

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: BrowardCountyHousingAuthority

PHANumber: FL079

PHAFiscalYearBeginning:10/01/2002

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)
The Broward County Housing Authority strives to provide a variety of housing opportunities of the highest quality for our community through staff of professional, helpful, dependable and diverse individuals, who value integrity and personal responsibility

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include target sets such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
 Acquire or build units or developments
 Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management: (PHAS score) Maintain high level
 Improve voucher management: (SEMAP score) Maintain high level

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach effort to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site -based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

Maintain and obtain employment

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - 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:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

Additional goals and objectives of the Broward County Housing Authority are:

Goal One: Maintain Effective Housing Authority Housing Programs In Conformance with HUD and Industry Standards.

Objectives:

- Successfully implement the Certificate/Voucher Program merger, and other regulatory reforms beginning in 1999, and successfully administer the merger through the Year 2001.
- Maintain a 98% Section 8 Lease -up and increase the percentage of assisted families residing in low poverty census tracts through case management and marketing over the next five years.
- Enhance the public perception of Broward County Housing Authority programs and initiatives through effective public relations efforts.

Goal Two: Continue the rehabilitation of Public Housing assets and their immediate neighborhoods.

Objectives:

- Continue efforts with community partners to identify and secure resources to air condition family properties.

- Complete initiative in partnership with Florida Audubon Society to develop Nature Learning Center on Broward County Housing Authority property, which is in its native environmental condition.
- Improve appearance of Public Housing sites through rigorous landscape improvement projects.
- Continue to improve the Capital Fund Program planning process to more accurately assess modernization needs.

Goal Three: Improve the Community Environment through a Public Safety Approach in Public Housing and Section 8.

Objectives:

- Conduct a Public Safety needs assessment of the social, crime and policing aspects for each Public Housing development by the Year 2004.
- Maintain an effective system for documenting and measuring the public safety threats and targeting resources through Drug Elimination Grants and efforts through other Law Enforcement Agencies.
- Enhance and improve our Public Safety Needs Assessment of crime in Public Housing communities.
- Maintain and expand relationships with local Law Enforcement Agencies to assist in the implementation of the "One Strike" Policy and other drug prevention activities.

Goal Four: Establish a Self-Sufficiency Environment for Very Low and Low Income Residents and Participants

Objectives:

- Maintain enrollment in the Section 8 Family Self-Sufficiency (FSS) Program at levels mandated by SEMA P over the next five years.
- Provide FSS Services to Section 8 participants to help them achieve increases in earned income and escrow account balances over the next five years.
- Expand after school learning opportunities for school age residents through establishment of computer based learning centers.
- Introduce computer technology to elderly and disabled Public Housing sites to allow the opportunity for e-mail communications, recreational learning and shopping over the Internet.
- Formalize relationship with Broward County Human Services Department for the provision of direct social case management services by the Department to Public Housing residents
- Successfully complete our Oakland Park Homeownership Program to provide first time homebuyer opportunities to Public Housing residents and Section 8 recipients.

Goal Five: Increase Affordable Housing Stock in Broward County

Objectives:

- Establish an Affordable Housing Development Policy.
- Develop framework for an Affordable Housing Program.
- Maintain and improve the relationship with Broward County Human Services Department and Broward County Housing Finance Authority as partners in the affordable housing effort.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA

A. **SmallAgency(<250PublicHousingUnits)**

AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart 903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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1. Attachments

2. Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment.
 Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Attachment 3 -1 (filename fl079a01)**
- FY2002 Capital Fund Program Annual Statement **Attachment 7 -1 (filename fl079b01)**
- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY2000 Capital Fund Program 5 Year Action Plan **Attachment 7 -2 (filename fl079c01)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Attachment 18 -3 (filename fl079i01)**
- Other (List below, providing each attachment name)

3. Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

a) List of Supporting Documents Available for Review		
Applicable & On Display	4. Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans

a) List of Supporting Documents Available for Review		
Applicable & On Display	4. Supporting Document	Applicable Plan Component
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

a) List of Supporting Documents Available for Review		
Applicable & On Display	4. Supporting Document	Applicable Plan Component
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
X	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self -Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self -Sufficiency
X	Most recent self -sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self -Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi -annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter

families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility		Loca- tion
Income <= 30% of AMI	13,310	5	5	5	5	5	5
Income > 30% but <= 50% of AMI	14,751	5	5	5	5	5	5
Income > 50% but < 80% of AMI	21,730	5	4	4	5	4	4
Elderly	16,462	5	5	4	5	4	4
Families with Disabilities							
White/Non-Hispanic	40,934						
Black/Non-Hispanic	17,784						
Hispanic	7,602						
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: Five Year Plan 2000 - 2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Need of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing need of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Need of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	615		164
Extremely low income <= 30% AMI	462	75.12%	
Very low income (> 30% but <= 50% AMI)	153	24.88%	
Low income (> 50% but < 80% AMI)			
Families with children	410	67%	
Elderly families	76	12.36%	
Families with Disabilities	196	32%	
Race/ethnicity White/non-hispanic	59	9.6%	
Race/ethnicity Black/non-hispanic	507	82%	
Race/ethnicity Asian/non-hispanic	2	.3%	
Race/ethnicity Hispanic	47	7.6%	
Characteristics by Bedroom Size (Public Housing)			

Housing Needs of Families on the Waiting List			
Only)			
1BR	169	27.48%	43
2BR	234	38%	49
3BR	188	30.57%	55
4BR	24	3.9%	17
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
(i) How long has it been closed (# of months)? 1 month			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	380		380
Extremely low income <= 30% AMI	250	65.53%	
Very low income (> 30% but <= 50% AMI)	130	34.21%	
Low income (> 50% but < 80% AMI)			
Families with children	342	90%	
Elderly families	8	2.11	
Families with Disabilities	50	13%	
Race/ethnicity White/non-hispanic	16	4.21%	
Race/ethnicity Black/non-hispanic	296	77.63%	

Housing Needs of Families on the Waiting List			
Race/ethnicity			
Hispanic	68	17.89%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
(i) (i) How long has it been closed (# of months)? 12 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off -line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed financed development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed -finance housing
- Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

II. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special -purpose voucher targeted to the elderly, should they become available
- Other: (list below)

1. Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- 2. Seek designation of public housing for families with disabilities
- 3. Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non -profit agencies that assist families with disabilities
- Other: (list below)

4. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- 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
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	673,000	
b) Public Housing Capital Fund	1,383,287	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	40,883,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants	66,000	
h) Community Development Block Grant	200,000	Housing Counseling
i) HOME	180,000	Rental Assistance
Other Federal Grants (list below)		
Shelter Plus Care	1,039,815	Rental assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	1,615,525	Modernization
Public Housing Drug Elimination	59,794	Drug prevention
3. Public Housing Dwelling Rental Income	1,763,000	Public Housing operations
Interest Income	150,000	Public Housing operations
PILOT	112,000	Public Housing operations
4. Other income (list below)		
Labor/material	106,000	Public Housing operations
Washing machine	4,200	Public Housing operations
Reserves	3,300,000	Capital improvements Public Housing Operations
III. State Housing Initiative Partnership (SHIP)	200,000	Foreclosure prevention
Total resources	51,735,621	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) **30 days**
- Other: (describe) **Intake**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below) **Public Housing Occupancy Office –2400 NW 22 St. Building G, Fort. Lauderdale, FL 33311**

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site -based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfer take precedence over new admissions? (list below)
- Emergencies

- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) **Single elderly and disabled are given preference over others in les.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

“3” Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- “2” Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability “2”
 Veterans and veterans’ families
 Residents who live and/or work in the jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Household that contributes to meeting income goals (broad range of incomes) 1
 Household that contributes to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below) **Single elderly and disabled over singles “1”**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
 Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

1. (5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
 The PHA’s Admissions and (Continued) Occupancy policy
 PHA briefing seminars or written materials
 Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
 Anytime family composition changes
 At family request for revision

Other(list)

(6)DeconcentrationandIncomeMixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developmentstodetermineconcentrationsofpovertyindicatethe needformeasurestopromotedeconcentrationofpovertyor incomemixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site -based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and development targeted below)

d. Yes No: Did the PHA adopt any changes to **other policies** based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the result of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- Not applicable: result of analysis did not indicate need for such efforts
 List (any applicable) developments below:

g. Based on the result of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- Not applicable: result of analysis did not indicate need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
 Criminal and drug -related activity, more extensively than required by law or regulation
 More general screening than criminal and drug -related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCI C-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
 Other (describe below) **Previous landlord information**

