

**Hialeah Housing Authority
Annual Plan 2021**

Streamlined Annual PHA Plan (High Performer PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577- 0226 Expires: 02/29/2016
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

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A.	PHA Information.
A.1	<p>PHA Name: <u>Hialeah Housing Authority</u> PHA Code: <u>FL066</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>January 1, 2021</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>1117</u> Number of Housing Choice Vouchers (HCVs) <u>5187</u> Total Combined Units/Vouchers <u>6304</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The specific location where the public may obtain copies of the PHA Plan is at the main administrative office of the Hialeah Housing Authority and at the (8) Asset Management Project (AMP) Offices at the following addresses:</p> <p>Hialeah Housing Authority 75 East 6th Street Hialeah, Florida 33010</p> <p>AMP 01 (FL066-000010) Ashley Plaza, Holland Hall 70 East 7th Street Hialeah, Florida 33010</p> <p>AMP 02 (FL066-000020) Vivian Villas 4650 W 12 Avenue Hialeah, Florida 33012</p>

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A.1 Hialeah, Florida 33012 AMP 03 (FL066-000030) Hoffman Gardens
7650 W 8 Avenue
Hialeah, Florida 33014

AMP 04 (FL066-000040) Donald F. Scott, Project 21
425 W 25 Street
Hialeah, Florida 33010

AMP 05 (FL066-000030) Milander Manor
815 W 75 Street
Hialeah, Florida 33014

AMP 06 (FL066-000060) La Esperanza
1770 W 44 Pl.
Hialeah, Florida 33012

AMP 07 (FL066-000070) Bright Villas, Dale Bennett, Raul Martinez
6329 W 24 Avenue
Hialeah, Florida 33016

AMP 08 (FFL066-000080) Ruth Tinsman
6546 W 24 Avenue
Hialeah, Florida 33016

PHA Consortia (Check box if submitting a Joint PHA Plan and complete table below)

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:					

Annual Plan Elements	
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p><u>YES</u> Statement of Housing Needs and Strategy for Addressing Housing Needs <u>YES</u> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <u>YES</u> Financial Resources. <u>NO</u> Rent Determination. <u>NO</u> Homeownership Programs. <u>NO</u> Pet Policy. <u>NO</u> Substantial Deviation. <u>NO</u> Significant Amendment/Modification.</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review</p> <p>Please see the following Hialeah Housing Authority Deconcentration Policy</p> <p><u>DECONCENTRATION OF POVERTY AND INCOME-MIXING</u></p> <p>HHA’s admission policy is designed to provide for deconcentration of poverty and income-mixing bringing higher income tenants into lower income projects and lower income tenants into higher income projects.</p> <p>Gross annual income is used for income limits at admission, income targeting, and for income-mixing purposes.</p> <p><u>Deconcentration and Income-Mixing Goals</u></p> <p>HHA’s deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit higher income families to lower income developments, and lower income families to higher income developments.</p>

B.1 Project Designation Methodology

Annually, the PHA will determine the average income of all families residing in general occupancy developments

The PHA will then determine the average income of all families residing in each general occupancy development.

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for general occupancy developments.

If a covered development is both below the 30 percent area-wide median and above the 115 percent income average for PHA-wide covered developments, it will be considered to be within the EIR.

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan. Any deconcentration policy as needed is described in the PHA Plan.

Deconcentration Policy

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the PHA shall list these covered developments in the PHA Annual Plan.

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Skipping a family on the waiting list to reach another family in an effort to further the goals of the PHA's deconcentration policy:

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy. However, the PHA shall uniformly limit the number of offers received by applicants [and transfer families], described in this Chapter.

B.1 Deconcentration Compliance

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the deconcentration requirement. **(Please see page # 25 for the annual analysis of family developments to continue to de-concentrate poverty and assure income-mixing).**

(c) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Please see the following revised elements:

Statement of Housing Needs and Strategy for Addressing Housing Needs-Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

The 2019 Rental Market Study conducted by the Shimberg Center for Housing Studies of the University of Florida (<http://flhousingdata.shimberg.ufl.edu/2016-rental-market-study.pdf>) states that an “estimated 1,078,325 renter households in the state of Florida in 2016 have incomes at or below 60 percent of AMI, amounting to 43 percent of all renter households and that of these households, 756,648 (70 percent) are cost burdened”. Further, the study also determined that in Miami Dade County, where the City of Hialeah is located, 128,601 families are renters whose income is less than or equal to 60 % of the Area Median Income and who are paying more than 40 % of their income, finally concluding that renter households exceed affordable and available units at the 0-30 percent and 0-40 percent AMI level. In Miami Dade County they found only 37 affordable/available units per100 renters. Notice that of all the areas tested throughout South Florida Miami-Dade/Monroe is the most extreme case; with the number of households in both the 0-30 and 30-60 percent AMI ranges far exceeding the number of affordable and available units, and it shows that the deficit at the 0-60 percent AMI level in Miami Dade/Monroe rises to 86,905 households. The study provides information about the housing needs of renter households that are low-income (with incomes at or below 60 percent of area median income, or AMI) and cost burdened (paying at least 40 percent of income toward gross rent).

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B.1 The Study provides 2019 estimates of low income, cost burdened renter households by county, with additional detail about household size and householder age; a comparison of the number of low-income households with the rental units that are affordable and available to them. Specifically, the data for Miami-Dade County, Florida includes:

1. Low Income (<60% AMI), Cost Burdened (>40%) Renter Households in Miami-Dade County, Florida, 2019.
2. Number of Low Income (<60% AMI), Cost Burdened (>40%) Renter Households in Miami-Dade County, Florida, 2019.
3. Low Income (<60% AMI), Cost Burdened (>40%) Renter Households by Household Size in Miami-Dade, Florida, 2019.
4. Low Income (<60% AMI), Cost Burdened (>40%) Renter Households by Age of Households in Miami-Dade County, Florida, 2019.
5. Renter Households by Detailed income and Cost Burden in Miami-Dade County, Florida, 2019.
6. Difference Between Affordable and Available Rental Housing Units and Renter Households by Income in Miami-Dade County, Florida, 2013-2017 5-Year Estimate.
7. Affordable and Available Rental Units per 100 Renters, 2013-2017 5-Year Estimate.

