

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

PHA Plans

Annual Plan for Fiscal Year 2001

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

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

**PHA Plan
Agency Identification**

PHA Name: Hialeah Housing Authority

PHA Number: FL066

PHA Fiscal Year Beginning: 01/01/2001

Public Access to Information

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

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

- Main business office of the PHA**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is:

The Hialeah Housing Authority is dedicated to providing this community with quality, affordable housing that is decent and safe to eligible families. We shall serve our clients and all citizens with the highest level of professionalism, compassion and respect.

B. Goals

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:

1. As NOFAs become available.

Reduce public housing vacancies:

1. Attain High Performer Status

2. Increase customer satisfaction by conducting Resident Satisfaction Surveys

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)**
 1. **Attain "High Performer" Status**
- Improve voucher management: (SEMAP score)**
 1. **Achieve 80% score at 12/31/99**
 2. **Achieve 85% score at 12/31/2000**
 3. **Achieve 90% score at 12/31/2001**
- Increase customer satisfaction:**
By monitoring customer satisfaction through Resident Satisfaction Surveys.
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
FY 2000 = \$1,105,167
FY 2001 = \$1,070,000
FY 2002 = \$1,070,000
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
 1. **When applicants are issued a voucher**
- Conduct outreach efforts to potential voucher landlords
 1. **Annual mail-out to new landlords requesting participation in the Section 8 Program.**
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

HHA will gather and analyze data, at least annually, on tenant's characteristics regarding income, for each development to assist in the HHA's deconcentration efforts. Ceiling rents are in place for all HHA's developments to help attract higher income families and create a broad range of incomes and a more diverse tenant body.

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

- Implement public housing security improvements:

1. **Strict screening of applicants.**
2. **Strict enforcement of "One Strike" Policy.**
3. **Pursuit PHDEP funding to continue safety and crime prevention activities**

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

The application for Designation of Public Housing for Occupancy by Elderly Families and Near Elderly Families for FY2000 is in progress.

- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
- Increase the number and percentage of employed persons in assisted families: **Pursuing partnerships with technical schools, community college and job placement entities to provide employability skills, on the job training and basic skills for youth and adult seeking employment.**
 - Provide or attract supportive services to improve assistance recipients' employability: **Apply for the Welfare to Work Voucher Program for FY2000. Seek agreements with service providers of the Wages Program to provide Entrepreneurial Training to Wages Recipients residents in addition to the Services and Programs we are currently providing.**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. **HHA has developed interagency agreements**

with 3 social service agencies to provide services to this population. They are 1) the Citrus Health Network, Inc. 2) Spinal Cord Living Assistance Development, Inc. and the 3) Stein Gerontological Institute.

Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **HHA's Admissions and Continued Occupancy Policies and the Section 8 Administrative Plan assures any family the opportunity to apply for housing, and any qualified applicant the opportunity to lease housing suitable to its needs.**
 - 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: **HHA provides information to all applicants during the family briefing session, regarding discrimination and any recourse available to them if they are victims of discrimination. Fair Housing information and Discrimination Complaint Forms are made part of the applicant's briefing packet.**
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **HHA will grant exceptions to occupancy standards, upon request, to accommodate requests from persons with disabilities. HHA has units designated and constructed specifically to meet the needs of persons requiring the use of wheelchairs and persons requiring other modifications.**

Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2001

[24 CFR Part 903.7]

i. Annual Plan Type:

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)]

The Hialeah Housing Authority's Plan has been designed based on an extensive needs' assessment drawn from analysis on data collected from tenants and applicants in our programs, criminal statistics, resident's surveys, and meetings with both our partners and residents. Based on this, we have drawn a five year plan that vows to maintain a dynamic and developmental approach that will be modified, if necessary, on a yearly basis as we continue to bring in new services to respond to any newly identified need. The Hialeah Housing Authority recognized that approaches might have to be modified in order to achieve our goals, and will constantly seek new avenues to respond to our resident's needs in these challenging times.

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:

A.) Admissions Policy for Deconcentration

- B.) FY 2000 Capital Fund Program Annual Statement
- C) Pet Policy
- D) Community Service Requirements
- E.) Public Housing Drug Elimination Program (PHDEP) Plan

B.) Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those 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
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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 Deconcentration Policy is attached
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination HHA has implemented Ceiling Rent Policy
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination HHA has implemented Ceiling Rent Policy
X	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	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
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

<p>Housing Needs of Families in the Jurisdiction by Family Type</p>
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Family Type	Overall	Affordability	Supply	Quality % WITH Housing Problems	Accessibility	Size	Location
Income <= 30% of AMI	8563	5	5	5	N/A	1 br=1986 2 br=403 3 br=250	Hialeah
Income >30% but <=50% of AMI	5815	5	5	5	N/A	1 br=1606 2 br=652 3 br=204	Hialeah
Income >50% but <80% of AMI	6942	2	1	2	N/A	1 br=8182 2 br=5500 3 br=782	Hialeah
Elderly	6141	5	5	5	N/A	0-1 br=3592	Hialeah
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity (Hispanics)	27,393	5	N/A	5	N/A	N/A	Hialeah
Race/Ethnicity (White)	1416	N/A	N/A	N/A	N/A	N/A	Hialeah
Race/Ethnicity (A)*	N/A	N/A	N/A	N/A	N/A	N/A	Hialeah
Race/Ethnicity (Blacks)	402	4	N/A	4	N/A	N/A	Hialeah

(*)Asian, Pacific Islanders & Native Americans

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: **1995-2000**
- 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)

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	2,514		29
Extremely low income <=30% AMI	2,238	89	
Very low income (>30% but <=50% AMI)	248	10	
Low income (>50% but <80% AMI)	28	1	
Families with children	308	12	
Elderly families	1,812	72	
Families with Disabilities	394	16	
Race/ethnicity- w/h	1,303	52	
Race/ethnicity- w/a	338	13	
Race/ethnicity - b/h	27	11	
Race/ethnicity -b/a	846	24	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	N/A
2 BR	N/A	N/A	N/A
3 BR	N/A	N/A	N/A
4 BR	N/A	N/A	N/A
5 BR	N/A	N/A	N/A
5+ BR	N/A	N/A	N/A

Housing Needs of Families on the Waiting List	
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)? 32 mos.	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes	

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2,656	94	112
Extremely low income <=30% AMI	2,496	5	
Very low income (>30% but <=50% AMI)	125	1	
Low income (>50% but <80% AMI)	35	48	
Families with children	1,267	43	
Elderly families	1,141	9	
Families with Disabilities	248	78	
Race/ethnicity -w/h	2,064	1	
Race/ethnicity-w/a	39	1	
Race/ethnicity- b/h	24	20	
Race/ethnicity b/a	529		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,389	52	

