

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016 NOTE: This form has an expiration date that has passed, but this is the latest version.
-----------------------------------	---	---

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: City of Miami PHA Code: FL145</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2020 (2020-2024)</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><u>Location where 5-Year PHA Plan is available for Inspection</u> <i>Copies of the 5-Year plan can be obtained at Department of Housing and Community Development main offices located at 14 NE 1st Avenue, 2nd Floor, Miami, FL 33132.</i></p> <p><i>The City of Miami is a "Qualified PHA" which means that the City is exempt from preparing and submitting an annual Action Plan as prescribed by the Housing and Economic Development Act (HERA), Title VII, Small Public Housing Authorities Paperwork Reduction Act.</i></p> <p><u>Annual Public Hearing</u> <i>The Public Hearing in relation to the 5-Year plan took place on April 16, 2020 at the Department of Housing and Community Development, 14 NE 1st Avenue, 2nd Floor, Miami, FL 33132</i></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="203 1558 1461 1738"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B.	<p>5-Year Plan. Required for <u>all</u> PHAs completing this form.</p>
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p><i>The primary objective of the City of Miami Section 8 Housing Program is to assist eligible low-income families obtain decent, safe, and sanitary housing. The mission of the City of Miami Department of Housing and Community Development through its Section 8 program is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</i></p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p><i>The public housing goals detailed in this section provide a summary of the goals and objectives of the City’s plan for Housing Choice Voucher and Moderate Rehabilitation programs. Though the City of Miami does not operate any public housing, it is responsible for a limited number of Housing Choice Vouchers (Section 8) and Moderate Rehabilitation units. These are housing assistance programs developed to assist eligible low-income families to receive rental subsidies that enables them to afford standard units. The Department of Housing and Community Development is the City’s designated Housing Agency (HA). Below are outlined the key goals and objectives identified in the plan:</i></p> <p>1. <u>Increase the availability of decent, safe, and affordable housing</u></p> <p><i>Improve the quality of assisted housing:</i></p> <ul style="list-style-type: none"> a) <i>Continue maintaining a high performer status with the Section 8 Management Assessment Program (SEMAP);</i> b) <i>Increase customer satisfaction and implement customer satisfaction surveys;</i> c) <i>Provide replacement vouchers: by applying for replacement vouchers in the event that expiring Section 8 Moderate Rehabilitation contracts are not renewed;</i> d) <i>Continue conducting HQS Quality Control inspections to ensure accuracy and correctness of annual HQS inspections.</i> <p><i>Increase assisted housing choices:</i></p> <ul style="list-style-type: none"> a) <i>Conduct outreach efforts to potential voucher landlords.</i> <ul style="list-style-type: none"> ▪ <i>The City will offer regular outreach through the distribution of program marketing materials targeting multi-family housing landlords. Also, the City will conduct prospective landlord workshops to explain program rules and regulations.</i> <p>2. <u>Increase the supply of affordable housing</u></p> <ul style="list-style-type: none"> a) <i>Apply for additional Housing Choice Voucher when and if they become available;</i> b) <i>Remain open to the possibility of accepting protected vouchers at the request of the local HUD field office.</i> c) <i>Continue to allocate federal, state, local funding and leverage private investment for the development of additional housing opportunities. The City of Miami will invest approximately \$100 million through the Miami Forever Bond in order to build a stronger, more resilient future for Miami.</i>

Strategic Goal 3: Ensure Equal Opportunity in Housing

Affirmatively further fair housing:

- a) 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.
- b) Assist persons with disabilities by attending to reasonable accommodation requests.

Strategic Goal 4: Adherence to the Violence Against Women Act (VAWA)

Exercise compliance with the Violence Against Women Act:

The City's administrative plan ensures that it does not deny admission or terminate assistance, tenancy or occupancy rights of such victims and their immediate family members when the reason for denial/termination is directly related to such violence, unless the member is the perpetrator.

Program participants and landlords are informed of their rights and responsibilities under this act.

The City of Miami may refer applicants and participants to the Miami-Dade County Coordinated Victims Assistance Program (CVAP), specifically to institutions that provide support and services for victims of domestic violence. There are several counseling services throughout the county that can assist with emotional concerns. Each instance will be evaluated & treated on a case-by-case basis.

In addition, through the CVAP, the City will work to provide, when needed, transitional housing, emergency housing, or temporary shelter.

The City also refers participants to the Miami-Dade County Domestic Crimes Bureau. This entity is responsible to counsel and prevent domestic violence, as well as protect domestic violence victims. Any information provided to victims is kept confidential.

The City will ensure that employee training content includes the protections provided by VAWA and the City's policies to support victims of domestic violence, sexual assault or stalking

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Increase the Availability of Decent, Safe, and Affordable Housing

- The City has maintained its leasing rate for the HCV at over 98% in FY2018-2019 and it is a "High Performer" under HUD's section 8 Management Assessment Program certification (SEMAP). In addition, the City was able to assist HUD in relocating 28 residents with special protected vouchers for a HUD-administered building that had an expiring Section 8 contract.
- The City continued marketing its Section 8 program to potential future landlords by having available brochures and information directly addressing landlord recruitment on HCD's website.
- Affordable Housing has been a focal point for the City. During the last 5-Year PHA Plan period, the City of Miami was able to bring over 1,200 affordable housing units to the market and currently has close to 1,823 additional affordable housing units in different stages of contracting and production.

Improve Community Quality of Life and Economic Vitality

In the past 5 years, the City has undergone extensive affordable housing development and community revitalization efforts. The City's Office Capital Improvement (OCI) has worked in a number of street and water and sewer projects aimed to improve the quality of life for its residents and the HCD continues to

	<p><i>provide economic opportunities to small business through its technical assistance and micro business enterprise programs.</i></p> <p><u><i>Ensure Equal Opportunity in Housing</i></u> <i>The City again contracted with HOPE, Inc. to conduct Fair Housing and Equal Opportunity trainings, workshops, and active testing to identify potential housing discrimination. HOPE, Inc. also provides the City with up-to-date counts on housing discrimination claims filed in the City and identifies underserved areas in relation to fair housing violations or impediments.</i></p> <p><u><i>Adherence to the Violence Against Women Act (VAWA)</i></u> <i>The City was compliant with the VAWA Act by introducing proper language in its Administrative Plan and trained its staff on new policies that included protections provided by VAWA and internal policies to support victims of domestic violence, sexual assault or stalking.</i></p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><i>The City of Miami HCD is fully complying with the Violence Against Women Act (VAWA). The HCD introduced a new program directive addressing new VAWA requirements in 2017 and has been strictly following its instructions. City staff has been trained regarding the protections afforded by VAWA and fully understand the steps necessary to follow whenever confronted with cases involving domestic violence, dating violence and stalking. Information about VAWA is provided to all HCV and Mod-Rehab participants at time of admission and/or recertification.</i></p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><i>A significant amendment or modification to the 5-Year Plan would occur if the City were to implement changes of a significant nature to the Total Tenant Payment, to any waitlist policy, or to the policies related to admitting clients into the program.</i></p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><i>A 45-day public comment period too, place from March 2, 2020 through April 16, 2020</i></p>

B.7 Certification by State or Local Officials.

[Form HUD 50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

DRAFT