(Please see Attachment FL066a01 for a copy of the 2019 Rental Market Study)

Affordable Rental Housing Trends : South Florida

This brief updates the analysis of rental housing affordability trends in Florida from the aforementioned [2016 Rental Market Study](#). All figures are based on data from the 2000 U.S. Census and the 2005, 2010, and 2015 American Community

Survey. Specifically, the information includes:

1. More South Florida households are renting.
2. Renting is up for both lower and higher income households.
3. South Florida added over 240,000 rental units since 2000, but the region lost nearly 85,000 affordable units.
4. Most low income renters are cost burdened. Few higher income renters are.
5. South Florida's rental housing is concentrated in smaller developments including an increasing number of single family homes.
6. South Florida has added over 91,000 older renter households since 2000, and growth will continue.

(Please see Attachment FL066b01 for a copy of the Affordable Rental Housing Trends: South Florida brief)

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B.1 These numbers do not take into account the tremendous impact of Irma and Maria Hurricanes on the demand since not only were many units damaged, but many of those displaced from Puerto Rico, the U.S. Virgin Islands and from Monroe County searched for housing in the Miami Dade area decreasing the number of affordable rental units available even further. The Hialeah Housing Authority also reviewed the *2018 Out Of Reach The High Cost of Housing Report* prepared by the National Low Income Housing Coalition and recently released, which clearly states that to afford a 2 bedroom unit in the jurisdiction of the Hialeah Housing Authority, a household must work at least 104 per week at a minimum wage (or hold 2.6 full time jobs) or receive a housing wage of \$21.50 per hour, however, the median hourly rate for the County is \$16.10 and a review of the report by zip codes pertaining to the jurisdiction of the Hialeah Housing Authority revealed that the lowest “housing wage”, a household can receive to afford a 2 bedroom unit in the area would be \$22.50.

Affordability

54.5% of the housing tenure is renter occupied in the City Hialeah.

74.5% of families in occupied rental units are paying more than 30% of gross rent as a percentage of house income.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Supply

There are 74,681 housing units in the City Hialeah

1-unit, detached	28,630
1-unit, attached	7,719
2 units	1,274
3 or 4 units	4,242
5 to 9 units	6,035
10-19 units	7,351
20 or more units	18,336
Mobile home	1,035
Boat, RV, Van Etc.	59

The supply of vacant rental housing in Hialeah is 4.0%.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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B.1 Quality

39.9% of the structures in the City of Hialeah were built before 1970. 3.0% of the structures use no fuel, 1.0% lack complete kitchen facilities, 0.5% lack plumbing facilities and, 9.4% have no telephone service

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Accessibility

All new rental housing built in the City Hialeah after 1991 complies with accessibility requirements. At the time of this writing there are 3 apartments in the City Hialeah that are available with wheelchair access as of this writing.

Source: Apartments.com

In addition to the Hialeah Housing Authority’s stock of accessible units, the following other developments in the community have been identified with accessible and ADA compliant rental units for low to moderate income families that include but are not limited to:

Low-Income/Affordable Properties In Hialeah With Accessible Units

Robert Forcum Towers	Southwind Apartments	Meadowgreen Apartments
Russ Allen Apartments	Spinnaker Cove Apartments	Palm Springs Villas
Samari Towers	Chateaux	CHDO Set Aside
Hialeah Residence	Green Vista Apartments	County Club Villas II
Puerta del Sol	Club West Apartments	Marbrisa
R and L	Park Place 95hr004	

Size of Units

0 Bedroom	2,542
1 Bedroom	14,359
2 Bedrooms	28,338
3 Bedrooms	23,351
4 Bedrooms	5,024
5 or more Bedrooms	1,067

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

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B.1	Housing Needs of Families on the PHA's Waiting List			
	Waiting List Type: (Select One) <input checked="" type="checkbox"/> 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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover	
Waiting List Total	422	100%	276	
Extremely Low Income <=30% AMI	312	74%		
Very Low Income >50% but <80% AMI	93	22%		
Low Income >50% but <80% AMI	8	2%		
Families with Children	354	84%		
Elderly Families	9	2%		
Families with Disabilities	63	15%		
Race/Ethnicity-White	188	45%		
Race/Ethnicity-Black	201	48%		
Race/Ethnicity-Hispanic	232	55%		
Race/Ethnicity- Asian/Pacific Islander	0	0%		
Race/Indian Alaskan	0	0		
Race/Ethnicity- Unknown	28	7%		

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B.1	Housing Needs of Families on the PHA's 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/sub-jurisdiction:			
		# of families	% of total families	Annual Turnover
	Waiting List Total	1,673	100%	82
	Extremely Low Income <=30% AMI	1,494	89%	
	Very Low Income>30% but <50% AMI	117	5.29%	
	Low Income >50% but <80% AMI	62	1.59%	
	Families with Children	229	35.61%	
	Elderly Families	688	60.08%	
	Families with Disabilities	272	16.39%	
Race/Ethnicity-White	1466	96.30%		
Race/Ethnicity-Black	155	3.1%		
Race/Ethnicity-Hispanic	969	59.31%		
Race/Ethnicity- Asian/Pacific Islander	0	0		
Race/Ethnicity-Indian Alaskan	0	0		
Race/Ethnicity- Unknown	39	2%		

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B.1 Public Housing-Continued

	# of Families	% of Families	Annual Turnover
Characteristics by Bedroom Size (Public Housing Only)			82
0BR	368	22%	34
1BR	564	34%	14
2BR	463	28%	9
3 BR	240	14%	20
4 BR	28	2%	5
5 BR	10	.06%	0

Strategy for Addressing the Housing Needs of Families in the Jurisdiction on the Waiting List

The Hialeah Housing Authority will maximize the number of assisted/affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Reducing the time to renovate public housing units
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA

The Hialeah Housing Authority will increase the number of affordable units by:

- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Pursue housing resources other than public housing or section 8 tenant-based assistance
- Participate in the Consolidated Plan process to ensure coordination with broader community strategies

The Hialeah Housing Authority’s Housing CHOICE Voucher Program will target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements at or below 30% of AMI in the tenant-based Housing CHOICE Voucher Program

B.1

The Hialeah Housing Authority will target available assistance to the elderly:

- By seeking designation of public housing for the elderly- The Hialeah Housing Authority will continue to seek approval for its elderly designated properties, FL066-001 Ashley Plaza (199 units); FL066-002 Holland Hall (101 units); FL066-003 Vivian Villas (100 units); FL066-006 Milander Manor (60 units); FL066-008 La Esperanza partial (80 units) and FL066-020 Ruth Tinsman Pavilion (100 units) as required every 2 years.

