmer Turnkey	Roof Replacement-Comm. Center	147010	\$64,900.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
140	5-016	016	Coleman Gardens	Non-Dwelling Structures	147010	\$0.00	\$1,267.00	\$1,267.00	\$1,267.00	\$0.00	Completed	SM	100%

Annual Statement
Performance and Evaluation Report
Capital Fund Program FL14P005501-04(714)
PART II: Supporting Pages

03/31/06

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

\$ASQFL0052006200609251216-22

Site Number	Dev. Number	Capital Fund Program Grant No: FL14P005501 04 CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
170	5-005	005	Liberty Square	ADA Mgt. Office & Maint. Shop	147010	\$112,900.00	\$123,043.00	\$123,043.00	\$94,656.00	\$28,387.00		FDD	77%
201	000	000	Region 2 - All Sites	Office and Lobbies Renovation	147010	\$50,000.00	\$30,529.00	\$30,529.00	\$18,246.00	\$12,283.00		SM	60%
280	5-012	012	Joe Moretti	Laundry Room	147010	\$0.00	\$100,000.00	\$100,000.00	\$0.00	\$100,000.00		FDD	0%
301	000	000	Region 3 - All Sites	Office and Lobbies Renovation	147010	\$50,000.00	\$50,000.00	\$210.00	\$210.00	\$49,790.00		SM	0%
						\$459,048.00	\$450,887.00	\$255,119.00	\$114,449.00	\$336,438.00			
101	000	000	Region 1 - All Sites	Elevator Repairs	147522	\$50,000.00	\$48,733.00	\$0.00	\$0.00	\$48,733.00		SM	0%
201	000	000	Region 2 - All Sites	Elevator Repairs	147522	\$100,000.00	\$100,000.00	\$0.00	\$0.00	\$100,000.00		SM	0%
301	000	000	Region 3 - All Sites	Elevator Repairs	147522	\$70,000.00	\$70,000.00	\$8,882.00	\$8,882.00	\$61,118.00		SM	13%
						\$220,000.00	\$218,733.00	\$8,882.00	\$8,882.00	\$209,851.00			
101	000	000	Region 1 - All Sites	Relocation	149501	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
201	000	000	Region 2 - All Sites	Relocation	149501	\$10,000.00	\$10,000.00	\$6,214.00	\$6,214.00	\$3,786.00		SM	62%
301	000	000	Region 3 - All Sites	Relocation	149501	\$10,000.00	\$10,000.00	\$0.00	\$0.00	\$10,000.00		SM	0%
						\$30,000.00	\$30,000.00	\$6,214.00	\$6,214.00	\$23,786.00			
						\$14,274,580.00	\$14,274,580.00	\$9,455,998.00	\$6,949,901.00	\$7,324,679.00			49%

CAPITAL FUND PROGRAM

\$ASQFL0052006200609251216-23

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005501 03	Federal FY of Grant: 10/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 4)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00
3	1408 Management Improvements	\$120,551.00	\$124,967.00	\$124,967.00	\$96,689.00
4	1410 Administration	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$843,521.00	\$843,521.00	\$843,521.00	\$843,521.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$1,272,069.00	\$955,916.00	\$955,916.00	\$901,006.00
10	1460 Dwelling Structures	\$5,479,616.00	\$5,813,579.00	\$5,813,579.00	\$2,669,495.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$554,241.00	\$654,911.00	\$654,911.00	\$520,268.00
12	1470 Nondwelling Structures	\$243,548.00	\$80,652.00	\$80,652.00	\$21,881.00
13	1475 Nondwelling Equipment	\$18,345.00	\$58,345.00	\$58,345.00	\$18,345.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$12,188,415.00	\$12,188,415.00	\$12,188,415.00	\$8,727,729.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

\$ASQFL0052006200609251216-23

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005501 03			Federal FY of Grant: 10/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Operations	Housing Operations Expenses, Salaries, Sundries, Etc.	1406		\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	
HA-WIDE Management Improvements	Management Improvements	1408		\$120,551.00	\$124,967.00	\$124,967.00	\$96,689.00	
HA-WIDE Administration	Administration Cost and Salaries	1410		\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	
HA-WIDE Liquidated Damages	Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Architectural Fees	Planning and Design Cost of Construction Projects	1430		\$843,521.00	\$843,521.00	\$843,521.00	\$843,521.00	
HA-WIDE Site Improvements	Developments Site Improvements	1450		\$1,272,069.00	\$955,916.00	\$955,916.00	\$901,006.00	
HA-WIDE Dwelling Structures	Developments Comp. Mod. - Dwelling Structures	1460		\$5,479,616.00	\$5,813,579.00	\$5,813,579.00	\$2,669,495.00	
HA-WIDE Dwelling Equipments	Development Dwelling Equipments	1465		\$554,241.00	\$654,911.00	\$654,911.00	\$520,268.00	
HA-WIDE Non- Dwelling Renovations	Non-Dwelling Renovations	1470		\$243,548.00	\$80,652.00	\$80,652.00	\$21,881.00	
HA-WIDE	Non-Dwelling Equipments	1475		\$18,345.00	\$58,345.00	\$58,345.00	\$18,345.00	
HA-WIDE	Relocation Costs	1495		\$0.00	\$0.00	\$0.00	\$0.00	
		Total		\$12,188,415.00	\$12,188,415.00	\$12,188,415.00	\$8,727,729.00	

