



P.A.C.T.

Affordable Housing Workshop

South Dade - Tuesday, January 10th, 2017

“How to Access Affordable Housing”

- 7:00 PM Welcome and Opening Prayer – Fr. Norbert Cooper, Church of the Ascension**
- 7:05 PM Purpose of the Workshop - Denis Russ, Temple Beth Shalom**
- 7:12 PM Panel Presentations – Moderator: Linda Adderly, Christ the King Catholic**
- 7: 12 PM Panel I: Access to Public Housing, Section 8, Housing Choice Vouchers**
- Miami-Dade County (Section 8) – *Stephen Rosario*
 - Miami- Dade County (Public Housing) - *Terry Bianchi*
- 7: 31 PM Panel II: Access to Special Housing Programs (Persons who are homeless, persons with AIDS)**
- Miami-Dade Homeless Trust – *Manny Sarria*
 - Carrfour Supportive Housing – *Sandra Newsome*
- 7:50 PM Panel III: Access to Affordable Rental Housing (Low- & Moderate-Income Families, Elderly)**
- Everglades Housing Group – *Steve Kirk*
 - Pinnacle Housing Group – *Jennifer Chester*
- 8:09 PM Panel IV: Access to Home Ownership (HUD-Approved Housing Counseling Agencies, Miami-Dade County Programs)**
- Collective Empowerment Group – *Tony Prado*
 - Neighborhood Housing Services – *Arden Shank*
 - Trinity Empowerment – *Stephanye Johnson*
 - Centro Campesino - *Rennatta Delgado*
- 8:36 PM Questions and Answers at Panelist Tables – Linda Adderly, Christ the King Catholic**
- 9:00 PM Closing Prayer and Adjournment**

Next Steps:

- **Policy Workshop - January 23rd @ Archdiocese of Miami (9401 Biscayne Blvd.)**
Policy Development and Next Step Priorities
- **Nehemiah Action – Monday, March 27th @ St. James Catholic Church (Address)**
Come stand with other community members to ask public officials for specific changes around affordable housing in Miami-Dade!

Affordable Housing Resources

Online housing resources and existing housing programs currently available. Please note that some programs have waiting lists and may currently be closed for new applications.

Housing Locator -- <http://miamidade.gosection8.com/SearchRentals.aspx>

HUD Resource Locator -- <https://resources.hud.gov>

Go Section 8 -- <http://miamidade.gosection8.com/SearchRentals.aspx>

Thank you!

Thank you to everyone who helped make this event a success, including:

- PACT Housing Steering Committee
 - Co-Chair: Pastor JoAnn Smith, *New Direction Christian Center*
 - Co-Chair: Linda Adderly, *Christ the King Catholic Church*
 - Rev. Robert Brooks, *St. Peter's Missionary Baptist*
 - Steve Horsford, *St. Monica's Catholic Church*
 - Denis Russ, *Temple Beth Shalom*
 - Fr. Christopher Marino, *Cathedral of St. Mary*
 - Marietsa Revaes, *Prince of Peace Moravian*
 - Larry Silvester, *Coral Gables Congregational Church*
 - Dave Pichette, *Holy Redeemer Catholic Church*
- PACT Housing Committee members
- Michael Liu, *Miami-Dade County PHCD*
- Clarence Brown, *Miami-Dade County PHCD*
- Miguel del Campillo, *Miami Beach Housing Authority*
- Julio Ponce, *Hialeah Housing Authority*
- Annette Quintana, *City of Hialeah*
- Jose Cintron, *U.S. HUD*
- Bob Cook, *U.S. HUD*
- All of our participating panelists

Organization Profiles

Access to Public Housing, Section 8, Housing Choice Vouchers

	Miami-Dade Public Housing and Community Development
Organization Type	Government
Contact Information	1401 NW 7th Street Miami, Florida 33125 (786) 469-4300 phcdwebmaster@miamidade.gov miamidade.gov/housing
Programs Offered	Public Housing/Section 8 Housing Choice Voucher/ Section 8 Moderate Rehabilitation/ VASH/ Assisted Living Facility/Mixed Finance- Public Housing & Tax Credit
Program Description	The description of the Public Housing program can be located on the internet by following link: http://www.miamidade.gov/housing/public-housing.asp
Quantitative Program Information	9,000+ Public Housing Units/ 30,000 Applicants on Waiting List/ Waiting List currently closed- no new applications being accepted at this time.
Eligibility, Income Limits	Income Limits can be located on the internet by following link: http://www.miamidade.gov/housing/income-limits.asp
Application Process, Waiting List	Waiting List information can be located on the internet by following link: http://www.miamidade.gov/housing/waiting-list.asp
Program Entry Info and Screening	There are no application fees. First month and security collected at move-in. Public records, INS and background checks are conducted as part of the eligibility process.
Source of Dev. Funding	U.S. Department of Housing and Urban Development
Source of Operation Funding	U.S. Department of Housing and Urban Development