The Hialeah Housing Authority will target available assistance to families with disabilities

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Leveraging resources from partner organizations to cover the cost of home modifications to make units more accessible, including fall prevention and assistive technology/smart housing, and expanded community- based setting options for individuals with disabilities to help with rent deposit, move-in costs, home supplies and furniture.
- Entering into strong partnerships with community agencies serving people with disabilities such as Spinal Chord Living Assistance Development Inc., Miami Lighthouse for the Blind, Agency for Persons with Disabilities, Centers for Independent Living, Citrus Health Network, The Florida Alliance for Assistive Services and Technology (FAAST)
- Creating a preference for non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- Approving rents up to 120 % of the Fair Market Rent for units that provide accessible units with structural modifications for persons with disabilities.
- Will provide technical assistance to owners interested in making reasonable accommodations (*units accessible to persons with disabilities*) through referrals to local fair housing and equal opportunity offices.
Applying for Mainstream Program for non-elderly disabled individuals

The housing strategies selected by the Hialeah Housing Authority were all influenced by:

- Housing constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- 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

B.1 ➤ HHA waiting list analysis

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing.

The Hialeah Housing Authority made changes to its Administrative Plan. Specifically, three (3) changes to Chapter 4 -- Applications, Waiting List and Tenant Selections. They are as follows:

1. CHANGED FROM:

4-II. F. UPDATING THE WAITING LIST [24 CFR 982.204]

PART III: LOCAL PREFERENCES [24 CFR 982.207; HCV p. 4 -16]

4-III. A. OVERVIEW

This describes the **three (3) local preferences** and ranking methods which the HHA has adopted to meet local housing needs, defines the eligibility criteria for the preferences and explains the HHA's system of applying them.

HHA Policy

The HHA will offer public notice when changing its preference system. The notice will be publicized using the same guidelines as those for opening and closing the wait list.

CHANGED TO:

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

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B.1	<p>PART III: LOCAL PREFERENCES [24 CFR 982.207; HCV p. 4-16] 4-III.A. OVERVIEW</p> <p>This describes four (4) local preferences and ranking methods which the HHA has adopted to meet local housing needs, define s the eligibility criteria for the preferences and explai s the HHA's system of applying them.</p> <p>HHA Policy</p> <p><u>The HHA will offer public notice when changing its preference system. The notice will be publicized using the same guidelines as those for opening and closing the wait list. Families with the same preference will be selected in order by the date and time of their application or lottery-based technique.</u></p> <p>(Please see FL066xxx01Chapter4AdminPlan Page 4-10 for the change).</p> <p><u>2. CHANGED FROM:</u></p> <p>4-IV.B. SELECTION AND HCV FUNDING SOURCES</p> <p>Special Admissions [24 CFR 982.203]</p> <p>Targeted Funding [24CFR982.204(e)] <u>(Not Applicable)</u></p> <p>HHA Policy</p> <p>The HHA currently administers the following types of targeted funding: Mainstream for Persons with Disabilities Family Unification Program Non Elderly Disabled</p> <p><u>CHANGED TO:</u></p> <p>4-IV.B. SELECTION AND HCV FUNDING SOURCES</p> <p>Special Admissions [24 CFR 982.203]</p> <p>Targeted Funding [24CFR982.204(e)] <u>(Applicable)</u></p>
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B.1

HHA Policy

The HHA currently administers the following types of targeted funding:

Mainstream for Non-Elderly Persons with Disabilities

Family Unification Program

Non Elderly Disabled –(Removed)

(Please see FL066xxx01Chapter4AdminPlan Page 4-12 for the change).

3. CHANGED FROM:

4-IV.C. SELECTION METHOD

Order of Selection [HCV GB 4-12]

Families will be selected from the waiting list base on the targeted funding or selection preference(s) for which they qualify, and in accordance with the HHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected **by a position determined by random lottery.**

CHANGED TO:

4-IV.C. SELECTION METHOD

Order of Selection [HCV GB 4-12]

Families will be selected from the waiting list base d on the targeted funding or selection preference(s) for which they qualify, and in accordance with the HHA's hierarchy of preferences, if applicable. Within each targeted funding or preference category, families will be selected by a position determined by **random lottery-(Removed)----(Added)-date and time of their application.**

(Please see FL066xxx01Chapter4AdminPlan Page 4-15 for the change).

Financial Resources- A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

{PLEASE SEE THE NEXT PAGE FOR THE STATEMENT OF FINANCIAL RESOURCES}

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B.1	Financial Resources: Planned Sources and Uses		
	Sources	Planned \$	Planned Uses
	1. Federal Grants (FY 2021 grants)		
	a) Public Housing Operating Fund	2,624,916	
	b) Public Housing Capital Fund	2,219,477	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	53,982,523	
	f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
	g) Resident Opportunity and Self-Sufficiency Grants	112,644	
	h) Community Development Block Grant		
	i) HOME		
	Other Federal Grants (list below)		
	2. Prior Year Federal Grants (unobligated funds only) (list below)		
	3. Public Housing Dwelling Rental Income	4,149,646	PH Operations

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4. Other income (list below)		
Tenant Charges	82,323	PH Operations
Fraud Recovery	22,843	
4. Non-federal sources (list below)		
Interest Income	7,884	PH Operations
City Bus Service for the Elderly	19,228	PH Operations
Insurance Dividends	60,853	PH Operations
Total resources	\$63,282,337	

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B.1 Homeownership Programs. *A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))*

There have been no revisions since the last Annual Plan submission to the Hialeah Housing Authority's Homeownership Program.

Safety and Crime Prevention. *Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs Page 5 of 6 form HUD-50075-ST (12/2014) provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))*

There have been no revisions since the last Annual Plan submission to the Hialeah Housing Authority's Safety and Crime Prevention Strategies.

Pet Policy. *Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))*

There have been no revisions since the last Annual Plan submission to the Hialeah Housing Authority's Pet Policy.

Substantial Deviation. *PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))*

Significant Amendment/Modification. *PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))*

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B.1 In accordance with HUD regulations, (24 CFR 903.7@3)(ii) and PIH Notice 1999-15), the Hialeah Housing Authority has defined below the criteria that it will use for determining substantial deviation from its (5) year plan and significant amendment or modification to its Annual Plan.

Criteria for “Substantial Deviation” from the (5) Year Plan includes:

A major change to the Hialeah Housing Authority (5) Year Plan pertaining to its mission, goals and objectives would constitute a “Substantial Deviation”. Creation of new programs, or major revisions or elimination of existing Housing Choice Voucher or Public Housing Programs or Services that have a fiscal impact of greater than 20% of the respective program budgets.