Annual Statement/Performance and Evaluation Report

\$ASQFL0052006200609251216-23

Capital Fund Program (CFP)

Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005501 03				Federal FY of Grant: 10/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Operations 1406	30-Sep-05			30-Sep-07			
HA-WIDE Management Improvements 1408	30-Sep-05			30-Sep-07			
HA-WIDE Administration 1410	30-Sep-05			30-Sep-07			
HA-WIDE Architectural Fees 1430	30-Sep-05			30-Sep-07			
HA-WIDE Site Improvements 1450	30-Sep-05			30-Sep-07			
HA-WIDE Dwelling Structures 1460	30-Sep-05			30-Sep-07			
HA-WIDE Dwelling Equipments 1465	30-Sep-05			30-Sep-07			
HA-WIDE Non-Dwelling Structures 1470	30-Sep-05			30-Sep-07			
HA-WIDE Non--Dwelling Equipments 1475	30-Sep-05			30-Sep-07			
HA-WIDE Relocation Cost 1495	30-Sep-05			30-Sep-07			

CAPITAL FUND PROGRAM

\$ASQFL0052006200609251216-23

Annual Statement/Performance and Evaluation Report

Capital Fund Program (CFP) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Capital Fund Program Grant No: FL14P005502 03	Federal FY of Grant: 10/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$561,509.00	\$561,509.00	\$561,509.00	\$561,509.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$280,754.00	\$280,754.00	\$280,754.00	\$274,181.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$280,754.00	\$284,161.00	\$284,161.00	\$284,161.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$1,684,527.00	\$1,681,120.00	\$1,681,120.00	\$670,337.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$2,807,544.00	\$2,807,544.00	\$2,807,544.00	\$1,790,188.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

\$ASQFL0052006200609251216-23

Capital Fund Program (CFP)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005502 03			Federal FY of Grant: 10/2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Management Operations	Housing Operations Expenses, Salaries, Sundries, Etc.	1406		\$561,509.00	\$561,509.00	\$561,509.00	\$561,509.00	
HA-WIDE Management Improvements	Management Improvements	1408		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Administration	Administration Cost and Salaries	1410		\$280,754.00	\$280,754.00	\$280,754.00	\$274,181.00	
HA-WIDE Liquidated Damages	Liquidated Damages	1415		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Architectural Fees	Planning and Design Cost of Construction Projects	1430		\$280,754.00	\$284,161.00	\$284,161.00	\$284,161.00	
HA-WIDE Site Improvements	Developments Site Improvements	1450		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Dwelling Structures	Developments Comp. Mod. - Dwelling Structures	1460		\$1,684,527.00	\$1,681,120.00	\$1,681,120.00	\$670,337.00	
HA-WIDE Dwelling Equipments	Development Dwelling Equipments	1465		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE Non- Dwelling Renovations	Non-Dwelling Renovations	1470		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE	Non-Dwelling Equipments	1475		\$0.00	\$0.00	\$0.00	\$0.00	
HA-WIDE	Relocation Costs	1495		\$0.00	\$0.00	\$0.00	\$0.00	
		Total		\$2,807,544.00	\$2,807,544.00	\$2,807,544.00	\$1,790,188.00	

Annual Statement/Performance and Evaluation Report

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Capital Fund Program (CFP)

Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number FL14P005502 03				Federal FY of Grant: 10/2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Housing Operations 1406	12-Feb-06			12-Feb-08			
HA-WIDE Management Improvements 1408							
HA-WIDE Administration 1410	12-Feb-06			12-Feb-08			
HA-WIDE Architectural Fees 1430	12-Feb-06			12-Feb-08			
HA-WIDE Site Improvements 1450							
HA-WIDE Dwelling Structures 1460	12-Feb-06			12-Feb-08			
HA-WIDE Dwelling Equipments 1465							
HA-WIDE Non-Dwelling Structures 1470							
HA-WIDE Non--Dwelling Equipments 1475							
HA-WIDE Relocation Cost 1495							