(2)WaitingListOrganization

(i) a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- PHA main administrative office
- Other (list below) **1773 North State Road 7, Lauderhill, FL 33313**

(ii) **(3) Search Time**

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below: **In 30 -day increments up to 120 days. Applicant must request extension and show evidence of unit search.**

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing

- Homelessness
- Highrentburden(rentis>50percentofincome)

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspr eferences,pleaseprioritizebyplacinga“1”in thespacethatrepresentsyourfirstpriority,a“2”intheboxrepresentingyour secondpriority,andsoon.Ifyougiveequalweighttooneormoreofthese choices(eitherthroughanabsolutehierarchyorthroughapointsystem),placethe samenumbertoeach.Thatmeansyoucanuse“1”morethanonce,“2”more thanonce,etc.

DateandTime

FormerFederalpreferences

- InvoluntaryDisplacement(Disaster,Gov ernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence
- Substandardhousing
- Homelessness
- Highrentburden

Otherpreferences(selectallthatapply)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans’families
- Residentswholiveand/orworkinyourjurisdiction
- Thoseenrolledcu rrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below) **BCHA website www.bchafll.org**

b. How does the PHA announce the availability of any special purpose section 8 programs to the public?

- Through published notices
- Other (list below)
 - Notice to community groups that are involved with "Special Purpose" populations.**
 - BCHA website www.bchafll.org**

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub 4A. -component

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

Hardship policies mandated by QHWA.

3. If yes to question 2, list these policies below :

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent -setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent -setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below) **Exclude: 50% of earned income from all wage earners other than the primary wage earner. (Primary wage earner is defined as the household member earning the greatest amount of earned income).**

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income re-examinations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) **Families whose rent is income -based are required to report any changes (increase/decrease) in income or changes in family composition. Families that pay a flat rent are required to report all changes in family composition.**

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- A or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families

Other(list below) **Expanding opportunities outside of areas containing high concentration of poverty and minorities.**

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent?(select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?(if yes, list below)

Hardship policies mandated by QHWR.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

Broward County Housing Authority is a high performing Housing Authority and is not required to submit this section. However, the Housing Authority Policies and Procedures are available as supporting documents to this Plan.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year	Expected Turnover
--------------	----------------------------------	-------------------

	Beginning	
PublicHousing		
Section8Vouchers		
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection 8Certificates/Vouchers (listindividually)		
PublicHousingDrug EliminationProgram (PHDEP)		
OtherFederal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manual sand handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub -component 6A.

The Broward County Housing Authority is a high performing Housing Authority and is not required to submit this section.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual

Statement tables provided in the table library at the end of the PHA Plan template option, by completing and attaching a properly updated HUD -52837.

OR, at the PHA's

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment 7 -1 (filename/fl079a01)**

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment 7 -2 (filename/fl070b01)**

-or-

The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

(3) Statement of Additional Usage of Capital Funds

The Broward County Housing Authority reserves its right to exercise to the fullest extent authorized by law, the rights granted to a public housing agency, as more particularly enumerated under Section 13 of the Housing Act of 1937, as amended, to transfer up to 20% of available Fiscal Year 2002 Capital Funds to Operating Fund accounts.

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Meyers Estates 1b. Development (project) number: FL29P079019	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: 03/14/02	
5. Number of units affected: None	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: 05/22/01 b. Projected end date of activity: 06/30/02	

Demolition/DispositionActivityDescription	
1a. Development name:	SchoolerHumphriesVillas
1b. Development(project)number :	FL29P07902A
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or	planned for submission : (12/31/02)
5. Number of units affected:	112
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	10/01/02
b. Projected end date of activity:	09/30/04

Demolition/DispositionActivityDescription	
1a. Development name:	RooseveltGlen
1b. Development(project)number :	FL29P079007
2. Activity type: Demolition	<input type="checkbox"/>
Disposition	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date application approved, submitted, or	planned for submission : 12/31/02)
5. Number of units affected:	10
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	10/01/02
b. Projected end date of activity:	09/30/04

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u> (DD/MM/YY) </u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____)	

Units addressed in a pending or approved HOP EVI Revitalization Plan (date submitted or approved:)

Requirements no longer applicable: vacancy rates are less than 10 percent

Requirements no longer applicable: site now has less than 300 units

Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA
 [24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOME I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

The Broward County Housing Authority is a high performing Housing Authority and is not required to submit this section.