Criteria for “Significant Amendment or Modification” of the Hialeah Housing Authority Annual Plan program includes:

- Changes that revises the Hialeah Housing Authority’s mission, goals or objectives;
- Changes to rent or admission policies or organization of the waiting list;
- Additions of a Capital Fund Project or non-emergency work items that are not in the current annual statement or (5) Year action Plan in an amount equal to or greater than \$500,000.00;
- Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$500,000.00;
- Demolition, disposition, designation, Homeownership, RAD conversion, Capital Fund Financing, development, or mixed financing;
- Any other event or activity that the Authority’s Board of Commissioners determines to be a “Significant Amendment or Modification”

“Significant Amendments or Modifications” that *are not* defined as being significant include:

- The transfer of work projects from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund (5) Year Action Plan;
- The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;
- Additional work projects funded by the Capital Fund Program not included in the (5) Year Action Plan, which have been deemed emergencies;
- Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA (5) Year and Annual Plan or required PHA Plan elements;
- Changes that are required due o HUD mandates, regulations, federal statutes, state or local laws/ordinances or as a result of a declared national emergency or local emergency;
- Changes which are funded by sources other than federal funds will not require Plan amendment or modification.

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B.1 A significant Amendment or Substantial Deviation/Modification as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), may not be adopted, other than at a duly called meeting of the governing board of the Public Housing Agency that is open to the public after a 45-day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development and approved.

B.2 New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

NO Hope VI or Choice Neighborhoods.
NO Mixed Finance Modernization or Development.
YES Demolition and/or Disposition.
NO Conversion of Public Housing to Tenant-Based Assistance.
YES Project-Based Vouchers.
NO Units with Approved Vacancies for Modernization.
NO Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities.

For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The Hialeah Housing Authority is making available Eighty (83) PBVs to support the new construction of affordable housing opportunities for elderly individuals/families, and that also contains a supportive services component. The Proposed project must be located within Census Tract 7.11 in the City of Hialeah, Florida.

The Project Based Voucher Program is consistent with the PHA Annual Plan. The housing need for elderly in the City of Hialeah has been documented through the Shimberg Center for Affordable Housing: Florida Housing Data Clearinghouse reports that:

24605 households in Hialeah (32.2%) are headed by a person age 65 or older in 2015. In comparison, 29.6% of households statewide are headed by elderly persons.

14465 of elderly households in Hialeah (58.8%) own their homes.

14173 elderly households (58%) pay more than 30% of income for rent or mortgage costs.

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B.2 The Hialeah Housing Authority will be applying to dispose of its Administration Building and the land it sits on including its parking lot. The building located at 75 E 6 Street is part of Ashley and is the Administration Building for Hialeah Housing Authority. The Administration Building sits on land that is part of the Ashley Plaza Public Housing development. The Ashley Plaza Public Housing Development is 199 Unit Elderly High Rise. The Administration Building is a separate building from the Ashley Plaza a The Admin Bldg. is a 3-story office building with a total of 19,807 square ft. Located in the First-Floor area is the Lobby, Orientation Room, Section 8 Department with offices and cubicles for 30 employees, 2 bathrooms, filing room, and kitchenette. Second-Floor are the employee lunch room, 2 bathrooms, Public Housing department with offices and cubicles for 10 employees; Human Resources Department with a reception area and offices for 3 employees; IT Department with offices and cubicles for 3 employees; and the Hot Lunch Department with offices and cubicles for 8 employees. Third-Floor area with the Executive Department with a reception, and offices and cubicles for 4 employees, and a Conference Room; the Finance Department with a Conference room, and offices and cubicles for 8 employees; Capital Fund Department with offices and cubicles for 4 employees; Legal Department with 4 offices; and 3 bathrooms. The Admin Bldg. parking is located on front of the building, on the southeast corner and also part of Ashley, with eighteen 18 parking, 2 handicap and 16 regular spaces with a total of 9,720 sq. ft.

Ashley comprises 68,327 total square footage. Ashley is comprised with one hundred and fifty-three (153) efficiencies and forty-six (46) one (1) bedroom units distributed throughout seven (7) floors. Each efficiency unit is 360 sq. ft, and each one (1) bedroom is 552 sq. Ft. in size. It also has thirty-eight (38) parking spaces, two (2) handicap and thirty-six (36) regular vehicle spaces, located on the Northeast, with a square footage of 17,720. The lobby, and electrical room, are located on the first floor. On the East Wing of the of the First Floor, is the dining room, the generator room, two (2) restrooms, the management office with a lobby, tv room, computer room, a hearing office room, and a game room. When going towards the west wing of the first floor, you will find units #111 thru 120, and on the South Wing units #102 thru 110. Located on the Second Floor is a lobby in which a laundry room, a storage room and two (2) files rooms. On the East Wing are units #201 thru 211, on the West Wing are units # 212 thru 221 and on the South Wing are units #222 thru 230. On the Third Floor there is a lobby with another laundry room, storage room and two (2) file rooms. On the East Wing are units #301 thru 311, on the West Wing are units #312 thru 321, and South Wing are units #322 thru 330. The Fourth Floor is the lobby with a storage room and one (1) file room. On the East Wing are units #401 thru 411, at the West Wing are units 412 thru 421, and the South Wing are units #422 thru 430. The Fifth-Floor lobby area is a laundry room and storage, with units 501 thru 511 on the East Wing, on the West Wing are units #512 thru 521, on the South Wing are units #522 thru 530. The Sixth Floor in the lobby is a storage room, with the East Wing having units #601 thru 611, the West Wing are units #612 thru 621 and the South Wing with units #622 thru 630. On the Seventh-Floor it's the lobby, a laundry room and a storage room, with units #701 thru 711 located on the East Wing, units #712 thru 721 on the West Wing and units #722 thru 730.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Goal # 1: Continue Public Housing Operational Staff Training and Development

Objective #1: Provide In-House Monthly training for all public housing operational staff by Public Housing Director. **Due to COVID-19 In-House Trainings have been Suspended until a later date.**

Objective #2: Provide outside training, education and certification for all public housing operational staff by housing industry trainers such as NAHRO and Nan Mckay in order to improve work proficiency.

