

| | | |
|---|---|---|
| Streamlined Annual PHA Plan (Small PHAs) | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 03/31/2024 |
|---|---|---|

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, including changes to these policies, 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. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

| A. | PHA Information. | | | | | | | | | | | | | | |
|--------------------|---|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|--|--|--|--|--|--|
| A.1 | <p>PHA Name: <u>Miami Metropolitan Housing Authority</u> PHA Code: <u>OH062</u> PHA Type: <input checked="" type="checkbox"/> Small</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>127</u> Number of Housing Choice Vouchers (HCVs) <u>991</u> Total Combined <u>1118</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: A copy of the plan will be available on the Miami Metropolitan Housing Authority website and a copy will be available to view at the office and provided to the Resident Advisory Council and copies will be available at the public hearing.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | PH | HCV | | | | | | |
| Participating PHAs | PHA Code | | | | | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | |
| | | PH | HCV | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |

| | |
|------------|---|
| B. | Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4). |
| B.1 | Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission? <div> <div>Y</div> <div>N</div> <div> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> Substantial Deviation. <input checked="" type="checkbox"/> Significant Amendment/Modification <input checked="" type="checkbox"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions. </div> </div> |
| | (b) If the PHA answered yes for any element, describe the revisions for each element(s): Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Miami Metropolitan Housing Authority did not previously have a deconcentration policy as it is a primarily rural bedroom community without large concentrations of poverty. However, we created the plan in order to prevent concentrations of poverty in the future. (c) The PHA must submit its Deconcentration Policy for Field Office Review. Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. The plan should be reviewed.; |
| 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? <div> <div>Y</div> <div>N</div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </div> </div> (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. Miami Metropolitan Housing Authority intends to re-designate Morris House as elderly. It was previously designated as elderly and all residents are currently 62 and older. MMHA is additionally currently meeting with tenants and developers to explore RAD Conversion of its Public Housing. Next steps are development agreements, CHAP submission, more tenant engagement, and Physical Needs Assessments of the buildings. |
| B.3 | Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. 1. To expand assisting housing supply by achieving at least a 95% occupancy rate each year. In the last four years the occupancy rate in PH has averaged 99.5% and the utilization rate in the HCV program has averaged 98%. 2. To improve the quality of housing by: a. Achieving and maintaining a high performance status as measured by PHAS (> 90%). In 2018 we received a score of 87 and this score was carried through 2021 due to COVID waivers. Two reasons for the lower score were inadequate liquid financial reserves, and a lower REAC score than usual because the office building was included in the inspectable inventory for the first time since MMHA received the title to the property. It is not reasonable to invest the money needed to address the physical conditions of the office building, and our priority is to focus on the needs of residents. In 2022 we received a very low REAC score which lowered our overall PHAS score to a 78 even though the Financial section had improved in recent years. All PH staff are attending NSPIRE inspection training in preparation for our next REAC inspection under these new standards. 2024 NSPIRE scores were much better at 87. We have not received an updated overall PHAS or overall REAC score. b. By achieving a high performer status in the Voucher Program. The HCV program has continued to score 100% in its SEMAP scores in the last five years. c. By modernizing housing units through implementing each year's Capital Grant. Over the past five years, we have completed each Capital Grant in a timely manner preserving and improved our housing stock. We replaced the elevator and did related upgrades in our one senior housing building. We have replaced all roofs and windows at both family sites, replaced all the windows at Floral View, and resurfaced the driveway and parking lots at Washington Common. We have also partnered with Miami Valley Community Action Partnership to complete weatherization at the two family sites. Floral View is nearly complete whereas Washington Commons is still an ongoing project. 3. To increase housing choice: Previously, the Payment Standard was always set at 100% of FMR. We have now raised the Voucher Payment Standards several times, up to 120% of FMR due to market conditions, demand, and more than sufficient HUD-held reserves; and have now lowered it to a SAMFR of 110%. This has had the result of increasing the number of potentially available units and, as a side-effect, this has lowered the rent burden on those residents paying between 30-40% of their income on rent. 4. To improve the quality of life by implementing income mixing in PH: Over the past five years, we have maintained an average income mix and in 2022 the income mixing ratios were: LI (10%), VLI (26%), ELI (59%), >LI (5%) As these numbers demonstrate, we are increasingly serving a lower-income population in this program, and these ratios are relatively consistent for each of our three sites. These percentage are roughly comparable between all three of our sites. 5. To promote self-sufficiency by increasing the percent of employed persons in assisted housing for family projects. At the end of 2022 this figure was 62 %. This is 5% higher than 5 years ago. |
| B.4 | |

| | |
|-----|--|
| | <p>6. To ensure Equal Opportunity in housing:</p> <p>a. By undertaking affirmative action measures through advertisements, logo, promotions and posters. This is done routinely each year in our office and as part of all public communication activities.</p> <p>b. By maintaining a racial minority (2%) and ethnic minority (1.3%) percentage in our housing programs at least equal to the comparable percentage in the population of the county. 2024 Minority %: Public Housing 12% Voucher 17%</p> |
| B.5 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 5 Year Action Plan for 2023-2027 approved on July 5, 2024.</p> |
| B.6 | <p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe: (d)(1)(iv) Were there any material weaknesses in internal control reported for major federal programs? Yes. One Executive Director signature was missing on HCV control sheets and several HCV Manager signatures were missing. This process has now been automated. (d)(1)(vi) Are there any reportable findings under 2 CFR § 200.516(a)? -Yes. The Board of Directors was not separately approving financial reports from program reports. The Board of Directors has since this was brought to their attention, added to the Board agenda, a separate agenda item of financial reports that are a decision item at each Board meeting.</p> |
| B.7 | <p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p> |
| B.8 | <p>New Activities Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p><u>Y</u> <u>N</u></p> <p><input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) MMHA is currently beginning the process of considering RAD conversions of its Public Housing. Additionally, an emergent problem was found with a support beam at Morris House that will cause MMHA to apply for an emergency grant. (c) N/A (d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> |
| B.9 | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recent 5 year Action Plan for Capital Funds for 2023-2027 was approved on July 5, 2024.</p> |
| C | <p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p> |
| C.1 | <p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| C.2 | <p>Certification by State or Local Officials. Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.3 | <p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan</p> |
| C.4 | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p> |
| D. | <p>Affirmatively Furthering Fair Housing (AFFH).</p> |
| D.1 | <p>Affirmatively Furthering Fair Housing. Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and</p> |

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: OH062-Miami Metropolitan Housing Authority Form HUD-50075-SM (Form ID - 879) printed by Andria Beach

DRAFT