**Annual Statement
Performance and Evaluation Report
Capital Fund Program (CFP) 501-03 (713)
PART II: Supporting Pages**

3/31/06

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

Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
770	000	000	PHA-WIDE	Management Operating Expenses	140601-19	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	\$0.00	Completed	ADM	100%
						\$2,437,683.00	\$2,437,683.00	\$2,437,683.00	\$2,437,683.00				
740	000	000	PHA-WIDE	MIS - Hardware/Software	140820	\$14,072.00	\$55,075.00	\$55,075.00	\$50,659.00	\$4,416.00		MIS	92%
710	000	000	PHA-WIDE	Staff Training	140870	\$25,000.00	\$25,000.00	\$25,000.00	\$4,895.00	\$20,105.00		ADM	100%
770	000	000	PHA-WIDE	FDD Miscellaneous - Sundries	140895	\$81,479.00	\$44,892.00	\$44,892.00	\$41,135.00	\$3,757.00		FDD	92%
						\$120,551.00	\$124,967.00	\$124,967.00	\$96,689.00				
770	000	000	PHA-WIDE	Administration Fees-Salaries	141001-19	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	\$0.00	Completed	FDD	100%
						\$1,218,841.00	\$1,218,841.00	\$1,218,841.00	\$1,218,841.00				
770	000	000	PHA-WIDE	Architectural Fees	143001-22	\$843,521.00	\$843,521.00	\$843,521.00	\$843,521.00	\$0.00	Completed	FDD	100%
						\$843,521.00	\$843,521.00	\$843,521.00	\$843,521.00				
110	5-027B	826-27	Gwen Cherry - Site 5	Site Improvement	145010	\$84,582.00	\$85,532.00	\$85,532.00	\$85,532.00	\$0.00	Completed	FDD	100%
130	5-039	039	Peters Plaza	Site Improvement	145010	\$0.00	\$5,375.00	\$5,375.00	\$5,375.00	\$0.00	Completed	SM	100%
140	5-016	016	Annie Coleman Gardens	Playground	145010	\$0.00	\$20,687.00	\$20,687.00	\$20,687.00	\$0.00	Completed	SM	100%
160	5-042	042	Venetian Gardens	Site Improvement/Drainage	145010	\$142,003.00	\$15,703.00	\$15,703.00	\$15,703.00	\$0.00	Completed	FDD	100%
180	5-001	001	Dwelling Struct. / Comp. Mod.	Site Improvement / Unit Railings	145010	\$100,000.00	\$163,000.00	\$163,000.00	\$152,299.00	\$10,701.00		SM	93%
201	000	000	Region Wide	Miscellaneous Repairs	145010	\$172,845.00	\$44,108.00	\$44,108.00	\$44,108.00	\$0.00	Completed	SM	100%
240-241	5-013	013	Robert King High Towers	Site Improvement	145010	\$7,000.00	\$10,454.00	\$10,454.00	\$10,454.00	\$0.00	Completed	SM	100%
260	5-062	062	Three Round Towers	Site Improvement	145010	\$6,000.00	\$6,000.00	\$6,000.00	\$2,200.00	\$3,800.00		SM	37%
301	000	000	Region Wide	Site Improvements	145010	\$107,164.00	\$84,340.00	\$84,340.00	\$84,340.00	\$0.00	Completed	SM	100%
310	5-058	058	Stirrup Plaza	Site Improvements/Fire Pumps	145010	\$0.00	\$11,388.00	\$11,388.00	\$11,388.00	\$0.00	Completed	SM	100%
311	5-060	060	South Miami Gardens	Root & Tree Pruning	145010	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
320	5-070	070	Wayside	Site Improvement-Gutters	145010	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	Completed	SM	100%
330	5-078	078	Florida City Family	Root & Tree Pruning	145010	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
340	5-022	022	Perrine Gardens	Site Improvement	145010	\$2,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
351	5-069	069	Moody Village	Root & Tree Pruning	145010	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
391	5-027E	832	Gwen Cherry 16	Mail Boxes	145010	\$0.00	\$485.00	\$485.00	\$0.00	\$485.00		SM	0%
831	000	000	Ward Towers - ALF	Bldg. Security System	145010	\$128,871.00	\$128,871.00	\$128,871.00	\$128,871.00	\$0.00	Completed	ADM	100%
310	5-058	058	Stirrup Plaza	Landscaping	145012	\$2,500.00	\$2,450.00	\$2,450.00	\$2,450.00	\$0.00	Completed	SM	100%
311	5-060	060	South Miami Gardens	Landscaping	145012	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
340	5-022	022	Perrine Gardens	Landscaping	145012	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
351	5-069	069	Moody Village	Landscaping	145012	\$15,080.00	\$15,030.00	\$15,030.00	\$15,030.00	\$0.00	Completed	SM	100%
351	5-072	072	Pine Island 1	Landscaping	145012	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
120-121	5-044	044	Ward Towers	Steel Picket Fence	145016	\$105,844.00	\$85,844.00	\$85,844.00	\$85,844.00	\$0.00	Completed	FDD	100%
210	5-032	5-032	Rainbow Village	Fencing	145016	\$0.00	\$15,000.00	\$15,000.00	\$0.00	\$15,000.00		SM	0%
220	5-049	049	Culmer Place	Fencing	145016	\$58,000.00	\$2,590.00	\$2,590.00	\$2,590.00	\$0.00	Completed	SM	100%
220	5-075	075	Culmer Gardens	Fencing	145016	\$0.00	\$58,000.00	\$58,000.00	\$50,175.00	\$7,825.00		SM	87%
311	5-060	060	South Miami Gardens	Fencing	145016	\$45,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
320	5-070	070	Wayside	Fencing	145016	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
320	5-086	086	Heritage Village 2	Fencing	145016	\$0.00	\$4,975.00	\$4,975.00	\$4,975.00	\$0.00	Completed	SM	100%
210	5-094	094	Wynwood Elderly	Additional parking lot	145017	\$174,680.00	\$188,084.00	\$188,084.00	\$170,985.00	\$17,099.00		FDD	91%
310	5-058	058	Stirrup Plaza	Parking lot improvements	145017	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
241	5-013	013	Robert King High Towers	Site Lighting	145018	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%