The Following two (2) trainings have been provided in 2020: -

**2020 EIV 9.2.1 Enterprise Income Verification (EIV) System Training
Helping tenants access their economic impact payment**

Objective #3: Update staff with all new REAC inspection protocols which will allow the Authority to maintain its high performer status. **Completed and On-Going.**

Goal # 2 Continue Training to Maintenance Staff Aimed at Job Responsibilities, Daily Activities/Tasks and Safety Measures

Objective #1: Provide safety training on a quarterly basis, in order to reduce employee accidents throughout the year. **The Authority continues to provide safety training. However, they have been put on hold due to Covid-19.**

Objective #2: Schedule annual HVAC training, for the A/C technicians to maintain all properties A/C's in good running conditions. **Due to COVID 19, this training was rescheduled for 2021.**

Objective #3: Update and/or replace tools, equipment, and vehicles annually or as necessary. **We replaced some tools and equipment. We are in the process of purchasing a bucket truck.**

Goal # 3 Maintain and Improve Tenant Safety in Public Housing Properties

Objective #1: Continue to participate in the Police-in-Residence Program as the program continues to increase security for public housing residents, visitors and staff. **The Hialeah Housing Authority continues to participate in the Police-In Residence Program. Complete and On-Going.**

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B.3 **Objective #2:** Continue to provide security patrol services in all public housing properties from 10:00 PM to 6:00 AM. **The Hialeah Housing Authority continues to provide this service and we added two officers to work at eh Central Office 7:30am to 4:30pm. Complete and On-Going.**

Objective #3: Purchase and Install Cameras in all common areas and building exteriors for all public housing properties in order to deter any criminal activities. **Complete and On-Going.**

Objective #4: Maintain open communication with Hialeah Housing Authority Public Housing Residents.

Prior to COVID 19, staff met with residents at regularly scheduled Tenant Meetings which have now been put on hold. However, staff still meets individually with tenants, if needed.

Goal #4 Maintain Excellent Rental Income Collection in all Public Housing Properties.

Objective #1: Maintain an occupancy rate of at least 99%. **The Hialeah Housing Authority's Public Housing Program continues to maintain an occupancy rate of at least 99%.**

Objective #2 Turn around vacant units in approximately ten (10) days. **The Hialeah Housing Authority's Public Housing Program continues to turn around vacant units in approximately ten (10) days.**

Objective #3 Maintain rent collection rate over 99%, by the continued efforts of the public housing managers, assistant managers in enforcing lease agreement and providing proper Non-Payment notices as required. **The rent collection rate of its Public Housing Properties continues to be approximately 99%.**

Objective #4: Maintain active fraud prevention detection and monetary recovery by employing a full time police officer. **The Hialeah Housing Authority continues to employ a full time fraud investigator in the continued pursuit to reduce unauthorized tenants, and recover retroactive rents from undisclosed incomes. As a result in 2020, there were three (3) Fraud Referrals for Investigation---Recovery was \$10,650.**

Goal # 5 Maintain Excellent Condition of Public Housing Properties through Targeted Management Practices

Objective #1: Conduct monthly property manager meetings to discuss best practices. **Due to COVID19, these meetings have been put on hold.**

Objective #2: Provide UPCS Inspection training to public housing operational/maintenance staff at least annually. **On-Going, however, due to COVID-19, the Authority put a hold on the UPCS Inspections Training.**

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B.3 Objective #3: Conduct pre-REAC inspections quarterly with internal staff to maintain scores and to identify additional training needs. **On-Going, however, due to COVID-19, the Authority put a hold on unit inspections.**

Objective #4: Conduct annual/unit inspection of each public housing unit by third party contractor. **All public housing units continue to be inspected annually by a third party contractor.**

Objective # 5 Annual analysis of family developments to continue to de-concentrate poverty and assure income-mixing.- Perform annual deconcentration analysis.

The Hialeah Housing Authority conducted and analysis of its family public housing developments on June 26, 2020 and certifies and assures income mixing efforts executed by the HHA shows compliance with HUD’s and the HHA’s de-concentration goals and objectives:

<u>Development</u>	<u>85% Percentile</u>	<u>115% Percentile</u>	<u>Average Income</u>
1. Hoffman Gardens (prj. 004)	\$ 14,435.00	\$ 19,529.00	\$ 16,982.00
2. Donald Scott (prj. 005)	\$ 17,412.00	\$ 23,557.00	\$ 20,484.00
3. Bright Villas (prj. 010)	\$ 23,239.00	\$ 31,441.00	\$ 27,340.00
4. Dale Bennet (prj. 012)	\$ 21,367.00	\$ 28,908.00	\$ 25,137.00
5. Raul Martinez (prj. 016)	\$ 24,384.00	\$ 32,990.00	\$ 28,687.00
6. Project 21	\$ 20,132.00	\$ 27,237.00	\$ 23,468.00

The Hialeah Housing Authority will continue to affirmatively further fair housing and will strive to ensure income mixing continues at 100% of the average income for its family development.

Objective # 6 As part of the tenant annual re-examination, the property manager must conduct a unit inspection and then generate a work order if needed. **Due to COVID-19 , for the past three (3) months, Unit Inspections have been put on hold.**

Goal # 6 Target Available Resources to Families with Disabilities

Objective #1 Continue to make reasonable on-demand accessible modifications as a reasonable accommodation for resident disabled families. **Complete and On-Going.**

Objective #2 Complete seventeen (17) designated accessible units in Public Housing Properties, in order to be UFAS compliant as per the Voluntary Compliance Agreement (VCA) that was entered into in 2012. **All seventeen (17) Units were completed.**

Objective #3 Reduce the amount of families on the Reasonable Accommodation Transfer List, by transferring these families as soon as appropriate units become available. **On-Going.**

Objective #4 Increase amount of CFP Funds use in this area in order to accelerate the number of accessible units completed annually. The amount of funds was increased, and we only have seven (7) more units to complete for the required total amount of 56 ADA units.

Goal # 7 Enhance Disaster Preparedness, Response, and Recovery Measures in Public Housing

Objective #1: Routinely review and update the disaster plan for clarity, understanding, efficiency and the execution in case of an emergency. **Complete and On-Going.**

Objective #2: Continue partnerships with area disaster response agencies, such as local fire department, law enforcement, and the American Red Cross, etc. **Complete and On-Going.**

Objective #3: Consistently provide educational information to our employees and residents concerning disaster preparedness measures. **Complete and On-Going.**

Objective #4: Make sure all tools and equipment used Pre-& Post hurricane are serviced as needed by our maintenance staff. **Complete and On-Going.**

Goal # 8 Identify and Deploy Technology to Enhance Operational Effectiveness and Efficiency throughout the Agency

Objective #1 Implement an electronic management system in the Public Housing Department and convert physical tenant files into electronic document file (Paperless), within five (5) years. **In Progress. Provided Training. Went Live as of the 1st quarter 2020.**

Objective #2 Implement an electronic management system in the Affordable Housing Program and convert physical tenant files into electronic document file (Paperless), within five (5) years. **In Progress. Providing Training. Will go Live in the 4th Quarter of 2020.**

Objective #3 Implement automation of the asset management systems on a single unified platform for asset lifecycle and maintenance management. **Not implemented yet.**

Objective #4 Integrate more efficient communications with customers via email and sms text notification of appointments, important schedules or alert notifications. **Work in Progress.**

Objective #5 Build a new second data center. **Work In Progress.**

Objective #6 – Convert all Landlord files to paperless. This system is live and staff is currently converting landlord files.

