

# Summary of the Propose FY 2025-2026 Annual Public Housing Agency Plan

## - Public Housing Program

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Attachment	Program	Page	Annual Plan Section	Type of Revision D=Discretionary R=Regulatory	Source of Revision	Proposed FY 2025-2026 Annual Plan <u>Underline Words were Added</u> <u>Strike-out Words were Deleted</u>
B.1	PH	2	PH-B.1(I)(A)	Regulatory	24 CFR § 903.7	<u>Updated Numbers Chart of Housing Needs of Families in the Jurisdiction/s Served</u>
B.1	PH	3	PH B.1(I)(B)(1)(4)	Discretionary	PIH Notice 2024-17	<u>PHCD as applied apply for available streamlined waivers to expedite admissions for persons experiencing homelessness for HCV and PBV programs (i.e., Notice PIH 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that PHCD must follow during the period the waiver is in effect.</u>
<b>II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</b>						
B.1	PH	4	PH B.1(II)(B)(2)	Discretionary	PHCD	<u>(1)On September 17, 2024, the Miami Dade County Board of County Commissioners adopted Resolution R-812-24 that authorized the dissolution of the public housing waiting as of October 1, 2024, and the opening of a new public housing waiting list from October 15, 2024, to November 11, 2024.</u>
B.1	PH	4	PH B.1(II)(B)(2)(c)	Discretionary	24 CFR § 960.206	<u>May establish a residency preference for persons that reside anywhere in Miami-Dade County, including families who work or have been hired to work in Miami-Dade County.</u>
B.1	PH	4	PH B.1(II)(B)(2)(c)	Discretionary	24 CFR § 960.206 PIH Notice 2023-13	<u>•Homeless as preference verified by the Miami-Dade County Homeless Trust in accordance with PIH Notice 2023-13</u>
B.1	PH	4	PH B.1(II)(B)(2)(c)	Regulatory	HOTMA HCV and PBV Final Rule	<u>•A selection preference for a participant under PHCD's Housing Choice Voucher Program or Project Based Voucher that lost their assisted housing because the private owner failed the HQS inspection, and the family has been unable to lease a new unit within the period provided by PHCD.</u>

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<b>B.1</b>	PH	4-5	PH B.1(II)(B)(2)(c) (2)	Discretionary	24 CFR § 982 Subpart E	<u>(2)Change of Program Special Admission: PHCD may, at its sole discretion, for humanitarian reasons, including but not limited to, reasonable accommodation for a family member with disabilities, refer them to another PHCD program (such as the Public Housing Program). This family may be placed on PHCD's waiting list even if the waiting list is otherwise closed or may already be on PHCD's waiting list. PHCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of PHCD's Director or designee is required.</u>
<b>III. Financial Resources.</b>						
<b>B.1</b>	PH	5	PH B.1(III)(B)	Regulatory	24 CFR § 903.7	Projected annual financial resources for the Housing Choice Voucher Program
<b>IV. Rent Determination</b>						
<b>B.1</b>	PH	6	PH B.1(IV)	Regulatory	30-Day Notification Requirement Prior To Termination of Lease for Nonpayment of Rent, Final Rule, 12/23/2024	<u>C. Pursuant to HUD's Final Rule on the "30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent" published December 13, 2024,</u>
<b>B.1</b>	PH	6	PH B.1(IV)	Discretionary	HOTMA PIH Notice 2024-38	<u>HUD has delayed the implementation of HOTMA policies and PIH Notice 2023-27. PHCD is awaiting further guidance from HUD regarding the implementation and compliance date for various provisions of HOTMA pertaining to Sections 102 and 104.</u>
<b>V. Operation and Management</b>						
<b>B.1</b>	PH	6	PH B.1(V)	Discretionary	24 CFR § 960.206	<u>May establish a residency preference for persons that reside anywhere in Miami-Dade County, including families who work or have been hired to work in Miami-Dade County.</u>
		6	PH B.1(V)	Discretionary	24 CFR § 960.206 PIH Notice 2023-13	<u>•Homeless as preference verified by the Miami-Dade County Homeless Trust in accordance with PIH Notice 2023-13</u>
		6	PH B.1(V)	Regulatory	HOTMA HCV and PBV Final Rule	<u>•A selection preference for a participant under PHCD's Housing Choice Voucher Program or Project Based Voucher that lost their assisted housing because the private owner failed the HQS inspection, and the family has been unable to lease a new unit within the period provided by PHCD.</u>
		6	PH B.1(V)	Discretionary	24 CFR § 982 Subpart E	<u>(2)Change of Program Special Admission: PHCD may, at its sole discretion, for humanitarian reasons, including but not limited to, reasonable accommodation for a family member with disabilities, refer them to another PHCD program (such as the Public Housing Program). This family may be placed on PHCD's waiting list even if the waiting list is otherwise closed or may already be on PHCD's waiting list. PHCD will confirm that the tenant is in compliance with all assisted housing tenant and lease obligations. Approval of PHCD's Director or designee is required.</u>
		6	PH B.1(V)	Discretionary	PIH Notice 2024-17	<u>(5) Pursuant to PIH Notice 2024-17, PHCD has been granted two regulatory waivers applicable to persons experiencing homelessness to expedite admission</u>