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Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
330	5-050	050	Homestead Gardens	Site Lighting	145018	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
						\$1,272,069.00	\$955,916.00	\$955,916.00	\$901,006.00				
120-121	5-044	044	Ward Towers	Roof Repair	146010	\$50,000.00	\$50,000.00	\$50,000.00	\$46,750.00	\$3,250.00		SM	94%
180	5-001	001	Edison Courts	Roof Replacement	146010	\$600,578.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
210	5-032	5-032	Rainbow Village	Roof Repairs	146010	\$0.00	\$10,000.00	\$10,000.00	\$5,440.00	\$4,560.00		SM	54%
220	5-049	049	Culmer Place	Roof Repairs	146010	\$20,000.00	\$20,000.00	\$20,000.00	\$16,570.00	\$3,430.00		SM	83%
291	5-027A	822	Gwen Cherry-Site 8	Roof Repairs	146010	\$0.00	\$104,233.00	\$104,233.00	\$0.00	\$104,233.00		SM	0%
351	5-035	035	Naranja	Roof Repair	146010	\$3,300.00	\$3,300.00	\$3,300.00	\$3,300.00	\$0.00	Completed	SM	100%
361	5-040	040	Arthur Mays Villas	Roofs	146010	\$61,660.00	\$16,660.00	\$16,660.00	\$4,800.00	\$11,860.00		SM	29%
391	5-027E	832	Gwen Cherry 16	Roof Repairs	146010	\$0.00	\$14,328.00	\$14,328.00	\$0.00	\$14,328.00		SM	0%
250	5-011	011	Abe Arronovitz	Central A/C's	146022	\$0.00	\$93,842.00	\$93,842.00	\$0.00	\$93,842.00		SM	0%
310	5-058	058	Stirrup Plaza	A/C Installation - Central Units	146022	\$175,000.00	\$175,000.00	\$175,000.00	\$0.00	\$175,000.00		SM	0%
311	5-045	045	South Miami Plaza	A/C Drain Pans	146022	\$47,795.00	\$144,385.00	\$144,385.00	\$0.00	\$144,385.00		FDD	0%
320	5-070	070	Wayside	A/C Condensing Unit Cages	146022	\$7,985.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
320	5-086	086	Heritage Village 2	A/C Installation - Central Units	146022	\$240,000.00	\$265,932.00	\$265,932.00	\$254,532.00	\$11,400.00		FDD	96%
320	5-038	038	Modello	A/C Central Units	146022	\$0.00	\$33,210.00	\$33,210.00	\$0.00	\$33,210.00		FDD	0%
340	5-077	077	Richmond Homes	A/C Installation - Central Units	146022	\$340,050.00	\$340,050.00	\$340,050.00	\$340,050.00	\$0.00	Completed	FDD	100%
391	5-027E	832	Gwen Cherry 16	Plumbing Work	146026	\$0.00	\$2,976.00	\$2,976.00	\$0.00	\$2,976.00		SM	0%
101	000	000	Region 1 - All Sites	Dwelling Structures	146030	\$44,590.00	\$41,391.00	\$41,391.00	\$41,391.00	\$0.00	Completed	SM	100%
120	5-19A	818	Lincoln Gardens	Dwelling Struct. / Comp. Mod.	146030	\$157,812.00	\$157,812.00	\$157,812.00	\$157,812.00	\$0.00	Completed	FDD	100%
120	5-044	044	Ward Towers	Dwelling Struct. / Comp. Mod.	146030	\$68,866.00	\$71,327.00	\$71,327.00	\$71,327.00	\$0.00	Completed	SM	100%
121	5-044	044	Ward Towers	Dwelling Struct. / Comp. Mod.	146030	\$140,449.00	\$161,099.00	\$161,099.00	\$161,099.00	\$0.00	Completed	FDD	100%
140	5-015	15	Annie Coleman Gardens	Emergency Roofs	146030	\$0.00	\$237,417.00	\$237,417.00	\$0.00	\$237,417.00		FDD	0%
140	5-016	016	Annie Coleman Gardens	Comp. Mod./ A/C	146030	\$391,900.00	\$391,900.00	\$391,900.00	\$391,900.00	\$0.00	Completed	FDD	100%
150	5-043	043	Palm Towers	Dwelling Struct. / Comp. Mod.	146030	\$340,853.00	\$490,853.00	\$490,853.00	\$61,150.00	\$429,703.00		FDD	12%
150	5-065	065	Palm Courts	Mold Remediation	146030	\$18,200.00	\$18,200.00	\$18,200.00	\$6,784.00	\$11,416.00		SM	37%
160	5-074C	843	Opa Locka Family	Comp. Mod.	146030	\$65,077.00	\$170,077.00	\$170,077.00	\$108,715.00	\$61,362.00		FDD	64%
180	5-056	056	Edison Plaza	Ext.Paint/A/C Drain/Pigeon Control	146030	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
190	5-007	007	Victory Homes	Dwelling Struct. / Comp. Mod.	146030	\$71,508.00	\$61,836.00	\$61,836.00	\$21,508.00	\$40,328.00		SM	35%
210	5-099	099	Townpark Villas	Comp. Mod./a/c, plumb., doors,etc.	146030	\$117,954.00	\$134,318.00	\$134,318.00	\$117,954.00	\$16,364.00		FDD	88%
210	5-100C	854	Wynwood Homes	Dwelling Struct. / Comp. Mod.	146030	\$250,000.00	\$250,035.00	\$250,035.00	\$250,035.00	\$0.00	Completed	FDD	100%
230	5-025	025	Claude Pepper Towers	Generator Replacement	146030	\$0.00	\$125,000.00	\$125,000.00	\$0.00	\$125,000.00		FDD	100%
240	5-026	026	Sofge Towers	Comp. Mod./a/c drainage,lights,etc.	146030	\$677,694.00	\$677,694.00	\$677,694.00	\$0.00	\$677,694.00		FDD	100%
240-241	5-013	013	Robert King High Towers	A/C and Trash chute repairs	146030	\$42,000.00	\$46,660.00	\$46,660.00	\$30,459.00	\$16,201.00		SM	100%
310	5-058	058	Stirrup Plaza	Limited Comp. Mod.	146030	\$161,805.00	\$289,822.00	\$289,822.00	\$205,833.00	\$83,989.00		FDD	71%
310	5-092A	846	Grove Homes	Limited Comp. Mod.	146030	\$576,000.00	\$601,400.00	\$601,400.00	\$0.00	\$601,400.00		SM	100%
391	5-027A	822	Gwen Cherry 8	Dwelling Struct. / Comp. Mod.	146030	\$1,860.00	\$1,860.00	\$1,860.00	\$1,860.00	\$0.00	Completed	FDD	100%
391	5-027A	822	Gwen Cherry 8	Comp. Mod. Security	146030	\$0.00	\$165,603.00	\$165,603.00	\$165,603.00	\$0.00	Completed	SM	100%
220	5-049	049	Culmer Place	Window Repairs	146038	\$22,000.00	\$22,000.00	\$22,000.00	\$13,665.00	\$8,335.00		SM	62%
311	5-060	060	South Miami Gardens	Electrical Panels	146040	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
391	5-027E	832	Gwen Cherry 16	Electrical Panels	146040	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00		SM	0%
180	5-001	001	Edison Courts	Elevator Up-Grade	146042	\$30,000.00	\$42,439.00	\$42,439.00	\$42,439.00	\$0.00	Completed	SM	100%
260	5-062	062	Three Round Towers	Elevator Up-Grade	146042	\$9,137.00	\$9,137.00	\$9,137.00	\$0.00	\$9,137.00		SM	100%
170	5-003	003	Liberty Square	Exterior Painting	146046	\$207,853.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	FDD	100%
210	5-100C	854	Wynwood Homes	Exterior Painting	146046	\$100,000.00	\$23,000.00	\$23,000.00	\$23,000.00	\$0.00	Completed	SM	100%