B.3 Note: Hialeah Housing Authority's IT Business Response to the COVID Pandemic that was completed in 2020:

- ✓ **Boost Firewall Inbound/outbound traffic-Fortinet Firewalls Implemented**
- ✓ **Citrus Netscaler-Boost Workload Balance-Incoming Connections**
- ✓ **Milander Manor/Hoffman Gardens Center Antenna Upgrade to 10GB Link-Increase Back-up at Palm Center**
- ✓ **Boost Telephony Enabling Ample Call Traffic under Hialeah Housing Authority's numbering/Remote Phones**
- ✓ **Data Center-Increase Data Storage Capacity-EMC Unity Add Storage Flash**
- ✓ **Purchased 90 Laptops for Director, Mid Tier Staff and Base Staff.**

Goal # 9 Major Work Items will be Completed through the Capital Fund Program

Objective #1- Major work items that will be completed in 2020 include: Ashley Plaza: Paint Interior Units-**Moved to 2021**; Donald F. Scott Villas: Replace Driveways at Donald Scott (Phase 1)-**In Progress**, Roof Replacement at Donald Scott (Phase 1)-**In Progress**; Accessibility Improvements as Per VCA Compliance Agreement- **In Progress**; Project 21: Accessibility Improvements as Per VCA Compliance Agreement-**In Progress**; Bright Villas: Accessibility Improvements as Per VCA Compliance Agreement-**In Progress**; Dale Bennett: Accessibility Improvements as Per VCA Compliance Agreement- **In Progress**; Milander Manor: Accessibility Improvements as Per VCA Compliance Agreement-**In Progress**; Hoffman Gardens: Replace Roofs at Buildings (860, 870, 880) (Phase 2)-**In Progress**; La Esperanza: Roof Replacement at Townhouses-**Moved to 2021**; Ruth A. Tinsman: Replace Emergency Generator-**Moved to 2021**; Holland Hall: Exterior Painting- **In-Progress**; Vivian Villas: Entrance Canopy-**In Progress**.

Other Major Work Items being Completed in 2020 Through the Reserve Account

AC Replacement at La Esperanza (Family)
AC Replacement at Hoffman Gardens
Exterior Painting at Ashley Plaza

Future Work to Be schedule-2021

Objective #2- Major work items that will be completed in 2021 include: Donald F. Scott Villas: Replace Damaged Cast Iron Sewer Pipes (Phase 1), Replace Damaged Concrete Driveways (Phase 1), Roof Replacement (Phase 1), Roof Replacement (Phase 2); Dale Bennett: Roof Replacement-All Buildings; Vivian Villas: Paint Exterior; Milander Manor: Replace Emergency Generator; Hoffman Gardens: Replace Roofs (900, 910, 940) (Phase 3)

B.3 Future Work to Be scheduled 2022

Objective #3- Major work items that will be completed in 2022 include: Vernon Ashley Plaza: Replace Roof; La Esperanza: Replace All Kitchen and Bathroom Cabinets in All Family Units; Bright Villas: Replace Roofs on All Buildings; Milander Manor: Interior Painting of Units and Common Areas; Hoffman Gardens: Replace Roofs at Buildings (970, 980, 985) (Phase 4); Donald Scott Roof Replacement (Phase 3)

Future Work to Be scheduled 2023

Objective #4- Major work items that will be completed in 2023 include: Vernon Ashley Plaza: Replace All Appliances, Exterior Painting and Elevator Improvements; Donald F. Scott: Roof Replacement (Phase 4); Milander Manor: Exterior Painting; Hoffman Gardens: Exterior Painting, Roof Replacement (975, 955) (Phase 5); La Esperanza: Replace All Kitchen and Bathroom Cabinets at Elderly Building

Objective #5- Major work items that will be completed in 2024 include: Vernon Ashley Plaza: Roof Replacement; Hoffman Gardens: Roof Replacement; Milander Manor: Roof Replacement; Donald F. Scott: Roof Replacement; Replace Damages Cast Iron Sewer Lines; La Esperanza: Interior Painting of Units; Raul L. Martinez Pavilion: Interior Painting; Bright Villas: Interior Painting

Objective #6- Yet to be Determined-Comprehensive Grants for Hialeah Housing Authority are on a rolling basis.

Goal #10 – Maintain high performer status with HUD under the Housing Choice Voucher Program.

Objective #1- Monitor the following 15 indicators closely to ensure achievement of the maximum points needed to maintain high performer status.

- Follow written policies in the Administrative Plan for the proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased at initial leasing, rent increases or when there is a decrease of 5% in the published FMR
- Accurate verification of adjusted income
- Perform utility allowance study in an annual basis and maintain an up-to-date schedule
- Ensure that the Quality Control Inspections performed during the fiscal year meet the
- Minimum sample size required by HUD
- Enforce HQS by ensuring that any cited life-threatening HQS deficiencies were corrected within 24 hours and all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, stopping housing assistance payments when the deficiencies were not corrected on a timely basis beginning no later than the first of the month

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- Increase landlord participation in an effort to better expand housing opportunities outside areas of poverty or minority concentration
- Establish payment standards within the range of the FMR required by HUD
- Perform annual reexaminations in a timely fashion
- Ensure that rent calculation is accurate and errors are kept at a minimum by performing Regular quality control checks
- Ensure that all newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract
- Perform annual HQS inspections of all units under lease on an annual basis
- Maintain Utilization at the highest possible level
- Follow up on the Family Self Sufficiency program to try to increase the number of Families with escrow balances and ensure its success (Now Voluntary-We have no mandatory slots)

Progress: Hialeah Housing Authority remains a High Performer in Section 8 and Public Housing. As of today, HHA has not received the SEMAP score for fiscal year ended 12/31/19. Per HUD waivers (“For PHAs that have a SEMAP score pending as of the date of April 10,2020 and for any PHA with a fiscal year ending on or before December 31, 2020, HUD will not issue a new SEMAP score unless requested by the PHA. HUD will resume issuing SEMAP scores beginning with PHAs with fiscal year end dates of March 2021.”) We no longer report on indicator 14 since our FSS program I snow voluntary.