	Hialeah Housing Authority
Type	Government
Contact Information	75 East 6th Street, Hialeah, FL 33010 305-888-9744 LHalphen@hialeahhousing.org http://www.hialeahhousing.org
Programs Offered	Housing Choice Voucher, Public Housing, Affordable Housing and Conventional Housing
Program Description	Housing Choice Voucher is considered a tenant based subsidy program in which participants have the choice and responsibility to select their own housing within the HHA's jurisdiction and with a landlord that is willing to accept vouchers. Participant families are given 120 days to look for and secure a rental unit. HCVP tenants will pay between 30% -to- 40% of their household income towards rent. HCV participants will have the option to port-out "move" to another state or jurisdiction after completion of their first year participation with the Agency. Public Housing is a form of housing tenure in which the property is owned by a

	<p>government authority. Public Housing comes in all sizes and types, from scattered single family houses to high-rise apartments for elderly families. Eligible families are assigned specific units dependent on family characteristic and size. Residents will have the option to pay about 30% of their household income towards rent or a flat rent which is generally below the fair market rent for the area. Residents also have access to community development programs that provide assistance with education, job training, health and wellness as well as many other programs.</p> <p>Affordable Housing is a non-subsidized program in which the property is owned by a government authority. Affordable Housing residents pay a flat rent which is generally below the fair market rent for the area.</p> <p>Conventional Housing is a non-subsidized program administered by the HHA. Residents pay a flat rent which is generally below the fair market rent for the area.</p>																																								
Quantitative Program Information	4,800 total obligated vouchers - waiting list = 418 applicants, 57 searching																																								
Eligibility, Income Limits	<p>Applicant families must meet the following eligibility requirement to qualify for the program:</p> <ul style="list-style-type: none"> Meet HUD's definition of family Meet income limits specified by HUD Qualify on the basis of citizenship (at least 1 family member must be a U.S. Citizen or have eligible immigration status) Provide social security number information Sign required consent forms Pass screening process (criminal & sexual predator background) <p>FY 2016 Income Limit for Miami- Dade County</p> <table border="0" style="width: 100%; text-align: center;"> <tr> <td></td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> <td>6</td> <td>7</td> <td>8</td> <td></td> </tr> <tr> <td></td> <td>24,850</td> <td>28,400</td> <td>31,950</td> <td>35,500</td> <td>38,350</td> <td>41,200</td> <td>44,050</td> <td>46,900</td> <td>(Very Low)</td> </tr> <tr> <td></td> <td>14,950</td> <td>17,050</td> <td>20,160</td> <td>24,300</td> <td>28,440</td> <td>32,580</td> <td>36,730</td> <td>40,890</td> <td>(extremely Low)</td> </tr> <tr> <td></td> <td>39,800</td> <td>45,450</td> <td>51,150</td> <td>56,800</td> <td>61,350</td> <td>65,900</td> <td>70,450</td> <td>75,000</td> <td>(Low)</td> </tr> </table>		1	2	3	4	5	6	7	8			24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900	(Very Low)		14,950	17,050	20,160	24,300	28,440	32,580	36,730	40,890	(extremely Low)		39,800	45,450	51,150	56,800	61,350	65,900	70,450	75,000	(Low)
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Application Process, Waiting List	<p>Because there are more families who need rental assistance than there is funds available, The HHA uses a waiting list to administer the program to eligible families. Interested families may apply directly online when applications become available. The HHA will announce the opening and the closing of the wait list through various media and community outreach outlets. Names are randomly selected by the HHA's software provider using a lottery process and downloaded to the HHA's applicant database.</p>																																								
Program Entry Info and Screening	<p>There is never a charge to apply for any of the programs operated by the HHA.</p> <p>Besides meeting the basic HUD eligibility requirements, the HHA screens all public housing, affordable and conventional applicants for suitability and will review their credit/eviction history prior to admission.</p> <p>HCVP participating landlords are responsible in screening their prospective tenants. They also set the require deposits and may charge a separate fee for background</p>																																								

	screening. The HHA requires condo association approval prior to inspecting a unit for approval if applicable. It is the responsibility of participant families to negotiate deposit requirements. The HHA does not assist with deposits.
Source of Dev. Funding	The HHA's source of funding comes directly from HUD Multifamily
Source of Operation Funding	Public Housing and HCVP
Other Relevant Information	After admission to the program, all household members must comply with HUD and HHA rules and regulations in order to remain in the program. The HHA conducts yearly re-exams as well as annual unit inspections to determine continued eligibility.