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		6	PH B.1(V)	Regulatory	PIH Notice 2024-38	<p>b) On December 17, 2024, HUD issued notice PIH 2024-38, which provided updated guidance to PHAs on compliance with HOTMA including but not limited to income exclusions and definitions. These provisions are to take effect no later than July 1, 2025.</p> <p>c) Propose HOTMA Discretionary Polices</p>
		6	PH B.1(V)	Discretionary	PIH Notice 2023-27	<p>1. <input type="checkbox"/> PHCD may accept a statement why an applicant or addition to household cannot obtain their social security card (SSN), and what their SSN is together with a document stating the person's name (such as bank statement, utility or cell phone bill, benefit letter, etc., that contains the name of the individual). Upon admission, SSN verification must be completed within 90 days.</p>
		7	PH B.1(V)	Discretionary	PIH Notice 2023-27	<p>2. <u>Financial Hardship:</u> PHCD may extend child-care expenses, health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses to qualifying families for one additional 90-day period.</p> <p>3. PHCD may accept an original or authentic document generated by a third-party source dated within 120 days of the date received by the PHCD. For fixed-income sources, a statement dated within the appropriate benefit year is acceptable documentation.</p> <p>4. PHCD will not apply the asset limitation for participants/residents of Public Housing.</p>
<b>II. Mixed-Finance Modernization or Development.</b>						
<b>B.2</b>	PH	3	PH B.2 (II)(6)	Discretionary	PIH Notice 2023-19	PHCD may convert existing Public Housing developments to Site Based Voucher (PBV) under RAD including through HUD's Faircloth/Restore-Rebuild-to-RAD program in which PHCD may convert all or a portion of units in mixed-finance developments to Site-Based Voucher (PBV) under RAD.
<b>III. Demolition and/or Disposition.</b>						
<b>B.2</b>	PH	3-27	PH B.2 (III) (a)	Discretionary	PIH Notice 2025-03	Updated dates and added "Faircloth/Restore-Rebuild-to-RAD Conversion"
<b>B.2</b>	PH	27-31	PH B.2 (III) (b)	Discretionary	PHCD	Updated dates