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Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
						391	5-027E	832	Gwen Cherry 16				
221	5-041	041	Jack Orr Plaza	Fire Safety	146050	\$130,000.00	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00		SM	0%
240-241	5-013	013	Robert King High Towers	Fire Safety	146050	\$35,000.00	\$35,000.00	\$35,000.00	\$23,894.00	\$11,106.00		FDD	68%
391	5-027E	832	Gwen Cherry 16	Flooring	146052	\$0.00	\$1,866.00	\$1,866.00	\$0.00	\$1,866.00		SM	0%
361	5-071	071	Southridge 1	Meter Doors	146054	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
391	5-027E	832	Gwen Cherry 16	Interior Doors	146054	\$0.00	\$3,757.00	\$3,757.00	\$0.00	\$3,757.00		SM	0%
240	5-048	048	Martin Fine	Kithen Cabinets	146058	\$77,690.00	\$77,690.00	\$77,690.00	\$77,690.00	\$0.00	Completed	SM	100%
201-270	000	000	Region Wide	Vacancy Preparation	146090	\$150,000.00	\$150,000.00	\$150,000.00	\$23,935.00	\$126,065.00		FDD	100%
						\$5,479,616.00	\$5,813,579.00	\$5,813,579.00	\$2,669,495.00				
190	5-017C	817	Model Cities	Dwelling Equipment-Stoves	146510	\$0.00	\$2,568.00	\$2,568.00	\$2,568.00	\$0.00	Completed	SM	100%
201-270	000	000	Region Wide	Dwelling Equipment-Stoves	146510	\$44,224.00	\$79,148.00	\$79,148.00	\$64,532.00	\$14,616.00		SM	0%
310	5-058	058	Stirrup Plaza	Dwelling Equipment-Stoves	146510	\$6,000.00	\$6,000.00	\$6,000.00	\$2,410.00	\$3,590.00		SM	40%
310	5-092A	846	Grove Homes	Dwelling Equipment-Stoves	146510	\$6,000.00	\$3,765.00	\$3,765.00	\$3,765.00	\$0.00	Completed	SM	100%
311	5-045	045	South Miami Plaza	Dwelling Equipment-Stoves	146510	\$6,000.00	\$6,000.00	\$6,000.00	\$520.00	\$5,480.00		SM	9%
311	5-060	060	South Miami Gardens	Dwelling Equipment-Stoves	146510	\$8,000.00	\$8,000.00	\$8,000.00	\$5,984.00	\$2,016.00		SM	75%
320	5-038	038	Modello	Dwelling Equipment-Stoves	146510	\$15,922.00	\$15,922.00	\$15,922.00	\$15,922.00	\$0.00	Completed	SM	100%
320	5-074A	841	Biscayne Plaza	Dwelling Equipment-Stoves	146510	\$1,195.00	\$2,425.00	\$2,425.00	\$2,425.00	\$0.00	Completed	SM	100%
330	5-050	050	Homestead Gardens	Dwelling Equipment-Stoves	146510	\$7,000.00	\$7,000.00	\$7,000.00	\$6,764.00	\$236.00		SM	97%
330	5-080	080	Florida City Gardens	Dwelling Equipment-Stoves	146510	\$6,000.00	\$6,773.00	\$6,773.00	\$6,773.00	\$0.00	Completed	SM	100%
330	5-085	085	Homestead Village	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$5,000.00	\$2,735.00	\$2,265.00		SM	100%
340	5-022	022	Perrine Gardens	Dwelling Equipment-Stoves	146510	\$15,939.00	\$15,939.00	\$15,939.00	\$15,939.00	\$0.00	Completed	SM	100%
351	5-035	035	Naranja	Dwelling Equipment-Stoves	146510	\$9,402.00	\$9,018.00	\$9,018.00	\$4,395.00	\$4,623.00		SM	49%
351	5-069	069	Moody Village	Dwelling Equipment-Stoves	146510	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	Completed	SM	100%
351	5-072	072	Pine Island 1	Dwelling Equipment-Stoves	146510	\$8,000.00	\$8,000.00	\$8,000.00	\$6,720.00	\$1,280.00		SM	84%
351	5-081	081	Moody Gardens	Dwelling Equipment-Stoves	146510	\$5,000.00	\$5,000.00	\$5,000.00	\$1,960.00	\$3,040.00		SM	39%
361	5-040	040	Arthur Mays Villas	Dwelling Equipment-Stoves	146510	\$6,000.00	\$6,000.00	\$6,000.00	\$5,042.00	\$958.00		SM	100%
361	5-071	071	Southridge 1	Dwelling Equipment-Stoves	146510	\$7,660.00	\$7,660.00	\$7,660.00	\$7,660.00	\$0.00	Completed	SM	100%
361	5-079	079	Goulds Plaza	Dwelling Equipment-Stoves	146510	\$1,806.00	\$1,647.00	\$1,647.00	\$1,647.00	\$0.00	Completed	SM	100%
391	5-027E	832	Gwen Cherry 16	Dwelling Equipment-Stoves	146510	\$10,000.00	\$11,105.00	\$11,105.00	\$9,172.00	\$1,933.00		SM	83%
190	5-017C	817	Model Cities	Dwelling Equipment-Refrigerators	146520	\$0.00	\$7,180.00	\$7,180.00	\$3,590.00	\$3,590.00		SM	50%
201-270	000	000	Region Wide	Dwelling Equipment-Refrigerators	146520	\$55,776.00	\$105,993.00	\$105,993.00	\$76,319.00	\$29,674.00		SM	72%
310	5-058	058	Stirrup Plaza	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,000.00	\$10,000.00	\$4,788.00	\$5,212.00		SM	48%
310	5-092A	846	Grove Homes	Dwelling Equipment-Refrigerators	146520	\$8,000.00	\$3,580.00	\$3,580.00	\$3,580.00	\$0.00		SM	100%
311	5-045	045	South Miami Plaza	Dwelling Equipment-Refrigerators	146520	\$8,000.00	\$6,000.00	\$6,000.00	\$3,192.00	\$2,808.00		SM	53%
311	5-060	060	South Miami Gardens	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$3,000.00	\$3,000.00	\$0.00	\$3,000.00		SM	0%
320	5-038	038	Modello	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,342.00	\$10,342.00	\$10,342.00	\$0.00	Completed	SM	100%
320	5-074A	841	Biscayne Plaza	Dwelling Equipment-Refrigerators	146520	\$3,883.00	\$3,883.00	\$3,883.00	\$0.00	\$3,883.00		SM	0%
330	5-050	050	Homestead Gardens	Dwelling Equipment-Refrigerators	146520	\$10,643.00	\$10,643.00	\$10,643.00	\$10,643.00	\$0.00	Completed	SM	100%
330	5-080	080	Florida City Gardens	Dwelling Equipment-Refrigerators	146520	\$8,000.00	\$8,000.00	\$8,000.00	\$7,619.00	\$381.00		SM	95%
330	5-085	085	Homestead Village	Dwelling Equipment-Refrigerators	146520	\$8,000.00	\$11,618.00	\$11,618.00	\$8,814.00	\$2,804.00		SM	100%
340	5-022	022	Perrine Gardens	Dwelling Equipment-Refrigerators	146520	\$11,719.00	\$11,719.00	\$11,719.00	\$11,710.00	\$9.00	Completed	SM	100%
351	5-035	035	Naranja	Dwelling Equipment-Refrigerators	146520	\$11,278.00	\$11,278.00	\$11,278.00	\$11,278.00	\$0.00	Completed	SM	100%
351	5-069	069	Moody Village	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,000.00	\$10,000.00	\$8,860.00	\$1,140.00		SM	89%
351	5-072	072	Pine Island 1	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,000.00	\$10,000.00	\$3,192.00	\$6,808.00		SM	32%
351	5-081	081	Moody Gardens	Dwelling Equipment-Refrigerators	146520	\$7,000.00	\$7,000.00	\$7,000.00	\$5,666.00	\$1,334.00		SM	81%