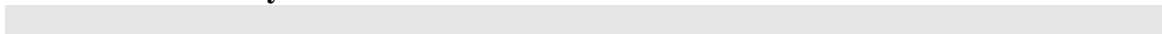
Housing Needs of Families on the Waiting List			
2 BR	785	30	
3 BR	326	12	
4 BR	129	5	
5 BR	27	1	
5+ BR	-0-	-0-	
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)? 6 mos.</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>			

C. Strategy for Addressing Needs

(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:



- Employ effective maintenance and management policies to minimize the number of public housing units off-line. **HHA does not have any units off line**
- Reduce turnover time for vacated public housing units. PHAS advisory scores for Management sub-Indicator is 8.0
- Reduce time to renovate public housing units. **N/A**
- Seek replacement of public housing units lost to the inventory through mixed finance development **N/A**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources. **N/A**

Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction by:

HHA will strive to maintain its Payment Standards at 100% of the FMR's

- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required by: **Maintaining policies that assure any family the opportunity to apply for housing and be placed on the jurisdiction-wide waiting list in sequence based upon date and time the application is**

received, the size and type of unit required. In filling a vacancy, HHA will offer the unit to an applicant in the appropriate sequence with the goal of accomplishing deconcentration of poverty and income-mixing objectives.

- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration by:
Performing an annual mail-out to new landlords or advertise in newspaper of general circulation requesting participation of landlords in the Section 8 program and by offering timely assistance payments.
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program by: **HHA will screen applicants as thoroughly and fairly as possible and denying assistance to applicants with a history of drug-related and violent criminal behavior.**
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

FY 2000 applications submitted for 75 Mainstream, 277 FairShare and 100 FUP vouchers.

- Apply for additional section 8 units should they become available.**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. **Based on the income analysis of new move-ins for November 1, 1999 to October 31, 2000, we are at 66.06%.**
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. **Based on the income analysis of new move-ins from November 1, 1999 to October 31, 2000, we are at 82.93%.**
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Other: (list below)

**HHA administers an FSS program for Section 8 and Public Housing
Need: Specific Family Types: Families at or below 50% of median**

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

Employ admissions preferences aimed at families who are working

Adopt rent policies to support and encourage work. **HHA has implemented ceiling rents for all its projects aimed to assist families transitioning from welfare to work and families that desire to obtain better jobs. We have nine (9) residents with ceiling rents.**

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Seek designation of public housing for the elderly. IN PROCESS.

Apply for special-purpose vouchers targeted to the elderly, should they become available

Awarded in FY 2000

75 Mainstream vouchers= \$327,067

277 Fair Share Allocation Vouchers= \$1,593.469.

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

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. **HHA has been awarded vouchers for Mainstream Housing Opportunities for Persons with Disabilities Program for \$327,067 and Fair Share vouchers for \$1,593.469.**

- Affirmatively market to local non-profit agencies that assist families with disabilities **by notifying such agencies when HHA applications open. Public Housing waiting list opened and closed on May 12, 2000.**
- Other: (list below)

When we opened our Public Housing Waiting list on May 12, 2000.

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs by: **Noticing the opening of the waiting lists in a newspapers of general circulation, such as but not limited to: The Miami Herald, New Times, Sol De Hialeah and/or Nuevo Herald and Diario De Las Americas. The public notice for Public Housing waiting list opening was published on April 14, 2000.**
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units **by providing access to the list of participating landlords by section tracts.**
- Market the section 8 program to owners outside of areas of poverty /minority concentrations **through annual mail-outs to new landlords. There were 3,200 Letters sent to landlords for HUD Section8 Landlord Outreach Workshop Held on September 12, 2000.**
- Other: (list below) OR
 1. **Annually, publish an ad in a newspaper of general circulation requesting landlord participation.**
 2. **Using the Fair Housing logo in all HHA ads.**

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- 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)

1. HHA waiting lists analysis.

There are presently 2,656 applicants in the Public Housing Waiting list
And 2,514 applicants in the Section 8 Waiting List.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,275,167.	
b) Public Housing Capital Fund	1,105,691.	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	17,130,542.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	255,813.	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	-0-	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below) FSS Program Coordinator Sec.8		
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income	2,024,218.	PH Operations
4. Other income (list below)		
Interest	65,150.	PH Operations
Portable admin fees	125,000.	Sec 8 supportive servs
4. Non-federal sources (list below)		
City school bus	36,500.	PH Operations
Total resources	22,018,081.	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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 beings offered a unit: (state number) **15**

- When families are within a certain time of being offered a unit: (state time)
 Other: (describe)

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

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) **Credit Report**

- c. **Yes** **No**: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
d. **Yes** **No**: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
e. **Yes** **No**: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

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

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

Date, time and location where applications will be taken will be noticed in newspaper of general circulation. As Noticed on April 14, 2000, for the opening of the Public Housing Waiting List.

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 (3) Assignment

Hialeah Housing Authority has no plans to do site-based waiting lists.

1. How many site-based waiting lists will the PHA operate in the coming year? **None**
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)
- N/A

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

YTD compliance at 66.06%

b. Transfer policies:

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

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

If necessary to help accomplish the Affirmative Housing goals of the HHA

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 (5) Occupancy)

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)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

(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)

Credit Reports

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below) **In accordance with HUD requirements, HHA will furnish the family's current address as shown in HHA's records, and if known, the name and address of the landlord at the family's current and prior address.**

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting lists 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)

HHA will notice the date, time and location of the opening of its waiting list in a newspaper of general circulation.

(3) Search Time

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

If yes, state circumstances below:

- 1. Extenuating circumstances such as hospitalization or a family emergency. Verification is required.**
- 2. The HHA is satisfied that the family has made a reasonable effort to locate a unit.**
- 3. The family was prevented from finding a unit due to disability accessibility requirements or larger size bedroom unit requirement.**

(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? **Based on its analysis of income of new move-ins from November 1, 1999 to October 31, 2000 we are at 82.93%.**

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)

NONE

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.

1.1 Date and Time

Former Federal preferences - **None**

- 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) **None**

- 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) **N/A**

- 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) **N/A**

- 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)
Except for the Family Unification Program.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

HHA will offer a repayment agreement to the family for any minimum rent not paid during the temporary hardship period. HHA will evaluate each case individually and If HHA determines that there is a qualifying long-term or permanent hardship; HHA will then exempt the family from the minimum rent requirements.

