

MIAMI-DADE HOUSING AGENCY

Statement of Progress in Meeting the 2005-2009 Five-Year Plan Mission and Goals

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

- MDHA has met its 95% occupancy rate goal.
- The Tenant-based and Project-based waiting lists were opened during a two-week application period held April 18-29, 2005. MDHA received approximately 44,000 applications of which 41,500 were accepted and 3,500 rejected for incomplete information.

Goal: Improve community quality of life and economic vitality.

- MDHA designed a prototype “Wellness Center” as a component of its Aging in Place initiative for the prevention of premature institutionalization of elderly and disabled residents.
- MDHA finalized the construction of the Ward Towers Assisted Living Facility.
- USHUD approved MDHA’s Designated Housing Plan, designating 2,598 units for occupancy by elderly families only.
- ALC assisted a total of 89 families that were affected by Hurricane Wilma to find assisted housing.
- Continue partnership with Team Metro to provide Government on the Go Bus at all public housing developments.
- MDHA has entered into a collaborative partnership with Miami Dade Weed & Seed Program funded by the US Department of Justice, for a technology learning center at Liberty Square.
- MDHA will continue developing partnerships with the City of Miami, The Trust for Public Lands and other community organizations and faith based programs.

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

- Since June 1999, when Housing Choice vouchers were made available to class members of the Adker Consent Decree, the success rate by class members in making desegregated moves has been about 53 percent. As of December 31, 2007, approximately 1,633 class members, who received mobility counseling from the Dewey W. Knight/Ann-Marie Adker Fair Housing Center, have been able to lease a unit in the private market. Of these moves, 845 were desegregative, that is, the leased unit was located in a census tract where the race of the class member did not predominate.
- Conducted Reasonable Accommodation Policy and Procedure training to MDHA staff from May through July 2005.
- Developed a more comprehensive section serving the special needs population on the April 2005 Housing Application form.
- Major activities undertaken under the Voluntary Compliance Agreement (VCA):
 1. In 2005, commenced modifications to make MDHA Administrative Offices accessible to individuals with disabilities. In 2006, completed repairs to all cited deficiencies other than those for which MDHA has requested alternate means of compliance.
 2. Adopted and fully implemented the major reasonable accommodation provisions included in the Reasonable Accommodation Policy and Procedures (Appendix IV of the amended ACOP) by training the regional and site managers.
 3. Since 2005 commenced distribution of the Reasonable Accommodation Policy and Procedures to applicants at lease signing, and to residents at the annual reexamination.

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4. Trained site managers to maintain logs indicating the date/time reasonable accommodation requests are received and the date/time the requests are sent to the ADA Coordinator.
5. Selected a contractor to conduct an assessment and prepare UFAS-accessible unit plan on MDHA units and non-housing programs. The kick-off meeting was on March 6, 2007.
6. Selected a contractor to review and certify the UFAS modifications made pursuant to the VCA. The kick-off meeting was on June 8, 2007.
7. On January 23, 2007, USHUD approved the Educational Program for current and new employees regarding MDHA's duties, responsibilities and procedures under the VCA.
8. Hired a VCA Administrator. By December 31, 2007, 546 current employees had been trained.
9. Submitted a draft Section 504 Needs Assessment to USHUD for approval.
10. In 2006, distributed notices regarding Section 504, ADA and/or Fair Housing Act requirements to MDHA employees, and on January 2007, began the distribution to residents.
11. Reviewed emergency procedures to ensure that the needs of persons with disabilities are addressed.
12. Modifications to make 55 units interiors accessible were undertaken in 2007.

Goal: Improve the quality of assisted housing.

- Ongoing Quality Assurance Review (QAR) program of residents' files to reduce rent and income calculation errors to achieve standardization, consistency and enhance operations as USHUD requirements become more precise.
- Revised the Section 8 New Construction dwelling lease for the eight (8) publicly owned Section 8 New Construction developments managed by the Public Housing Division, effective October 1, 2005, trained staff, distributed it to the Resident Council Presidents and translated it into Spanish and Creole.
- The Department of Human Services (DHS) provides community and supportive Services to MDHA's residents on behalf of the agency. These services include the meals and supportive services at three elderly/disabled sites; self-sufficiency case management; and vacancy reduction assistance for new housing clients.
- Revised the Admission and Continued Occupancy Policy (ACOP) and Section 8 Administrative, effective July 20, 2007, and distributed it to the Resident Council Presidents.

Scott/Carver HOPE VI updates:

- MDHA is in the process of procuring through a Request for Qualifications (RFQ) the services of a developer team for Phase 2.
- Relocation Program: The relocation of families out of the Scott/Carver site was completed on July 3, 2005. Tracking of the families is ongoing through a cooperative arrangement with the Department of Human Services (DHS), and MDHA's newsletters and requests for residents to report changes of address.
- Monthly HOPE VI meetings are held the third Thursday of each month.

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- Demolition: Demolition of Sector I was completed in August 2004, demolition of Sector IV and Carver Homes were completed in April 2005, and demolition of Sectors II and III was completed on December 2006. Four of the 850 units still remain. Demolition or rehabilitation of these units may occur within the next year, as MDHA continues assessing the best utilization of these units.

Goal: Expand the supply of assisted housing.

- MDHA received funding for 450 Housing Choice Vouchers to assist with relocation of the Scott Homes and Carver Homes families as part of the HOPE VI revitalization plan. MDHA used approximately 261 of its own vouchers for a total of 711 Section 8 vouchers to relocate Scott/Carver residents.
- MDHA received \$2 million in new funding and \$4 million in renewal funding to provide housing for homeless individuals and families with disabilities.
- MDHA has entered into a contract to assist 50 units under the Project-Based Voucher program.
- MDHA entered into a Housing Assistance Payment (HAP) contract for two (2) additional Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) projects for the homeless, for a total of six (6) SRO projects.

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

- Public Housing Residents purchased 7 homes and Section 8 residents purchased 17 homes throughout MDHA Homeownership programs during Fiscal Year 2006-2007.
- MDHA will continue to identify an entity to establish a Public Housing Resident Orientation program.
- MDHA will continue providing Section 3 business applications on-line, promoting its Section 3 training employment and contracting opportunities and increasing the number of Section 3 employed persons.

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

- There are 101 units at the Helen Sawyer Assisted Living Facility (ALF), 81 zero bedrooms and 20 one bedrooms. Currently Helen Sawyer ALF is 91% occupied.
- As of April 2006, ALC has screened and determined eligibility for over 97 elderly persons and transferred three (3) existing residents to the Ward Towers ALF. The development is presently 100% occupied.

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

- Public Housing FSS Program size had a decrease from 134 to 113 program participants. Twenty-one (21) residents exited the FSS program for completion of the Contract of Participation or non-compliance.
- Section 8 FSS Program size decreased from 290 to 257 program participants.
- As of October 2007, there were approximately 51 Public Housing and 80 Section 8 program participants with an escrow balance.

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- To improve distribution of the information about the FSS program in an effort to encourage and increase program participation by increasing outreach activities such as: Job Fair, Education Fair and Assistance with resume and interview techniques.
- MDHA requires FSS program participants to communicate with FSS Coordinator's office every quarter.