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 1b. Development (project) number:	
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26- 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA - established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

The Broward County Housing Authority is a high -performing Housing Authority and is not required to submit this section.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self -sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self -Sufficiency Policies

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are

participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

The Broward County Housing Authority is a high performing Housing Authority and is not required to submit this section.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual level of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, office in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

The Housing Authority allows residents to own common household birds and/or fish, dogs and cats. The BCHA pet policy was developed with the input of residents and the Resident Advisory Board.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

**CivilrightscertificationsareincludedinthePHAPlanCertificationsof
CompliancewiththePHAPlansandRelatedRegulations**

16.FiscalAudit

[24CFRPart903.79(p)]

1. Yes No: IsthePHArequiredtohaveanaudit conductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))?
(Ifno,skiptocomponent17.)
2. Yes No: WasthemostrecentfiscalauditsubmittedtoHUD?
3. Yes No: Werethereanyfindingsastheresultofthataudit?
4. Yes No: Iftherewereanyfindings,doanyremainunresolved?
Ifyes,howmanyunresolvedfindingsremain?_____
5. Yes No: Haveresponsestoanyunresolvedfindingsbeensubmittedto
HUD?
Ifnot,whenaretheydue(statebelow)?

17.PHAAssetManagement

[24CFRPart903.79(q)]

Exemptionsfromcomponent17:Section8OnlyPHAsarenorequiredtocompletethiscomponent.
HighperformingandsmallPHAsarenorequiredtocompletethiscomponent.

**TheBrowardCountyHousingAuthorityisahigh -performingHousingAuthority
andisnotrequiredtosubmitthissection.**

1. Yes No: IsthePHAengaginginanyactivitiesthatwillcontribute tothe long-termassetmanagementofitspublichousingstock, includinghowtheAgencywillplanforlong -termoperating, capitalinvestment,rehabilitation,modernization,disposition,and otherneedsthathave **not**beenaddressedelsewhereinthisPHA Plan?
2. WhattypesofassetmanagementactivitieswillthePHAundertake?(selectallthat apply)
 - Notapplicable
 - Privatemanagement
 - Development-basedaccounting
 - Comprehensivestockassessment
 - Other:(listbelow)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached as Attachment (Filename) **Attachment18 -3/f1079i01**
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **Broward County**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Apply for additional Section 8 units**
- Provide foreclosure prevention assistance through the Authority's Housing Counseling Program in addition to counseling and assistance to first time home buyers.**
- Provide self-sufficiency case management to Family Self-Sufficiency and Welfare to Work Participants.**
- Other: (list below)
- The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Broward County has established eleven program priorities in the Consolidated Plan. Activities of the Authority that are consistent with the Consolidated Plan are:

- ❑ **Increase the number and supply of multi-family housing units to be made available to low and moderate income renter households.**
- ❑ **Expand rental subsidies to provide low and moderate income families and individuals a chance for housing opportunities.**

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The following additional information required by HUD is attached:

IV. HUD Required Statements:

V. Deconcentration Policy

VI. Attachment 3 -1/FileNamefl079a01

VII. Capital Fund Performance and Evaluation Report

VIII. Attachment 7 -3/FileNamefl079d01

IX. Voluntary Conversion Component

X. Attachment 10 -1/FileNamefl079e01

Section 8 Homeownership Capacity Statement

Attachment 11 -1/FileNamefl079f01

XI. Resident Membership on PHA Governing Board

XII. Attachment 18 -1/FileNamefl079g01

XIII. Membership of Resident Advisory Board

XIV. Attachment 18 -2/FileNamefl070h01

XV. Comments of Resident Advisory Board

XVI. Attachment 18 -3/FileNamefl079i01

XVII. Progress in Meeting 5 Year Goals

XVIII. Attachment 18 -4/FileNamefl079j01

XIX. Residential Satisfaction Survey Follow-up Plan

XX. Attachment 18 -5/FileNamefl079k01

XXI. Significant Changes to the Agency Plan

XXII. Attachment 18 -6/FileNamefl079l01

XXIII.