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<b>IV. Designated Housing for Elderly and/or Disabled Families.</b>						
<b>B.2</b>	PH	31	PH B.2 (IV)	Regulatory	24 CFR Part 945	Application status updated to read: Renewal to be submitted in 2025
<b>B.2</b>	PH	45,60 66, & 67	PH B.2 (VI)	Discretionary	RAD Statute	1) Harry Cain and Claude Pepper: possible change to elderly preference/ Heritage Village: changed bedroom configuration/Type
<b>B.2</b>	PH	77-82	PH B.2 (VI)	Discretionary	PIH Notice 2025-03	2) Potential Faircloth/Restore-Rebuild-to-RAD Conversions: Jefferson Apartments, Meridian Place, Westchester, Gran Via, Senator Villas, 9250 W. Flagler Streets, Flagler Villas I & II, Gallery at SoMi Parc, Gison Plaza, and River Parc 8, 9, & 10
<b>I. Increase the availability of affordable housing that reflect HUD and local requirement.</b>						
<b>B.3</b>	PH	1	PH B.3 (I)(B)(3)	Discretionary	PHCD	PH developments have been converted to PBV under RAD that may include units under regular PBV (Section 18 /RAD Blend option) -Jose Marti Villas -Joe Moretti Phase 1 and 2
<b>Appendix D</b>						
<b>Appendix D</b>	PH	2,3,5 and 6	A,B,G,K,M, and N	Discretionary	PHCD	Project configuration Revised: Haley Sofge, Jose Marti Villas, Homestead Gardens, Perrine Gardens & Perrine Villas, and Heritage Village & Moody Gardens
<b>Appendix D</b>	PH	7	O	Discretionary	PHCD	Added Project: Harry Cain
<b>Appendix D</b>	PH	8	P	Discretionary	PIH Notice 2025-03	Development Information: Potential Faircloth/Restore-Rebuild-to-RAD Conversions

# Summary of the Propose FY 2025-2025 Annual Public Housing Agency - Housing Choice Voucher

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<b>I. Statement of Housing Needs and Strategy for Addressing Housing Needs.</b>						
B.1	HCV	11	HCV-B.1(I)(A)	Regulatory	24 CFR § 903.7	<u>Updated Numbers Chart of Housing Needs of Families in the Jurisdiction/s Served</u>
B.1	HCV	12	HCV B.1(I)(B)(1)(a)(4)	Discretionary	PIH Notice 2024-17	<u>PHCD as applied apply for available streamlined waivers to expedite admissions for persons experiencing homelessness for HCV and PBV programs (i.e., Notice PIH 2024-17). When granted, these waivers will remain in effect for a period of 12 months following approval and will provide alternative requirements that PHCD must follow during the period the waiver is in effect.</u>
<b>II. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</b>						
B.1	HCV	13	HCV B.1(II)(B)(8)	Discretionary	24 CFR § 983.251(c)	<del>(8) Subject to approval by the Board, PHCD proposes to</del> establish a site-based waiting lists for its Section 8 Project-Based Voucher Program beginning in 2025 and pursuant to the following policies: • Interested families will apply with PHCD. • Adopted admission preferences will be available for applicants to request. • <u>The site-based waiting list may remain perpetually open.</u>
<b>III. Financial Resources.</b>						
B.1	HCV	15	HCV B.1(III)(B)	Regulatory	24 CFR § 903.7	Projected annually financial resources for the Housing Choice Voucher Program
<b>IV. Rent Determination</b>						
B.1	HCV	15	HCV B.1(IV)	Required	HOTMA PIH Notice 2024-38	<u>HUD has delayed the implementation of HOTMA policies and PIH Notice 2023-27. PHCD is awaiting further guidance from HUD regarding the implementation and compliance date for various provisions of HOTMA pertaining to Sections 102 and 104.</u>