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

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)_____
- Other (list below)

Anytime income decreases

Anytime there is a change in family composition

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)

HHA has implemented Ceiling Rents Policy

B. Section 8 Tenant-Based Assistance

(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 Based on the new FMR rents published
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

HHA will offer a repayment agreement to the family for any minimum rent not paid during the temporary hardship period. HHA will evaluate each case individually and If HHA determines that there is a qualifying long-term or permanent hardship; HHA will then exempt the family from the minimum rent requirements. There has been no such repayments year to date.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,118.	125
Section 8 Vouchers	2,858.	192

Section 8 Certificates	-0-	-0-
Section 8 Mod Rehab	-0-	-0-
Special Purpose Section 8 Certificates/Vouchers (list individually)	FAIRSHARE 277 MAINSTREAM 75	21
Public Housing Drug Elimination Program (PHDEP)	250	-0-
Other Federal Programs(list individually)	-0-	-0-

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

- HHA Maintenance Plan
- HHA Personnel Rules and Regulations
- HHA Admissions and Continued Occupancy Manual

(2) Section 8 Management: (list below)

- HHA Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

After exhausting the informal conference procedures, a complainant shall be entitled to a hearing before a hearing officer.

The Head of household or other adult household member must attend the hearing.

If re-scheduling of the hearing is necessary, the hearing must be re-scheduled at least 48 hours in advance of the scheduled hearing time or the complainant waives their right to a hearing.

If the complainant fails to appear within 15 Minutes of the scheduled time, the complainant waives their right to a hearing.

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant-Based Assistance

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

As stated in our Administrative Plan:
Chapter 19

Complaints from families will be referred to the Section 8 Coordinator. If a complaint is not resolved it will be referred to the Executive Director.

Complaints from owners will be referred to the Section 8 Coordinator. If a complaint is not resolved it will be referred to the Executive Director.

Preference Denials:

The person who conducts the meeting will be:

The Admissions Supervisor or their designees.

Any officer or employee of the HA including the person who made the decision.

Any officer or employee of the HA except the person who made or approved the decision or a subordinate of those persons.

An employee of the HA who is at or above level of the Section 8 Coordinator

But not the employee who made the decision.

The Head of Household or other adult household member must attend the hearing.

If rescheduling of the hearing is necessary the hearing must be rescheduled at least (48) Hours in advance of the scheduled hearing time or the complainant waives their right to a hearing.

If the complainant fails to appear within (15) minutes of the scheduled time, the complainant waives their right to a hearing.

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)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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 FL 0662v03**

-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 FL 0661v1**

-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:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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:	
1b. Development (project) number:	
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: (DD/MM/YY)</p>
<p>5. Number of units affected:</p> <p>6. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity:</p> <p>b. Projected end date of activity:</p>

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; **Hialeah Housing Authority is in the process of preparing the application.**)

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: Vernon Ashley Plaza	
1b. Development (project) number: FL29-PO66-001	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(12/1/99)</u>	
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: 199	
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: Holland Hall	
1b. Development (project) number: FL29-PO66-002	
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: 12/01/99	
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?	
7. Number of units affected:	
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: Vivian Villas 1b. Development (project) number: FL29-PO66-003
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: (12/01/99)
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?
8. 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: Milander manor 1b. Development (project) number: FL29-PO66-006
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: (12/1/99)
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?
9. Number of units affected: 60 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: La Esperanza	
1b. Development (project) number: FL29-PO66-008	
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: <u>(12/1/99)</u>	
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?	
10. Number of units affected: 80	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: Ruth A. Tinsman Pavillion	
1b. Development (project) number: FL29-PO66-020	
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: <u>(12/1/99)</u>	

<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>11. Number of units affected: 100</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79 (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:
<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>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.)</p>

4. Status of Conversion Plan (select the statement that best describes the current status)

Conversion Plan in development

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

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

Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

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

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

Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 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: 1b. Development (project) number:	
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, 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:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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? 12/13/99

We presently have a Memorandum of Understanding with JEP signed December 12/13/99.

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)

Contracting Children’s and Families Services to set up an on-site unit to provide comprehensive services related to wages and goals.

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)

b. Economic and Social self-sufficiency programs

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

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (Waiting list/random selection/specific criteria/other)	Access (Development office / PHA main office / other provider name)	Eligibility (Public housing or Section 8 participants or both)
<i>One Stop FSS Center</i>	<i>11 residents</i>	<i>Residents of Public Housing Family Development</i>	<i>On site at Hoffman Gardens</i>	<i>Public Housing</i>
Hoffman Gardens Development				

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	100	4
Section 8	186	132

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination

- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

The Program responsible for the administration of Temporary Assistance to Needy Families in the State of Florida is the WAGES Program. The State of Florida Department of Children and Families Services originally administered the program, later by Jobs and Benefits (Department of Labor) with whom the Hialeah Housing Authority had a Memorandum of Agreement. After this, it was administered by the WAGES Coalition. The Hialeah Housing Authority aggressively pursued a Memorandum of Agreement with the Wages Coalition and was unsuccessful. We were not able to get a response from the Coalition. On July 1, the Wages Coalition was dissolved and the administration of the WAGES Program was placed under the Training and Employment Council, which supervises both Jobs and Education Partnerships and the South Florida Employment Consortium (JEP). The Hialeah Housing Authority currently has a Memorandum of Agreement with the JEP Board, and is in the process of signing a Memorandum of Agreement with the Training and Employment council, their parent organization.

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 903.79 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the 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)
At Hoffman Gardens and Donald Scott Villas Developments only.

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

Hoffman Gardens and Donald Scott Villas Developments

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

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

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

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

Hoffman Gardens and Donald Scott Villas

C. Coordination between PHA and the police

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

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

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

Hoffman Gardens and Donald Scott Villas Developments

D. Additional information as required by PHDEP/PHDEP Plan

- 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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

13. RESERVED FOR PET POLICY
Attachment

[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?
N/A
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.** There were no recommendations from the Resident Council.
- B.

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

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

Attached at Attachment (File name)

Provided below:

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

1. Consolidated Plan jurisdiction: **CITY OF HIALEAH**

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)

HHA Plan is responsive to the unmet housing assistance needs of the low-income families residing in or expected to reside in the community.