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Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
361	5-040	040	Arthur Mays Villas	Dwelling Equipment-Refrigerators	146520	\$15,292.00	\$15,292.00	\$15,292.00	\$15,292.00	\$0.00	Completed	SM	100%
361	5-071	071	Southridge 1	Dwelling Equipment-Refrigerators	146520	\$10,000.00	\$10,000.00	\$10,000.00	\$6,003.00	\$3,997.00		SM	60%
361	5-079	079	Goulds Plaza	Dwelling Equipment-Refrigerators	146520	\$7,280.00	\$7,280.00	\$7,280.00	\$5,985.00	\$1,295.00		SM	82%
391	5-027E	832	Gwen Cherry 16	Dwelling Equipment-Refrigerators	146520	\$20,000.00	\$17,768.00	\$17,768.00	\$13,877.00	\$3,891.00		SM	78%
201-270	000	000	Region Wide	Dwelling Equipment-A/C's	146530	\$81,452.00	\$96,869.00	\$96,869.00	\$82,802.00	\$14,067.00		SM	85%
310	5-058	058	Stirrup Plaza	Dwelling Equipment-A/C's	146530	\$8,000.00	\$14,824.00	\$14,824.00	\$10,404.00	\$4,420.00		SM	70%
311	5-045	045	South Miami Plaza	Dwelling Equipment-A/C's	146530	\$8,000.00	\$8,138.00	\$8,138.00	\$8,138.00	\$0.00	Completed	SM	100%
320	5-074A	841	Biscayne Plaza	Dwelling Equipment-A/C's	146530	\$8,000.00	\$6,000.00	\$6,000.00	\$2,200.00	\$3,800.00		SM	37%
330	5-080	080	Florida City Gardens	Dwelling Equipment-A/C's	146530	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	Completed	SM	100%
330	5-085	085	Homestead Village	Dwelling Equipment-A/C's	146530	\$8,000.00	\$4,382.00	\$4,382.00	\$4,000.00	\$382.00		SM	91%
340	5-022	022	Perrine Gardens	Dwelling Equipment-A/C's	146530	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00	\$0.00	Completed	SM	100%
351	5-081	081	Moody Gardens	Dwelling Equipment-A/C's	146530	\$8,000.00	\$8,000.00	\$8,000.00	\$6,262.00	\$1,738.00		SM	78%
361	5-079	079	Goulds Plaza	Dwelling Equipment-A/C's	146530	\$4,979.00	\$4,979.00	\$4,979.00	\$4,979.00	\$0.00	Completed	SM	100%
391	5-027E	832	Gwen Cherry 16	Dwelling Equipment-A/C's	146530	\$0.00	\$373.00	\$373.00	\$0.00	\$373.00		SM	0%
						\$554,241.00	\$654,911.00	\$654,911.00	\$520,268.00				
201	000	000	Region Wide	Non-Dwelling Structures	147010	\$0.00	\$946.00	\$946.00	\$946.00	\$0.00	Completed	SM	100%
240	5-013	013	Robert King High Towers	Lobby Jalousie Replacement	147010	\$125,000.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
240	5-026	026	Sofge Towers-800 Bldg.	Lobby Renovations	147010	\$40,406.00	\$40,406.00	\$40,406.00	\$20,935.00	\$19,471.00		SM	52%
240	5-026	026	Sofge Towers-750 Bldg.	Lobby Renovations	147010	\$38,842.00	\$0.00	\$0.00	\$0.00	\$0.00	Completed	SM	100%
241	5-013	013	Robert King High Towers	Laundry Room	147010	\$39,300.00	\$39,300.00	\$39,300.00	\$0.00	\$39,300.00		FDD	0%
						\$243,548.00	\$80,652.00	\$80,652.00	\$21,881.00				
150	5-065	065	Palm Courts	A/C Installation - Comm. Center	147503	\$18,345.00	\$18,345.00	\$18,345.00	\$18,345.00	\$0.00	Completed	SM	100%
170	5-005	005	Liberty Square	Comm. Central A/C	147503	\$0.00	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00		SM	0%
						\$18,345.00	\$58,345.00	\$58,345.00	\$18,345.00				
						\$12,188,415.00	\$12,188,415.00	\$12,188,415.00	\$8,727,729.00	\$3,460,686.00			