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<b>V. Operation and Management</b>						
B.1	HCV	16	HCV B.1(V)	Discretionary	PIH Notice 2024-17	(2) <input type="checkbox"/> Pursuant to PIH Notice 2024-17, PHCD has been granted two regulatory waivers applicable to persons experiencing homelessness to expedite admission.
B.1	HCV	16	HCV B.1(V)	Discretionary	PHCD	(3) PHCD will not require persons of the same sex but different generational relationship to share the same bedroom.
B.1	HCV	16	HCV B.1(V)	Regulatory	24 CFR § 983.251(e) (2) (II)	(4) <input type="checkbox"/> Good cause to refuse PBV units: In circumstances when an applicant refuses a housing offer due to good cause, the applicant is not removed from the waitlist and maintains their waitlist position. Examples include applicant is in the hospital, serving on a sequestered jury, and when the unit is inappropriate for their disabilities.
B.1	HCV	16	HCV B.1(V)	Regulatory	PIH Notice 2024-38	b) <input type="checkbox"/> On December 17, 2024, HUD issued notice PIH 2024-38, which provided updated guidance to PHAs on compliance with HOTMA including but not limited to income exclusions and definitions. These provisions are to take effect no later than July 1, 2025.
B.1	HCV	16	HCV B.1(V)	Discretionary	PIH Notice 2023-27	1. <input type="checkbox"/> PHCD may accept a statement why an applicant or addition to household cannot obtain their social security card (SSN), and what their SSN is together with a document stating the person's name (such as bank statement, utility or cell phone bill, benefit letter, etc., that contains the name of the individual). Upon admission, SSN verification must be completed within 90 days.

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B.1	HCV	16	HCV B.1(V)	Discretionary	PIH Notice 2023-27	<p>2. <u>Financial Hardship: PHCD may extend child-care expenses, health and medical care expenses and reasonable attendant care and auxiliary apparatus expenses to qualifying families for one additional 90-day period. An additional 90-day period for financial hardship may be granted for different circumstances than the one requested for the first 90-day period.</u></p> <p>3. <u>PHCD may accept an original or authentic document generated by a third-party source dated within 120 days of the date received by the PHCD. For fixed-income sources, a statement dated within the appropriate benefit year is acceptable documentation.</u></p> <p>4. <u>PHCD will not apply the asset limitation for participants/residents of the applicable Section 8 programs.</u></p>
B.1	HCV	16-17	HCV B.1(V)	Discretionary	HOTMA Voucher and PBV Final Rule PIH Notice 2024-19	<p>1. <u>Provides an admission preference for participants under PHCD's Housing Choice Voucher Program or Project Based Voucher that have lost their assisted housing, because the private owner failed HQS and the family has been unable to lease a new unit within the period provided by PHCD.</u></p> <p>2. <u>Owners will not be assessed a reinspection fee.</u></p> <p>3. <u>PHCD will not establish owner-maintained site-based PBV waiting list.</u></p> <p>4. <u>The Small Area Fair Market Rents will not apply to PHCD's PBV program.</u></p> <p>5. <u>PHCD may use the streamlined income determination to adjust a family's income according to the percentage of a family's unadjusted income that is from fixed income.</u></p>
<b>VII. Homeownership Programs.</b>						
B.1	HCV	17	HCV B.1(VII)	Discretionary	PHCD	Currently there are <u>141</u> 472 families in the program.

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<b>III. Demolition and/or Disposition.</b>						
B.2	HCV	84	HCV-B.2(III)	Discretionary	PIH Notice 2023-19	PHCD may convert existing Public Housing developments to Site Based Voucher (PBV) under RAD including through HUD's Faircloth/ <u>Restore-Rebuild-to-RAD</u> program in which PHCD may convert all or a portion of units in mixed-finance developments to Site-Based Voucher (PBV) under <u>RAD</u> .
<b>X. Project-Based Vouchers</b>						
B.2	HCV	85-86	HCV-B.2(X)	Discretionary	HOTMA Voucher and PBV Final Rule PIH Notice 2024-19	A. <u>PHCD is permitted by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) to project-base an additional 10% of units meeting certain conditions, and is permitted to exclude certain PBV units from the calculation of the PBV percentage limitation.</u>
B.2	HCV	86	HCV-B.2(X)	Discretionary	PHCD	Added two project-based properties: <u>Sawyer's Walk &amp; Lincoln Garden Elderly</u>
B.2	HCV	87	HCV-B.2(X)	Discretionary	PHCD	PHCD may select additional projects for PBV assistance. <u>PHCD's Administrative Plan describes the procedures for submission and selection of PBV proposals under methods of competitive selection and circumstances under which exceptions to competitive selection may be granted.</u>