D. Other Information Required by HUD

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

Attachments

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

Attachment FL0665v1.doc	PHDEP
Attachment FL0663v1.doc	Deconcentration Policy.
Attachment FL0661v1.exc	Comprehensive Grant Annual Plan
Attachment FL0664v1.doc	Pet Policy
Attachment FL0662v1.doc	Community Service Requirements

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

A. Amount of PHDEP Grant \$255,813.00

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____

C. FFY in which funding is requested 2000

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Hialeah Housing Authority's Drug Elimination and Prevention Task Force has developed a comprehensive plan strategy to eliminate drug-related crime at Hoffman gardens and Donald F. Scott villas Public Housing Communities. The plan includes; law enforcement strategies, drug prevention, intervention, referral and treatment programs as well as multiple management practices. There are 64 working partners who are providing resources which include ; programs, services, staffing, equipment, supplies and cash.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Hoffman Gardens	200	600
Donald F. Scott Villas	50	176

F. Duration of Program

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

6 Months _____ **12 Months** _____ **18 Months** x **24 Months** _____ **Other** _____

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995		N/A	0		
FY 1996		N/A	0	N/A	N/A
FY 1997	\$480,220	FL14DEPO660197	0	N/A	N/A
FY1998	\$331,200	FL06600198D	0	N/A	11/30/00
FY 1999	\$242,960	FL06600198D	\$95,647.91	N/A	03/11/01
FY 2000	\$255,813	FL06600198D	\$255,813	N/A	03/01/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The implementation of the One Stop Center and a comprehensive youth program, in conjunction with patrol services, and stringent admission and management policies will allow us to fulfill our major goal to discourage and reduce incidences of criminal drug related activities, as well as eliminate the incentives towards crime in the area. The Hialeah Housing Authority 64 working partners are providing services, staffing, equipment, supplies, and cash, assuring that we attack the conditions that are conducive to become involved with the drug subculture, especially in times when the WAGES program has impacted our community, leaving many families with no economic assistance, due to low skills levels. We have leveraged over \$183,550.22 of funding for the successful implementation of the 2000 Drug Elimination and Prevention Program. Careful documentation of all activities, in addition to criminal statistics, and yearly surveys will assist us in monitoring and evaluating PHDEP funded activities.

B. PHDEP Budget Summary

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

FY <u>00</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$ 58, 240.00
9120 - Security Personnel	-0-
9130 - Employment of Investigators	-0-
9140 - Voluntary Tenant Patrol	-0-
9150 - Physical Improvements	-0-
9160 - Drug Prevention	\$197, 573. 00
9170 - Drug Intervention	-0-
9180 - Drug Treatment	-0-
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$255,813. 00

PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 58,240.00		
Goal(s)	To provide a deterrent to involvement in criminal activities and reduce the number of outside perpetrators coming into our developments.						
Objectives	Decrease incidence of criminal activities in and around Public Housing Developments .						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.Hire police officers to patrol developments			Ongoing	01/01	\$58,240		Lower incidence of crime
2. Participation of law officers in a mentor program.			02/01	12/01	-0-	-0-	Decrease the number of negative encounters between youth and police
3. Meetings between police and residents.			ongoing	Ongoing	-0-	-0-	Improve relationship between residents and officers.
4. Sting Operations in developments targeted.			ongoing	Ongoing	-0-	-0-	Decrease drug dealing in developments
5. Organize Crime Watch groups.			ongoing	Ongoing	-0-	\$3,639	Decrease drug dealing in developments

9160 - Drug Prevention					Total PHDEP Funding: \$197,573		
Goal(s)	Reduce number of youth and adults involved in drug related criminal activities						
Objectives	Prevent involvement in drug related criminal activities by providing alternative activities and appropriate support systems.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Summer Camp Program	85	Youth Ages 6 - 13	06/01	08/01	\$7,600.	\$11,000. Miami Dade Summer Meals	# children served, reduced incidents of vandalism
2. Comprehensive Social Services through One Stop Center	776	Adults and youth all ages	Ongoing	12/01	\$63,840.02	\$9,908.40 /State In-kind	Surveys / Wages Statistics/ # of referrals/placements
3.Computer Reading	35	Adults and	Ongoing	Ongoing	\$19,640	-0-	Advance in reading

Program		youth all ages	g				level (report cards)
4. After School Care Program	85 - 100	Youth 6 to 13	Ongoing	Ongoing	\$97,370.88	-0-	Increase in grade point average
5. 4H Program	85 - 100	Youth 6 - 16	Ongoing	Ongoing	\$1,130	\$580.00	Increased # involved in positive activities
6 Sports Program	85 - 100	Youth 6 - 16	Ongoing	Ongoing	\$3,000	\$10,000 Applicant	Reduced number of incidents of crime
7. Videos, Speakers	85 - 100	Youth/adults	Ongoing	Ongoing	\$ -0-	\$30,000 Miami Coalition Against Drugs	Increase # of youth and adults knowledgeable about drugs.
8. Parenting Skills Classes	85 - 100	Adults	Ongoing	Ongoing	\$ -0-	\$1,000 /Washing ton Mutual	Decrease # of reported child abuse cases
9. Mental Health Services	85 - 100	Adults and youth all ages	Ongoing	Ongoing	\$ -0-	\$10,000 Citrus \$40,250. Children Psychiatric	Decrease # of Domestic violence reports.
10. Life Skills Classes	85 - 100	Youth 13 – 18	Ongoing	Ongoing	\$ -0-	-0-	% of youth enrolled maintaining “clean” records.
11. Job Placement/Training	776	Adults and Youth ages 16 – 18	Ongoing	Ongoing	\$ -0-	\$3,559.	Referrals and placement for employment
12. Educational (English classes and GED)	776	Adults and youth 16 – 18 years of age	Ongoing	Ongoing	\$ -0-	-0-	Number of graduates
13. Art and Music Activities / Community Service	32	Youth ages 10 – 13 years of age	01/00	11/00	\$ 4992	\$8,638	# of youth enrolled in program/ grade point average
14. Tutoring	85 - 100	Youth Ages 6 to 16	01/00	06/00	\$ -0-	\$ -0-	Decrease # of Drop outs increased # maintaining a C Average
15. Credit/ Budgeting and Housing Counseling Services	776	Adults	Ongoing	Ongoing	\$ -0-	\$3,000	Number of residents assisted with Financial Affairs.
16. Mentors Program	20	Youth Ages 6 to 16	02/00	11/00	\$ -0-	\$ -0-	Decrease # of youth involved in criminal activities
17. Workshops on various issues	776	Adults and youth all ages	02/00	11/00	\$ -0-	\$ 10,000	Decreased number of teenage pregnancies, etc

9180 - Drug Treatment	Total PHDEP Funding: \$ -0-
Goal(s)	Will assure that all residents requiring and requesting drug rehabilitation services will obtain it

Objectives	Reduce the number of residents involved in drug addiction						Performance Indicators
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	
1. Referrals to The Village for treatment of addictions	776	Adults and youth	ongoing	ongoing	\$ -0-	\$ -0-	All referrals will receive rehabilitation treatments
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	\$ 58,240.00		
9120				
9130				
9140				
9150				
9160	Activities 2, 6, 13	\$ 71, 832.02	Activities 1, 3,4,5	\$ 125, 740.00
9170				
9180	N/A	N/A	N/A	N/A
9190				
TOTAL		\$ 120, 269.90		\$ 125, 740.00

Section 4: Certifications

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

HIALEAH HOUSING AUTHORITY'S

DECONCENTRATION POLICY

It is the policy of the Hialeah Housing Authority to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments.