The utility allowance study was completed June 5, 2020. No changes were needed UA schedule remains the same.

Goal #11 – Increase the availability of decent, safe and affordable housing by applying for grants as funding becomes available.

Objective #1 – Apply for additional rental vouchers in order to assist a larger amount of needy families.

Progress – HHA was granted 138 Mainstream vouchers in November 2019, with funding starting March 2020. In May 2020 HHA was awarded an additional 57 Mainstream vouchers with funding starting September 1, 2020. In addition to the above HHA received an award of 37 FUP vouchers, notification was April 2, 2020 with funding starting September 1, 2020. HHA also received for the first time an award of 10 VASH vouchers in January 2020.

Goal #12 - Develop Strategies to Optimize Staff Performance and Productivity

Objective #1 – Boost employee morale and help them develop a positive attitude by helping them increase their knowledge and sense of security.

- Provide training and professional development for staff

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- B.3**
- Cross train, coach and listen to suggestions
 - Communicate clear goals and expectations
 - Encourage open communication and feedback
 - Create / Maintain team environment

Progress - HHA in its commitment to provide continuous education / training had two supervisory staff employees attend a seminar in 2019 hosted by our software provider (Lindsey) in Little Rock, Arkansas. The purpose for this training was to ensure staff takes advantage of the latest enhancements / updates in an effort to work in a faster, more efficient manner. Section 8 completed cross training staff to ensure back up for all positions.

All seminars were put on hold due to the pandemic. We will resume continued education / training as soon as possible.

Goal #13 – Promote Family Self Sufficiency (FSS)

Objective #1 – Enhance the FSS Program

- Increase enrollment
- Continue to build partnerships with outside organizations that can benefit our clients
- Develop strategies to increase the number of working families
- Motivate as many families as possible to enroll in GED programs
- With the award of the 81 FUP vouchers and taking into consideration that many of them are youth and will only be assisted for a term of three (3) years we are encouraging all families that fall into this category to enroll in the FSS Program. The main purpose is to ensure that once their assistance ceases to exist, they have become self-sufficient and avoid possible homelessness.

New partners:

HHA has now partnered with the following new companies /agencies

- **Clearpoint – Provides participants with Credit Counseling Services, Financial Education and Homebuyer educational classes**
- **Opa-Locka Community Development Corporation or (OLCDC) - Empowers families to make smart money management decisions that best fit the circumstances of their lives. Homeowner educational class are designed to guide first- time buyers through the home buying process. Financial Empowerment as well.**

- B.3**
- **Capital One – Participants benefit from Financial Education and Homebuyer Educational classes. They are guided on ways to improve their credit by the use of the Credit wise application.**
 - **Miami-Dade Transit (MDT – Provides FSS participants with free bus passes to allow them to attend on the job training and keep their FSS appointments.**
 - **Catalyst Miami – The mission is to identify and collectively solve issues adversely affecting low-income communities throughout Miami-Dade County**

Progress - In 2018 the FSS Program enrolled 18 new participants and 20 families graduated.

Progress – In 2019 32 families enrolled in the FSS program and 14 families graduated.

Progress – Currently, there are 48 public housing families enrolled in FSS and 59 families enrolled in the FSS program for a total of 107 families.

Goal #14 – Increase Customer Satisfaction

Objective #1 - The HHA’s objective is to ensure the complete satisfaction of its residents, applicants, vendors and employees, while complying with regulations, policies and procedures.

Progress – Due to the diverse population assisted by the Housing Authority the person assigned to Customer Service as well as our Fraud Investigator attended a “Front Desk Safety and Security” seminar on February 14th 2019.

HHA continues to provide the best customer service possible in spite of the challenges presented by the pandemic. New methods were introduced so our personnel could continue to attend to the needs of both landlords and tenants and it is a pleasure to state that transactions with our landlords have been extremely successful, RFTAs / inspections processed on a timely basis and the execution of HAP contracts completed as well. The same applies to our tenants, most transactions are being performed via email / drop box, or regular email continuing to certify our tenants 90 days in advance. It is possible that some of these practices will continue after work goes back to normal since they have proven to be successful and helps expedite the work as well.

Goal #15 – Increase Fair Housing Awareness Regulations and Policy

Objective #1 – Continue to conduct semiannual Fair Housing Training for new employees and refresher courses for employees who have attended previous training in order to keep them informed of the latest changes in regulations.

<p>B.3</p> <p>Progress: The last semiannual training was conducted on November 20, 2020 and 145 employees attended.</p> <p><u>Goal #16 - Maintain Communication and Collaboration with Partner Organizations</u></p> <p><u>Objective #1</u> Conduct quarterly meetings with partner organizations for the implementation of FSS, ROSS, Mainstream and Family Unification grant programs.</p> <p>Progress: Staff of FSS and Mainstream continue to conduct quarterly meetings with partner organizations. Staff of the Family Unification program meet with the partner organization every week, and ROSS Staff meets with their partner agencies quarterly.</p> <p><u>Goal #17 Employee Volunteer Opportunities</u></p> <p><u>Objective #1</u> Encourage all full time employees to participate in agency-related and agency promoted volunteer opportunities in the community and in collaboration with the Hialeah Housing Authority’s partners.</p> <p>Progress: Due to COVID-19 we were not able to execute on this goal this year.</p> <p><u>Goal #18-Ensure Equal Opportunity and Affirmatively Further Fair Housing</u></p> <p><u>Objective #1</u>-Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. <u>Complete and On-Going.</u></p> <p><u>Objective #2</u>- 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. <u>Complete and On-Going.</u></p> <p><u>Objective #3</u>-Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. <u>Complete and On-Going.</u></p>
<p>B.4</p> <p><u>Most Recent Fiscal Year Audit.</u></p> <p>Were there any findings in the most recent FY Audit?</p> <p>Yes ___ No <u>XX</u></p> <p>The most recent completed fiscal audit dated 12/31/18 for the Hialeah Housing Authority conducted by Alberni, Caballero & Co. certified that there were no audit findings or questioned costs.</p>