Annual Statement

Performance and Evaluation Report

Capital Fund Program (CFP) 502-03 (733)

3/31/06

U.S.Department of Housing

and Urban Development

PART II: Supporting Pages

Office of Public and Indian Housing

Site Number	Dev. Number	CCS Dev. Number	Development Name HA-Wide Activities	General Description of Major Work Categories	Dev. Acct. Number	Total Estimated Cost		Total Actual Cost		Budget Balance	Status of Proposed Work	Division Responsible	Compl
						Revised 03/31/05	Revised 03/31/06	Funds Obligated	Funds Expended				
						720	000	000	PHA-WIDE				
						561,509.00	561,509.00	561,509.00	561,509.00	0.00			
770	000	000	PHA-WIDE	Administration	141001	280,754.00	280,754.00	280,754.00	274,181.00	6,573.00		FDD	98%
						280,754.00	280,754.00	280,754.00	274,181.00	6,573.00			
770	000	000	PHA-WIDE	Architectural Fees	143001	280,754.00	284,161.00	284,161.00	284,161.00	0.00	Completed	FDD	100%
						280,754.00	284,161.00	284,161.00	284,161.00	0.00			
120	5-093B	849	Orchard Villa Homes	Roof Replacement	146010	104,367.00	98,849.00	98,849.00	78,974.00	19,875.00		FDD	80%
121	5-017A	815	Scattered Sites	Roof Replacement	146010	104,368.00	22,870.00	22,870.00	22,870.00	0.00	Completed	FDD	100%
150	5-043	043	Palm Towers	Hall a/c, exterior paint & drainage	146010	0.00	202,484.00	202,484.00	0.00	202,484.00		FDD	0%
180	5-001	001	Edison Courts	Roof Replacement	146010	69,615.00	0.00	0.00	0.00	0.00	Completed	FDD	100%
160	5-068A	839	Vista Verde	Hurricane Shutters	146017	0.00	150,000.00	150,000.00	107,000.00	43,000.00		FDD	71%
110	5-031	031	Newberg	40 Years Re-Cert.-Lim.Comp.Mod.	146030	0.00	0.00	0.00	0.00	0.00		FDD	0%
120	5-019A	818	Lincoln Gardens	Comp. Mod. - Complete Rehab.	146030	1,056,627.00	400,736.00	400,736.00	277,158.00	123,578.00		FDD	69%
140	5-015	015	Annie Coleman Gardens	Emergency Roof Repairs	146030	0.00	152,306.00	152,306.00	0.00	152,306.00		FDD	0%
140	5-016	016	Annie Coleman Gardens	Comp. Mod. - A/C Installation	146030	297,550.00	297,550.00	297,550.00	88,970.00	208,580.00		FDD	30%
160	5-042	042	Venetian Gardens	Burnt Unit	146030	0.00	300,000.00	300,000.00	44,558.00	255,442.00		FDD	15%
190	5-009	009	Jollivette	A/C & Space Heaters	146030	0.00	5,518.00	5,518.00	0.00	5,518.00		FDD	0%
150	5-043	043	Palm Towers	Fire Sprinklers & Water Lines	146070	52,000.00	50,807.00	50,807.00	50,807.00	0.00	Completed	FDD	100%
						1,684,527.00	1,681,120.00	1,681,120.00	670,337.00	1,010,783.00			
						2,807,544.00	2,807,544.00	2,807,544.00	1,790,188.00	1,017,356.00			64%