Towards this end, upon examination of the Waiting List, the next eligible family's Income Limit will determine the development in which the family will be housed, if more than vacant unit of the size required by the family is available. We will accomplish this in a uniform and non-discriminating manner.

The Hialeah Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the Waiting List. Based on this analysis, we will determine the level of marketing strategies and deconcentration.

RESOLUTION 99-16

**Resolution of the Board of Commissioners to Adopt
a Policy of Deconcentration for the Public Housing
Program.**

WHEREAS, Public Housing Authorities in accordance with the Quality of Housing and work Responsibility Act of 1998, are prohibited from concentrating Low Income Families in Public Housing, and

WHEREAS, Public Housing Authorities are required by this Act to Develop a policy designed to provide for deconcentration of poverty and income mixing, and

WHEREAS, The Hialeah Housing Authority in accordance with this requirement has developed a policy herein (see attached) and have made changes to its admissions policy.

THEREFORE , BE IT RESOLVED by the Board of Commissioners of the Hialeah Housing Authority , hereby adopts this Resolution.

PASSED and Adopted this 5th day of August 1999.

HIALEAH HOUSING AUTHORITY

Julio Ponce, Chairman

ATTEST:

Maria M. Roca, Secretary

**PHA Plan
Table Library**

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

Capital Fund Grant Number

FFY of Grant Approval: June-2000

Original Annual Statement

Line No.	Summary by Development Account	Total Estimate Cost
1	Total Non-CGP Funds	
2	1406	\$ 306,759.00
3	1408	\$ 12,500.00
4	1410	\$ 153,379.00
5	1411	
6	1415	
7	1430	\$ 70,000.00
8	1440	
9	1450	\$ 243,294.00
10	1460	\$ 747,862.00
11	1465.1	
12	1470	
13	1475	
14	1485	
15	1490	
16	1492	
17	1495.1	
18	1498	
19	1502	
20	Amount of Annual Grant (Sum Lines 2- 19)	\$ 1,533,794.00
21	Amount of Line 20 Related to LBP Activities	
22	Amount of Line 20 Related to Section 504 compliance	
23	Amount of Line 20 Related to Security	
24	Amount of Line 20 Related to Energy Conservation Measures	

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA-Wide Operations		1406	\$306,759
HA-Wide Mgmt. Improvements	1) STAFF TRAINING: Continuation of on-going program to educate and train personnel in procurement, cost estimating, occupancy. Building Construction and site-based asset management.	1408	
"			\$5,000
"	2) MANAGEMENT IMPROVEMENTS STRATEGY softwares upgrades to improve efficiency and office automation needs		
"			\$7,500
"			
		Total 1408	\$12,500
HA-Wide Administration	Funding for Staff @ no more than 10% of the annual grant amount	1410	\$153,379
HA-Wide Fees and Costs	A & E services @ no more than 7% of the annual grant	1430	\$70,000
HA-Wide	Nonroutine vacancy preparation	1460	\$0
"	Nonroutine PM repairs	1460	\$0
"	Appliances	1465	\$0
"	Vehicle replacement	1475	\$0
"	Demolition (specify location[s])	1485	\$0
"	Relocation expenses	1495.1	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
FL29-P066 001 ASHLEY PLAZA	1.-Site: None	1450	\$0
	2.-Mechanical and Electrical: None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipment: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 002 HOLLAND	1.-Site: None	1450	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HALL	2.-Mechanical and Electrical: None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipments: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 003 VIVIAN VILLAS	1.-Site: None 2.-Mechanical and Electrical:	1450	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: Kitchen cabinets	1460	\$253,000
	5.-Dwelling Equipment: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 004 HOFFMAN GARDENS	1.-Site: Sewer Line Replace	1450	\$243,294
	2.-Mechanical and Electrical: None	1460	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	3.-Building Exterior Fascia Repair 4.-Dwelling Units: None 5.-Dwelling Equipment: None 6.-Interior Common Areas: None 7.-Site-Wide Facilities: None 8.-Nondwelling Equipment: None	1460 1460 1465.1 1470 1470 1475	\$164,862 \$0 \$0 \$0 \$0 \$0
FL29-P066 005 SEMINOLA VILLAS	1.-Site: None 2.-Mechanical and Electrical: Electric Upgrade / code requirement 3.-Building Exterior: Building Windows	1450 1460 1460	\$0 \$75,000 \$50,000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Water-proofing / Exterior Paint 4.-Dwelling Units: None 5.-Dwelling Equipment: None 6.-Interior Common Area: None 7.-Site-Wide Facilities: None 8.-Nondwelling Equipment: None	 1460 1465.1 1470 1470 1475	 \$0 \$0 \$0 \$0 \$0
FL29-P066 006 MILANDER MANOR	1.-Site: None 2.-Mechanical and Electrical: None 3.-Building Exterior: Exterior Paint (moved to 2001)	 1450 1460 1460	 \$0 \$0 \$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	4.-Dwelling Units: New Kitchen cabinets (50%) 5.-Dwelling Equipment: None 6.-Interior Common Areas: New Windows (moved to 2001) 7.-Site-Wide Facilities: None 8.-Nondwelling Equipment: None	1460 1465.1 1470 1470 1475	\$120,000 \$0 \$0 \$0 \$0
FL29-P066 008 LA ESPERANZA	1.-Site: None 2.-Mechanical and Electrical: Elevator Modernization 3.-Building Exterior: None 4.-Dwelling Units: Fire Sprinklers	1450 1460 1460 1460	\$0 \$135,000 \$0 \$100,000

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	5.-Dwelling Equipment: Toilets ADA requirement (moved to 2003)	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 010 BRIGHT VILLAS	1.-Site: None	1450	\$0
	2.-Mechanical and Electrical: Fire Sprinklers (moved to 2001)	1460	\$0
	3.-Building Exterior: Handrail Installation	1460	\$50,000
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipment:		