Access to Special Needs Housing

	City of Miami - including HOPWA
Organization Type	Government
Contact Information	444 SW 2nd Avenue, 2nd Floor, Miami, FL 33130 305-416-1984 rtazoe@miamigov.com www.miamigov.com/communitydevelopment
Programs Offered	Section 8 HCV / Section 8 Mod-Rehab, HOPWA TBRA, HOPWA STRMU
Program Description	Section 8 Voucher program, participant is able to rent anywhere within Miami-Dade County following federal qualification parameters Section 8 Mod-Rehab program, where assistance is tied to a specific unit in a specific building HOPWA TBRA, must have an AIDS diagnosis, participant is able to rent anywhere within Miami-Dade County following federal qualification parameters HOPWA STRMU, must have an HIV/AIDS diagnosis and at risk of losing current housing.
Quantitative Program Info	Section 8 HCV - 145 Section 8 Mod-Rehab - 271 HOPWA TBRA - 1,000 HOPWA STRMU - 100
Eligibility, Income Limits	Refer to the City's Section 8 admin plan and the HOPWA Policy and Procedures Manual
Application Process, Waiting List	Section 8 HCV - Waiting List Active with 100 clients. Lottery Process, priority on the Elderly and/or Disabled. Currently serving client #2 Section 8 Mod-Rehab - Waiting List Active with over 10,000 clients. It has priority on Elderly and/or Disabled. HOPWA TBRA - Waiting List Active with 300 clients. Lottery Process. Currently serving client #225
Program Entry Info and Screening	Refer to the City's Section 8 admin plan and the HOPWA Policy and Procedures Manual
Source of Dev. Funding	HOME, SHIP
Operation Funding	Section 8, HOPWA, SHIP, CDBG, HOME, ESG, AHT

	Miami-Dade County Homeless Trust
Organization Type	Government
Contact Information	111 NW 1st Street, 27th Floor, Miami, FL 33128 305-375-1491 vmallete@miamidade.gov www.homelesstrust.org
Programs Offered	Housing and Support Services for Homeless and At-Risk Individuals and Families
Program Description	Rent in Arrears (Prevention) Short- to Medium Term Rental Assistance (Rapid Rehousing) Permanent Supportive Housing (Supportive Housing and Wrap-Around Services for Chronically Homeless Individuals) Emergency Shelter (Short Term Housing - 60-90 days) Transitional Housing (up to 2 years) - Victims of Domestic Violence, Substance Abusers, Youth Aging Out of Foster Care, Jail Diversion Safe Haven (Supportive Housing for Homeless Persons with Severe Mental Illness) Coordinated Outreach & Specialized Outreach (Miami-Dade and Miami Beach)
Quantitative Program Info	Emergency Shelter - 1999, Transitional Housing - 1510, Safe Haven - 28, Permanent Housing - 5262
Eligibility, Income Limits	Homeless (Living in a Place not meant for Human Habitation), Disabled (Mental Illness, Substance Abuse, Physical Disability, Co-Occurring Disorders)
Application Process, Waiting List	Client must be living in place not mean for human habitation. Supportive Hosing Programs are not first come, first served, but based on length of time homeless and vulnerability. Rapid Re-housing is based on income and household size.
Program Entry Info and Screening	Living in an place not meant for human habitation (street, car, park, abandoned building).
Source of Dev. Funding	Typically, leverage resources with developers, landlords, etc.
Operation Funding	U.S. HUD CoC, SHIP, ESG, State, Local Food & Beverage Tax

	Carrfour Supportive Housing
Organization Type	Non-Profit
Contact Information	1398 SW 1st Street, 12th floor, Miami, FL 33135 305 371-8300 scoronel@carrfour.org www.carrfour.org
Programs Offered	Permanent Supportive Housing, HOPWA, Affordable Housing
Program Description	Carrfour Supportive Housing's mission is to end homelessness in Miami-Dade County by developing permanent supportive housing and affordable housing for individuals and families. Carrfour is guided by the vision where everyone has safe and decent housing and is self-reliant. Carrfour is one of the leading developers of supportive housing for the formerly homeless in Miami-Dade County. Carrfour is different from other developers for several reasons. Carrfour is a mission driven, client-centered, not-for-profit; revenues generated are reinvested into developing new housing. In addition, Carrfour is involved in all aspects of supportive housing -- from development to operations and delivery of supportive services. From the very beginning of predevelopment through the duration of useful life, Carrfour stays committed. This is unique and very important as Carrfour always has the end user and operations in mind when designing and constructing a supportive