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	<p>If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))</p>
	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.</p> <p>(Please see attached FL066c01 for the signed form HUD-50077 SM-HP-PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed).</p>
<p>C.2</p>	<p>Civil Rights Certification. Form HUD-50077 SM-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))</p> <p>The Consolidated Plan jurisdiction is the City of Hialeah, and the Housing Authority has consulted with the Consolidated Plan agency during the development of this PHA Plan. The City of Hialeah supports the actions and commitments of the Housing Authority of the City of Hialeah in its many and varied programs. Specifically, in working partnership to 1) Increase the Availability of Affordable Housing; 2) Provide Housing and Related Services for Homeless; 3) Provide Housing for Special Needs; and, 4) Improve Supportive Services for Special Needs.</p> <p>The PHA Plan is consistent with the AI in assisting the remedy of 1) Lack of Awareness by Residents of Fair Housing Laws; 2) Lack of awareness by local elected officials, government employees and the public about the new adopted Miami-Dade County Antidiscrimination Ordinances that expand the protected classes by prohibiting discrimination based on a status as a victim of domestic violence, dating violence or stalking, and including source of income as a protected classification in housing and prohibiting discrimination in housing, public accommodations, and employment based on gender identity or gender expression; and 3) Insufficient Affordable Housing. The City of Hialeah certifies that the Annual Plan is Consistent with the City’s Consolidated Plan.</p>

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<p>C.2</p> <p>(Please see attached FL066d01 for the signed form HUD-50077 SM-HP-PHA Certifications of Compliance with the PHA Plans and Related Regulations including Civil Rights and PHA Plan Elements that Have Changed).</p> <p>And</p> <p>(Please see attached FL066c01 for the signed form HUD-50077 SM-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulation).</p>
<p>C.3 Resident Advisory Board (RAB) Comments.</p> <p>If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p><u>Public Housing Tenant Notice</u></p> <p>Due to COVID-19, and the limitations of large public gatherings, the Hialeah Housing Authority (HHA) will be offering an alternative method to conduct its Annual / 5 Year Action Plan Residents Meeting. By means of our website, www.hialeahhousing.org, all Public Housing residents will be able to review the Annual / 5 Year Action Plan, Capital Fund 5 Year Plan, and the Admissions & Continued Occupancy Manual (ACOP), beginning Thursday, September 10th, 2020, until Monday, October 12th, 2020. In addition, there will be an available tab, on the website, in which residents may leave written comments and suggestions in regards to the previously mentioned items. Should a resident(s) not have access to the internet, the aforementioned documents hard copies will be available to review at your property’s management office, and may also leave written comments and suggestions with your Housing Coordinator. Furthermore, you may also send your comments and suggestions via email to publicinformation@hialeahhousing.org. Additionally, if you cannot leave written comments /suggestions on the website, at your property’s management office, or via email, you may call (786)257-3508, and leave a voicemail of your comments and/ or suggestions. An HHA staff member will contact you if necessary.</p> <p><u>Please refer to these instructions to access our website:</u></p> <ol style="list-style-type: none">1. www.hialeahhousing.org2. click the “Housing Program” tab located at the top of screen.3. to the left of the screen, click on the “Public Housing”, to review the documents.4. Once you have reviewed documents, click on the “Comments and Suggestions” tab, in order to leave your comments and/or suggestions.

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C.3	<p>The HHA hopes to receive comments and/or suggestions from all its Public Housing residents, via our website, at the management offices, email, or voicemail.</p> <p>Thank you, for your cooperation, during this time.</p>
C.4	<p>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. (24 CFR §903.15)</p> <p>(Please see attached FL066d01 for the signed form HUD-50077 SM-HP, PHA Certifications of Compliance with the PHA Plans and Related Regulation).</p>

D.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The most recent HUD-approved 5 Year Action Plan (HUD-50075.2 was approved on 3/26/2020) as per HUD’s Capital Fund Website.</p>
E.	<p>Other Additional Information</p> <p>The Hialeah Housing Authority (“HHA”) has temporarily adopted some of the blanket waivers issued by the U.S Department of Housing and Urban Development (“HUD”) pursuant to Section 4024 of the Coronavirus Aid, Relief, and Economic Security (“CARES”) Act signed by President Trump on March 27, 2020. Congress has authorized the Secretary of HUD to waive statutory as well as regulatory requirements that, “are necessary for the safe and effective administration of these funds, consistent with the purposes described under this heading in this Act, to prevent, prepare for, and respond to coronavirus.”</p> <p>The HHA has adopted the following waivers and/or procedures in response to the COVID-19:</p> <ol style="list-style-type: none"> 1. Participants have been advised of our new no-contact recertification procedures which include receipt of documents regular mail, email, or drop-off in the designated drop-off box in front of the HHA administration building. 2. Automatic certification of individuals/families on fixed income verified by EIV (e.g. SSI); 3. E-mail distribution of briefing outlines which were previously presented orally in PDF format, Voucher, Request for Tenancy Approval (“RFTA”), welcome letter, available properties listing (from gosection8.com), Acknowledgement of receipt.

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F.	<p><u>Continued</u></p> <p>4. Waiver of requirement that voucher extension (s) must be in accordance with our current Administrative Plan, which is 120 days</p> <p>5. Allow for continued housing assistance payments during family absence from the unit under extenuating circumstances (e.g., hospitalization, extended stays at nursing homes, caring for family members).</p> <p>6. Extend the period of time following the last payment to the owner that triggers the automatic termination of the HAP contract.</p> <p>7. Include FUP youth up until 26 years of age.</p> <p><i>Others may be forthcoming.</i></p> <p>As for a moratorium on evictions our position remains the same and consistent with all applicable governing regulations. The HHA will continue to take affirmative steps to maintain an open line of communication with its public housing tenants with regards to any hardships particularly related to COVID-19 and will encourage Section 8 landlords to do the same. Tenants, however, have an ongoing obligation to comply with the provisions of their lease agreement including their obligation to pay rent. If the family is unable to meet these requirements they are urged to reach out to their respective casework or property manager. At this time Governor DeSantis has allowed landlords to institute eviction proceedings up until the entrance of a final judgment and has “suspended any statute providing for final action at the conclusion of an eviction proceeding under Florida law solely when the proceeding arises from non-payment of rent by a residential tenant adversely affected by the COVID-19 emergency.”</p> <p>Waiver availabilities end on December 31, 2020</p>
E.	<p>Challenged Elements</p> <p>There have been no challenged elements of this plan either by the residents or by the public.</p> <p>Please see attached-FL066f01NewspaperAdvertisementCertification for a copy of the certified public hearing advertisement published in the Miami Business Review and the Sun Sentinel.</p>