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	None 6.-Interior Common Areas: None 7.-Site-Wide Facilities: None 8.-Nondwelling Equipment: None	1465.1 1470 1470 1475	\$0 \$0 \$0 \$0
FL29-P066 012 PROJECT 12	1.-Site: None 2.-Mechanical and Electrical: Fire Sprinklers (moved to 2002) 3.-Building Exterior: None 4.-Dwelling Units: None 5.-Dwelling Equipment: None	1450 1460 1460 1460 1465.1	\$0 \$0 \$0 \$0 \$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 016 PROJECT 16	1.-Site: None	1450	\$0
	2.-Mechanical and Electrical: None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipment: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 020 RUTH A. TINSMAN	1.-Site: None	1450	\$0
	2.-Mechanical and Electrical: None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipment: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	7.-Site-Wide Facilities: None	1470	\$0
	8.-Nondwelling Equipment: None	1475	\$0
FL29-P066 021 PROJECT 21	1.-Site: None	1450	\$0
	2.-Mechanical and Electrical: None	1460	\$0
	3.-Building Exterior: None	1460	\$0
	4.-Dwelling Units: None	1460	\$0
	5.-Dwelling Equipment: None	1465.1	\$0
	6.-Interior Common Areas: None	1470	\$0
	7.-Site-Wide Facilities: None	1470	\$0

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	8.-Nondwelling Equipment: None	1475	\$0

**Annual Statement
 Capital Fund Program (CFP) Part III: Implementing Schedule**

Development Number/Name HA-Wide Activities	All funds Obligated (Quarter Ending Date)	All funds Expended (Quarter Ending Date)

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Capital Fund Program (CFP) Part III: Implementing Schedule**

Development Number/Name HA-Wide Activities	All funds Obligated (Quarter Ending Date)	All funds Expended (Quarter Ending Date)

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**Annual Statement
 Capital Fund Program (CFP) Part III: Implementing Schedule**

Development Number/Name HA-Wide Activities	All funds Obligated (Quarter Ending Date)	All funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-P066-001	ASHLEY PLAZA		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Re-tile units		\$150,000	2002
Storm Panels		\$75,000	2004
Window Replacement		\$100,000	2004
Total estimated cost over next 5 years		\$325,000	

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

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Optional 5-Year Action Plan				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
FL29-P066-002	HOLLAND HALL			
Description of Needed Physical Improvement or Management Improvements			Estimated Cost	Plan Start Date (HA Fiscal Year)
Fire Alarm Panel			\$30,000	2001
Tub Replacement / Toilet Replace			\$155,000	2001
New A/C units			\$60,000	2001
Storm Panels			\$29,000	2003
Total estimated cost over next 5 years			\$274,000	

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

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Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-P066-003	VIVIAN VILLAS		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Toilets ADA Requirements		\$35,000	2002
Interior Painting including apartments		\$90,000	2002
Storm Panels		\$39,000	2003
New central a/c units		\$350,000	2003
Reseal Parking lots		\$45,000	2004
Total estimated cost over next 5 years		\$559,000	

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
FL29-P066-004	HOFFMAN GARDENS		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Electrical Upgrade		\$400,000	2001
Reseal / Re-stripe Parking lot (30%) Trash Enclosure		\$206,000	2002
Install central reverse cycle A/C's units (70%)		\$440,000	2002
Reseal / Re-stripe Parking lot (70%)		\$300,000	2003
Install central reverse cycle A/C's units (30%)		\$240,000	2003
Security Fence		\$275,000	2004
Storm Panels		\$200,000	2004
Meter Doors Replace		\$20,000	2004
Total estimated cost over next 5 years		\$2,081,000	
FL29-P066-005	SEMINOLA VILLAS		

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Reseal Parking Lots		\$46,000	2001
Re-roofing (50%)		\$125,000	2001
Re-roofing (50%)		\$125,000	2002
Storm Panels		\$70,000	2003
Kitchen Cabinets		\$120,000	2004
Total estimated cost over next 5 year		\$486,000	
FL29-P066-006	MILANDER MANOR		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	Exterior Paint / Common Area Windows		\$97,000 2001
	Tub Replace & Kitchen Cabinets (50%)		\$150,000 2001
	Storm Panels (50%)		\$30,000 2001
	Reseal Parking Lot (50%)		\$36,000 2002
	Storm Panels (50%)		\$30,000 2002
	Reseal Parking Lot (50%)		\$35,691 2003
	New Roof (40%)		\$95,000 2003
	Toilets ADA		\$35,000 2003
	New Roof (60%)		\$115,000 2004
	Storm Panels / Window Replace		\$66,250 2004
Total estimated cost over next 5 years			\$689,941
FL29-P066-008	LA ESPERANZA		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Elevator Upgrade (70%)		\$100,000	2001

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	Storm Panels		\$39,000 2001
	Fire Sprinklers (50%)		\$50,000 2001
	Tub / Toilet Replace		\$155,000 2002
	Toilets ADA Requirement		\$35,000 2002
	Reseal Parking Lots Sidewalk Restoration		\$335,000 2003
	Bathroom / Kitchen Cabinets		\$305,900 2003
Total estimated cost over next 5 years			\$1,019,900
FL29-P066-010	BRIGHT VILLAS		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
Fire Sprinklers (50%)		\$110,000	2001
Storm Panels		\$39,000	2001

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
	New Kitchen / Bath Cabinets (50%)		\$130,000 2001
	Fire Sprinklers (50%)		\$110,000 2002
	New Roofs (60%) Handrail Installation (50%)		\$150,000 2002
	New Roofs (40%) Handrail Installation (50%)		\$110,000 2003
	Waterproofing & Exterior Paint		\$190,000 2004
Total estimated cost over next 5 years			\$839,000
FL29-P066-012	PROJECT 12		
Description of Needed Physical Improvement or Management Improvements		Estimated Cost	Plan Start Date (HA Fiscal Year)
A/C Central Units		\$158,000	2001
Re-roofing		\$80,000	2001
Fire Sprinklers (50%)		\$110,000	2002

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

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

Optional 5-Year Action Plan				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	Waterproofing & Exterior Paint		\$65,000	2002
	Bathroom / Kitchen Cabinets		\$145,000	2002
	Fire Sprinklers (50%)		\$110,000	2003
	Storm Panels		\$39,000	2004
Total estimated cost over next 5 years			\$707,000	
FL29-P066-016	PROJECT 16			
Description of Needed Physical Improvement or Management Improvements			Estimated Cost	Plan Start Date (HA Fiscal Year)
Waterproofing / Exterior Paint			\$65,000	2002
Irrigation System			\$25,000	2004
Storm Panels			\$39,000	2004

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

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

Optional 5-Year Action Plan				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Total estimated cost over next 5 years			\$129,000	
FL29-P066-020	RUTH A. TINSMAN			
Description of Needed Physical Improvement or Management Improvements			Estimated Cost	Plan Start Date (HA Fiscal Year)
Waterproofing & Exterior Paint			\$90,000	2004

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

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

Optional 5-Year Action Plan				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Total estimated cost over next 5 years			\$90,000	
FL29-P066-021	PROJECT 21			
Description of Needed Physical Improvement or Management Improvements			Estimated Cost	Plan Start Date (HA Fiscal Year)
None			\$0	

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

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

Optional 5-Year Action Plan			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
Total estimated cost over next 5 years			\$0

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Chapter 10
PET POLICY
[24 CFR 5.309]

INTRODUCTION

PHAs have discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This Chapter explains the PHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of this PHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the PHA.