REPLACEMENT HOUSING FACTOR

f1005x02

Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 00	Federal FY of Grant: 10/2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$23,240.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$245,692.00
18	1499 Development Activities	\$269,072.00	\$269,072.00	\$269,072.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$269,072.00	\$269,072.00	\$269,072.00	\$268,932.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:					Federal FY of Grant: 10/2000
		Replacement Housing Factor Grant No: FL14R005501 00					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Jan-06			30-Jan-08			

REPLACEMENT HOUSING FACTOR

f1005x02

Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 01	Federal FY of Grant: 10/2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$501,077.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$68,213.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$464,868.00
18	1499 Development Activities	\$1,151,648.00	\$1,151,648.00	\$1,151,648.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,151,648.00	\$1,151,648.00	\$1,151,648.00	\$1,034,158.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

REPLACEMENT HOUSING FACTOR

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Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 02	Federal FY of Grant: 10/2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,348,301.00	\$1,348,301.00	\$1,348,301.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,348,301.00	\$1,348,301.00	\$1,348,301.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005501 02				Federal FY of Grant: 10/2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		\$1,348,301.00	\$1,348,301.00	\$1,348,301.00	\$0.00	
		Total		\$1,348,301.00	\$1,348,301.00	\$1,348,301.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:			Federal FY of Grant: 10/2002		
		Replacement Housing Factor Grant No: FL14R005501 02					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Jan-06			30-Jan-08			

REPLACEMENT HOUSING FACTOR

f1005x02

Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 03	Federal FY of Grant: 10/2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,104,329.00	\$1,104,329.00	\$1,104,329.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,104,329.00	\$1,104,329.00	\$1,104,329.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

f1005x02

Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14P005501 03				Federal FY of Grant: 10/2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		\$1,104,329.00	\$1,104,329.00	\$1,104,329.00	\$0.00	
		Total		\$1,104,329.00	\$1,104,329.00	\$1,104,329.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:					Federal FY of Grant: 10/2003
		Replacement Housing Factor Grant No: FL14R005501 03					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Jan-06			30-Jan-08			

REPLACEMENT HOUSING FACTOR

f1005x02

Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 04	Federal FY of Grant: 10/2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$1,292,264.00	\$1,292,264.00	\$1,292,264.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$1,292,264.00	\$1,292,264.00	\$1,292,264.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security – Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

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Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005501 04				Federal FY of Grant: 10/2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		\$1,292,264.00	\$1,292,264.00	\$1,292,264.00	\$0.00	
		Total		\$1,292,264.00	\$1,292,264.00	\$1,292,264.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Replacement Housing Factor (RHF)
Part III: Implementation Schedule

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number:				Federal FY of Grant: 10/2004	
		Replacement Housing Factor Grant No: FL14R005501 04					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE Development Activities 1499	30-Jan-06			30-Jan-08			

REPLACEMENT HOUSING FACTOR

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Annual Statement/Performance and Evaluation Report

Replacement Housing Factor (RHF) Part I: Summary

PHA Name: MIAMI-DADE HOUSING AGENCY	Grant Type and Number Replacement Housing Factor Grant No: FL14R005501 05	Federal FY of Grant: 10/2005
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 03/31/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00			
2	1406 Operations	\$0.00			
3	1408 Management Improvements	\$0.00			
4	1410 Administration	\$0.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$0.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$0.00			
10	1460 Dwelling Structures	\$0.00			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$0.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Costs	\$0.00			
18	1499 Development Activities	\$478,755.00	\$478,755.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$0.00			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$478,755.00	\$478,755.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 compliance	\$0.00			
24	Amount of line 21 Related to Security – Soft Costs	\$0.00			
25	Amount of Line 21 Related to Security – Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00			

Annual Statement/Performance and Evaluation Report

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Replacement Housing Factor (RHF)

Part II: Supporting Pages

PHA Name: MIAMI-DADE HOUSING AGENCY		Grant Type and Number: Replacement Housing Factor Grant No: FL14R005501 05				Federal FY of Grant: 10/2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE Development Activities	Develpoment Activities	1499		\$478,755.00	\$478,755.00	\$0.00	\$0.00	
		Total		\$478,755.00	\$478,755.00	\$0.00	\$0.00	