	housing community.
Quantitative Program Info	Carrfour Supportive Housing currently oversees an inventory of over 1,800 units of supportive housing and affordable housing across Miami-Dade County, serving more than 3,000 residents.
Eligibility, Income Limits	Carrfour strives to increase access to housing to all families and individuals and has reduced barriers as much as allowed. Each application is reviewed for eligibility based on the program requirements and funding sources. All programs/units require that the applicant and household meet the minimum or maximum income standards set by Miami Dade County. This is updated annually.
Application Process, Waiting List	<p>PERMANENT SUPPORTIVE HOUSING Carrfour provides housing assistance to homeless individuals and families. Eligibility for our programs is coordinated through a universal waitlist managed by the Miami-Dade County Homeless Trust.</p> <p>If you are homeless or about to be homeless, you must call the Miami-Dade County Homeless Trust's Homeless Helpline at 1-877-994-4357. The Helpline is the "front door" to available resources in the community. Homeless individuals and families will be assessed according to their needs and vulnerabilities, and then directed to immediate services and assistance.</p> <p>For more information, please visit www.homelesstrust.org.</p> <p>LOW-INCOME / AFFORDABLE HOUSING Individuals and families who are NOT homeless but in need of affordable housing and meet the criteria outlined below are welcome to complete an application to be placed on our waiting list for housing in one of Carrfour's non-homeless affordable residences.</p>
Program Entry Info and Screening	Carrfour does not require an application fee. We do request an initial security deposit and one months rent. We complete a background screening on all applicants over the age of 18 and will review the results on a case-by-case basis if there is an extensive history of violence against others and/or sexual offenses.
Source of Dev. Funding	FHFC, HUD, State and Local funding, SHIP, VA
Operation Funding	HUD, HOPWA, State and Local funding, SHIP, VA

Access to Affordable Rental Housing

	Atlantic Pacific Communities
Organization Type	Private
Contact Information	2950 SW 27th Avenue, Suite 200, Miami, FL 33133 (305) 357-4700 inquiry@apmanagement.net apcommunities.com
Programs Offered	Affordable Housing for Low and Extremely Low Income Households
Program Description	Low-Income Housing Tax Credit developments
Quantitative Program Info	1,373 units across 3 states
Eligibility, Income	Maximum of 60% of the Area Median Income (varies by family size)

Limits	
Application Process, Waiting List	Applicants must submit to both a credit and criminal background check. Income and employment must be verified. All existing properties currently have a waiting list.
Program Entry Info and Screening	\$85 Application fee, \$150 Holding Deposit, First month and Security deposit (equal to 1 month rent)
Source of Dev. Funding	Florida Housing Finance Corp.
Operation Funding	Varies

	The Gatehouse Group
Organization Type	Private
Contact Information	445 NW 4th Street, Suite # 108 305-528-0166 inamdarn@gatehousemgt.com www.gatehousemgt.com
Programs Offered	We are a multifamily developer that has vast experience in affordable, workforce, and market housing.
Program Description	We are a multifamily developer that has vast experience in affordable, workforce, and market housing
Quantitative Program Info	We have developed of 6400 units of affordable housing
Eligibility, Income Limits	Most of our units in Miami-Dade County are limited to 60% AMI.
Application Process, Waiting List	Please call 305-374-0001 for more information.
Program Entry Info and Screening	Please call 305-374-0001 for more information.
Source of Dev. Funding	We have used all the different references sources of funding. We usually use multiple sources for any single project.
Operation Funding	We have used all the different references sources of funding.
Other Relevant Info	We look forward to working with you to provide safe quality housing for all of Miami-Dade County's residents.

	Rural Neighborhoods
Organization Type	Non-profit
Contact Information	19308 SW 380th Street, POB 342529, Florida City, FL 33034 305-242-2142 stevekirk@ruralneighborhoods.org www.ruralneighborhoods.org
Programs Offered	Affordable Rental Housing for Low-, Extremely Low- and Moderate Income Households (Particularly Agricultural Workers)
Program Description	Rural Neighborhoods is a nonprofit real estate developer of affordable rental housing in Miami-Dade, Collier, Hendry, Hillsborough, Polk and Saint Lucie counties. RN serves low- and moderate-income rural households, particularly agricultural workers and the elderly. Rural's rental housing is resident services enriched and typically has on-site child care, after school and other services.