The purpose of this policy is to establish the PHA's policy and procedures for ownership of pets in elderly and disabled units and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets

The PHA chooses not to publish rules governing the keeping of common household pets. Residents will comply with the dwelling lease, which requires that no animals or pets of any kind are permitted on the premises without prior written approval of the PHA. This does not apply to animals that are used to assist persons with disabilities.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them.

ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

Pet rules will not be applied to animals who assist persons with disabilities.

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability

A. MANAGEMENT APPROVAL OF PETS

All pets must be approved in advance by the PHA management.

The pet owner must submit and enter into a Pet Agreement with the PHA.

Registration of Pets

Pets must be registered with the PHA before they are brought onto the premises. Registration includes certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law, and that the pet has no communicable disease(s) and is pest-free.

Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Execution of a Pet Agreement with the PHA stating that the tenant acknowledges complete responsibility for the care and cleaning of the pet will be required.

Registration must be renewed and will be coordinated with the annual recertification date.

Approval for the keeping of a pet shall not be extended pending the completion of these requirements.

Refusal To Register Pets

The PHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the PHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

The PHA will refuse to register a pet if:

The pet is not a *common household pet* as defined in this policy;

Keeping the pet would violate any House Pet Rules;

The pet owner fails to provide complete pet registration information, or fails to update the registration annually;

The PHA reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation.

A resident who cares for another resident's pet must notify the PHA and agree to abide by all of the pet rules in writing.

B. STANDARDS FOR PETS

If an approved pet gives birth to a litter, the resident must remove all pets from the premises except one.

Pet rules will not be applied to animals who assist persons with disabilities.

Persons With Disabilities

To be excluded from the pet policy, the resident/pet owner must certify:

That there is a person with disabilities in the household;

That the animal has been trained to assist with the specified disability; and

That the animal actually assists the person with the disability.

Types of Pets Allowed

No types of pets other than the following may be kept by a resident.

Tenants are not permitted to have more than one type of pet.

1. Birds

Maximum number (2)

Must be enclosed in a cage at all times

2. Fish

Maximum aquarium size [10]

Must be maintained on an approved stand

C. PETS TEMPORARILY ON THE PREMISES

Pets which are not owned by a tenant will not be allowed.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the PHA.

State or local laws governing pets temporarily in dwelling accommodations shall prevail.

D. ADDITIONAL FEES AND DEPOSITS FOR PETS

Tenants with animals must pay a pet deposit.

An initial payment of [\$25.00] on or prior to the date the pet is properly registered and brought into the apartment, and;

The PHA reserves the right to change or increase the required deposit by amendment to these rules.

The PHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.

The PHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, the PHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by the PHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit;

Fumigation of the dwelling unit;

Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

E. ALTERATIONS TO UNIT

Residents/pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

F. PET WASTE REMOVAL CHARGE

A separate pet waste removal charge of [\$50.00] per occurrence will be assessed against the resident for violations of the pet policy.

Pet deposit and pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the PHA as the result of damages directly attributable to the presence of the pet will be the responsibility of the resident, including:

- * The cost of repairs and replacements to the dwelling unit;**
- * Fumigation of the dwelling unit.**

If the tenant is in occupancy when such costs occur, the tenant shall be billed for such costs as a current charge.

If such expenses occur as the result of a move-out inspection, they will be deducted from the pet deposit. The resident will be billed for any amount which exceeds the pet deposit.

The pet deposit will be refunded when the resident moves out or no longer has a pet on the premises, whichever occurs first.

G. PET AREA RESTRICTIONS

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

H. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

I. CLEANLINESS REQUIREMENTS

The resident/pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

J. PET CARE

No pet (excluding fish) shall be left unattended in any apartment for a period in excess of [24] hours.

All residents/pet owners shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must agree to exercise courtesy with respect to other residents.

K. RESPONSIBLE PARTIES

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

L. INSPECTIONS

The PHA may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed.

M. PET RULE VIOLATION NOTICE

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served.

The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

That the resident/pet owner has [7] days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation;

That the resident pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and

That the resident/pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

If the pet owner requests a meeting within the [7] day period, the meeting will be scheduled no later than [5] calendar days before the effective date of service of the notice, unless the pet owner agrees to a later date in writing.

N. NOTICE FOR PET REMOVAL

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The Notice shall contain:

A brief statement of the factual basis for the PHA's determination of the Pet Rule that has been violated;

The requirement that the resident /pet owner must remove the pet within [7] days of the notice; and

A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures.

O. TERMINATION OF TENANCY

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if:

The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and

The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

P. PET REMOVAL

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the Responsible Party designated by the resident/pet owner. Includes pets who are poorly cared for or have been left unattended for over [24] hours.

If the responsible party is unwilling or unable to care for the pet, or if the PHA after reasonable efforts cannot contact the responsible party, the PHA may contact the appropriate State or local agency and request the removal of the pet.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises

Q. EMERGENCIES

The PHA will take all necessary steps to insure that pets which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate State or local entity authorized to remove such animals.

If it is necessary for the HA to place the pet in a shelter facility, the cost will be the responsibility of the tenant/pet owner.

Reserved

Chapter 15

COMMUNITY SERVICE

[24 CFR 960.603-960.611]

INTRODUCTION

A. REQUIREMENT

Each adult resident of the HHA shall:

Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or

Participate in an economic self-sufficiency program (defined below) for 8 hours per month.

B. EXEMPTIONS

The HHA shall provide an exemption from the community service requirement for any individual who:

Is 62 years of age or older;

is a blind or disabled individual, as defined under section 216[i][I] or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual;

Is engaged in a work activity as defined in section 407[d] of the Social Security Act;

Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or

Is in a family receiving assistance under a State program funded under part A of title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The HHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The HHA will permit residents to change exemption status during the year if status changes.

C. DEFINITION OF ECONOMIC SELF-SUFFICIENCY PROGRAM

For purposes of satisfying the community service requirement, participating in an economic self-sufficiency program is defined, in addition to the exemption definitions described above, by one of the following:

Participating in the Family Self-Sufficiency Program and being current in the steps outlined in the Individual Training and Services Plan;

Participating in an educational or vocational training program designed to lead to employment, at least 30 hours per week;

Improving the physical environment of the resident's development;

Volunteer work in a local school, hospital, child care center, homeless shelter, or other community service organization;

Working with youth organizations;

Helping neighborhood groups on special projects;

Raising young (pre-school) children at home where spouse is working;

Participation in programs that develop and strengthen resident selfresponsibility such as:

Drug and alcohol abuse counseling and treatment

Household budgeting

Credit counseling

English proficiency;

Other activities as approved by the HHA on a case-by-case basis.

The HHA will give residents the greatest choice possible in identifying community service opportunities.

The HHA will consider a broad range of selfsufficiency opportunities.

D. ANNUAL DETERMINATIONS

Requirement – For each public housing resident subject to the requirement of community service, the HHA shall, 30 days before the expiration of each lease term, review and determine the compliance of the resident with the community service requirement.

Such determination shall be made in accordance with the principles of due process and on a nondiscriminatory basis.

E. NONCOMPLIANCE

If the HHA determines that a resident subject to the community service requirement has not complied with the requirement, the HHA shall notify the resident of such noncompliance, and that:

The determination of noncompliance is subject to the administrative grievance procedure under the HHA’s Grievance Procedures; and

Unless the resident enters into an agreement to comply with the community service requirement, the resident’s lease will not be renewed, and

The HHA may not renew or extend the resident’s lease upon expiration of the lease term and shall take such action as is necessary to terminate the tenancy of the household, unless the HHA enters into an agreement, before the expiration of the lease term, with the resident providing for the resident to cure any noncompliance with the community service requirement, by participating in an economic self-sufficiency program for or contributing to community service as many additional hours as the resident needs to comply in the aggregate with such requirement over the 12-month term of the lease.

Ineligibility for Occupancy for Noncompliance

The HHA shall not renew or extend any lease, or provide any new lease, for a dwelling unit for any household that includes an adult member who was subject to the community service requirement and failed to comply with the requirement.

F. HHA RESPONSIBILITY

The HHA will ensure that all community service programs are accessible for persons with disabilities.

The HHA will ensure that:

The conditions under which the work is to be performed are not hazardous;

The work is not labor that would be performed by the HHA’s employees responsible for

essential maintenance and property services; or

The work is not otherwise unacceptable.

G. HHA IMPLEMENTATION OF COMMUNITY SERVICE REQUIREMENT

The HHA will administer its own community service program, with cooperative relationships with other entities.

The HHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

The HHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.

The HHA will contract to a number of third parties to administer the community service program. Contractors will be chosen to perform the following functions:

Case management and monitoring

Placement in community service positions

Liaison to volunteer agencies

Drug and alcohol counseling

Community service activities in public housing developments

Hialeah Housing Authority

Resident Advisory Board

Velma Young
Clara Garcia
Miguel A. Rodriguez
Georgina Armenteros
Jose M. Leon
Iliana Negron

User26/2001plans/resadvisorybd

Hialeah Housing Authority

Resident Commissioner

Ms Berta Valls

This is a four year term commission seat.

Ms Valls was appointed on June 25, 1996 and her term as Resident Commissioner expires on February 14, 2001.

This commission seat is appointed by the Mayor of the City of Hialeah.

FIVE YEAR PLAN PROGRESS REPORT

FY 2000

Following are progress statements to the goals and objectives provided in the current 5Year Plan.

PHA Goal: Expand the supply of assisted housing.

1. In FY2000, we submitted applications for Mainstream, FairShare and F.U.P. vouchers and were awarded 100 FUP, 75 Mainstream and 277 FairShare Vouchers.
2. In an effort to reduce public housing vacancies, we continue to improve our turnover time for vacated units. Our PHAS advisory scores for Management Sub-Indicator scored an 8.0. We also conducted a Resident Satisfaction Survey to 559 public housing residents in an effort to increase customer satisfaction.

PHA Goal: Improve the quality of assisted housing.

1. We have made capital improvements to our housing stock in the amount of \$1,105,167 from the Capital Fund Program.

PHA Goal: Increase assisted housing choices

1. The Section 8 personnel continues to provide voucher mobility counseling every time a vouchers is issued to an applicant
2. We have conducted outreach efforts to potential voucher landlords thru a Mail-out to 3,200 landlords inviting them to a HUD Section 8 Landlord Outreach Workshop held September 12, 2000.

PHA Goal: Provide an improved living environment.

1. We have been successful in our deconcentration efforts by exceeding the 40% requirement to a 66.06% for all new admissions.
2. More strict screening of applicants have resulted in the denial of 8 applicants of public housing under the One Strike You Are Out policy.
3. A total of 8 families in public housing have been evicted under the One Strike You are Out policy.
4. We have applied and received \$255,813 PHDEP funding to continue public housing security improvements activities in Hoffman Gardens and Donald Scott Villas.
5. We are in the process of completing the application for the Designation of Public Housing for Occupancy by elderly families and near elderly families.

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

1. We have increase the number and percentage of employed persons in assisted families as follows:
Head of Household: With Wages, No Welfare: From 46% to 51%.
2. HHA in cooperation with Children and Families Services continue to operate the "One Stop FSS Center" at Hoffman Gardens development were we have assisted 1,497 residents in the area of employment, mental health services, credit counseling, employability skills training and other resident needs.
3. In an effort to improve the employability skills of our residents, 14 residents were tested at M-DCC Wolfson Campus for potential free registration in the CISCO Computer Program.
4. Dissemination of information for adult educational opportunities for English as a second language, GED, computers, Child Care, Flora Design, etc. are offered at South Hialeah Elementary Community School. Also, we co-sponsored a Job Fair in conjunction with the HUD field office on September 9, 2000.
5. In order to increase independence for the elderly or families with disabilities we have renewed the interagency agreements with 3 social service agencies, Citrus Health Network, Spinal Cord Living Assistance Development, Inc. and the Stein Gerontological Institute.
6. We are in the process of signing a Memorandum of Agreement with Jobs & Education Partnerships (JEP), which is currently administering the WAGES Program.

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

1. HHA continues to enforce the affirmative measures in its Admission and Occupancy Policies and in the Section 8 Administrative Plan to assure all families the opportunity to apply and qualified for housing.
2. Fair Housing information is distributed to all applicants during the family briefing session in conjunction with the Discrimination Complaint form, which are part of the applicant's briefing packet.
3. All of HHA's units designated for persons with disabilities are fully occupied.