Quantitative Program Info	591 Miami-Dade Family Units; 144 SRO Units for Unaccompanied Workers
Eligibility, Income Limits	1705 Rental Units in 7 communities; 591 family units in southernmost Miami-Dade and 144 SRO units for unaccompanied workers. Most units target agricultural workers, e.g. one household member employed in nurseries, field work, packing houses, tropical fruit etc., but some non-agricultural units are available. Income limits range up to 80% of AMI.
Application Process, Waiting List	Prospective applicants must make written application. Some waiting lists apply but are dependent upon rental location and bedroom size.
Program Entry Info and Screening	Typical application fees are \$25 per application but are higher at select properties. Deposit requirements are 1st month rent (select properties require higher security deposits.) Background checks are required.
Source of Development Funding	Rental communities have varied sources of development funding. Most properties are funded by USDA Rural Development. Select properties are LIHTC-financed.
Operation Funding	Most Miami-Dade locations have Rural Development Rental Assistance as a source of rental subsidy.

	Pinnacle Housing Group
Organization Type	Private
Contact Information	9400 S Dadeland Blvd., Suite 100 305.854.7100 Admin@pinnaclehousing.com www.pinnaclehousing.com
Programs Offered	Low-Income and Mixed-Income Housing
Program Description	Families and Seniors making less than 60%AMI.
Quantitative Program Info	Numerous developments and units locally. Availability differs by building.
Eligibility, Income Limits	Households making 60% AMI or less.

Access to Home Ownership

	Collective Empowerment Group of South Florida Inc.
Organization Type	Non-profit
Contact Information	6001 N.W. 8th Avenue, Miami, FL 33127 (305) 759-0373 secretary@churchoftheopendoormiami.org www.cegsoflo.org
Programs Offered	Affordable For-Sale Housing for Low-Extremely Low-Moderate Income Households
Program Description	Affordable For-Sale Single-family Homes through Miami-Dade Infill Lots Program
Quantitative Program Info	Around 30 units to be available
Eligibility, Income	Standard Requirements under Miami-Dade Infill Lots Program

Limits	
Application Process, Waiting List	For Information/Application/Waiting List call: (305) 448-4181
Program Entry Info and Screening	For details please call: (305) 448-4181
Source of Dev. Funding	Miami-Dade Infill Lots Programs and Organization' own funds
Operation Funding	Organization's own funds
Other Relevant Info	The CEG offers a wide basket of human and economic development programs

	Opa Locka CDC
Organization Type	Non-profit
Contact Information	490 Opa-locka Blvd Suite 20, Opa-locka, FL 33054 3056873545 tanya@olcdc.org www.olcdc.org
Programs Offered	Group Education, Financial Capability Counseling, and Financial Coaching.
Program Description	Clients may receive direct counseling services to assist with becoming mortgage ready. OLCDC counseling staff will provide a comprehensive work plan (budget, spending plan, credit counseling, affordability study) tailored to the individual's specific needs to prepare the client to become mortgage ready. The work plan will assist the homebuyer through the states of mortgage readiness. During pre-purchase counseling, clients also will learn about additional financial resources that may be available (down payment/closing cost assistance, city, county, state subsidies, grants, etc.) for low-to-moderate-income homebuyers.
Application Process, Waiting List	The client can schedule an appointment with a certified Housing Counselor at OLCDC to participate in an intake session for needs assessment
Program Entry Info and Screening	Application and list of required documents will be provided to client upon request.
Source of Operation Funding	SHIP, HUD
Other Relevant Information	We also offer homebuyer education workshops that are designed to guide first-time homebuyers step by step through the home buying process. Lead by certified financial capability counselors, our financial capability program focuses on empowering families financially to make and exercise money management decisions that best fit the circumstances of their lives, within an enabling environment that includes, but is not limited to, access to appropriate financial services. This program addresses fundamental components of delivering a well-designed financial education program that views the behavior of families with their money.

	Trinity Empowerment Group
Organization Type	Non-profit
Contact Information	18142 SW 97th Ave Palmetto Bay FL 33157 305 248-4553 info@trinityempowers.org www.trinityempowers.org
Programs Offered	Homebuyer Education & Counseling

Program Description	We are a HUD Approved Agency offering education, counseling & coaching to help individuals secure housing and maximize their resources.
Eligibility, Income Limits	Focus on Low to Moderate Income Clients - Everyone however is welcome
Application Process, Waiting List	Our initial point of entry is an intake. For homebuyer education you can register online. All other programs require you to call into the office at 305 248-4553.
Operation Funding	HUD, PHCD
Other Relevant Info	We are HUD approved offering free or low cost services. We host 1st Time Homebuyer Classes on the 3rd Saturday of each month at Goulds Park located at 11350 SW 216 St Miami FL 33170