XXIV. 2. Grant Certifications

XXV.

XXVI. PHA Plan Certification of Compliance with PHA Plans and Related

XXVII. Regulations

XXVIII. Attachment 18 -7(hardcopy only)

XXIX. Certification of Local Official of PHA Plans Consistency with the

XXX. Consolidated Plan

XXXI. Attachment 18 -8(hardcopy only)

XXXII. Certification of a Drug Free Workplace

XXXIII. Attachment 18 -9(hardcopy only)

XXXIV. Disclosure of Lobbying Activities

XXXV. Attachment 18 -10(hardcopy only)

XXXVI. Certification of Payments to Influence Federal Transactions

XXXVII. Attachment 18 -11(hardcopy only)

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non -CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment -Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 -19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5 -Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years					

ATTACHMENT3 -1/FILENAME(f1079a01)

DECONCENTRATIONPOLICY

The Broward County Housing Authority, in accordance with our Admissions and Continued Occupancy Policy, will select and place tenants to avoid concentration of the most economically and socially deprived families in one or all of the developments operated by the Authority, using a broad range of incomes through rent ranges. Once a year the Authority will conduct an analysis of the incomes of families residing in public housing developments that are subject to the deconcentration rule to ensure compliance.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7 -1/FileName(f1079b01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	276,657			
3	1408 Management Improvements	9,500			
4	1410 Administration	138,329			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	66,330			
10	1460 Dwelling Structures	575,911			
11	1465.1 Dwelling Equipment — Nonexpendable	271,560			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities	-0-			
19	1501 Collateralization or Debt Service	-0-			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency	-0-			
21	Amount of Annual Grant: (sum of lines 20-26)	1,383,287			
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs	60,000			
26	Amount of line 21 Related to Energy Conservation Measures	-0-			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-2A Ehlinger	Landscape Improvements	1450	N/A	23,730				
	Kitchen cabinets	1460	50 units	115,965				
	Upgrade wiring	1460	50 units	51,000				
79-2B Schooler	Kitchen cabinets	1460	56 units	136,704				
	Upgrade wiring	1460	56 units	58,800				
79-3 Crystal Lakes	Replace bath light fixtures	1460	190	9,700				
	Replace exterior doors	1460	190	130,000				
79-7 Everglades	Kitchen cabinets	1460	53 units	38,742				
79-7 Auburn	Replace roofs	1460	17	35,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Fees and Costs	A&E Services	1430	N/A	22,000				
	Advertisement for bids	1430	N/A	3,000				
PHA Wide	Salaries and Fringes	1410	N/A	138,329				
	Operations	1406	N/A	276,657				
Management Improvements	Upgrade Computer Software	1408	N/A	5,000				
	Computer Hardware	1475	N/A	10,000				
	Site Videos	1408	10	4,500				
PHA Wide Site Improvements	Landscaping	1450	N/A	42,600				
PHA-Wide Dwelling Equipment	Shades	1465		15,000				
	Refrigerators	1465	200	73,000				
	Stoves	1465	250	56,250				
	Air conditioners	1465	50	27,500				
	Hot water heaters	1465	50	10,000				
	Security grills	1465		60,000				
	Closet doors	1465		10,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: BrowardCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: FL14P07950102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	Carpeting	1465		19,810				
PHAWide Non-dwelling equipment	Pressurecleaners	1475	7	10,000				

CapitalFundProgramFive -YearActionPlan PartI:Summary

PHANameBrowardCounty HousingAuthority		<input type="checkbox"/> Original5 -YearPlan <input checked="" type="checkbox"/> RevisionNo:			
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:FL14P07950103 PHAFY:2003	WorkStatementforYear3 FFYGrant:FL14P07950104 PHAFY:2004	WorkStatementforYear4 FFYGrant: FL14P07950105 PHAFY:2005	WorkStatementforYear5 FFYGrant: FL14P07950106 PHAFY:2006
	Annual Statement				
79-2AEhlinger		50,000	75,000	182,404	25,000
79-2BSchooler		191,104	157,500-	247,500	33,200
79-3CrystalLakes		198,313	325,101	128,000	192,000
79-4Highland		75,000	-0-	15,000	196,260
79-6GriffinGardens		22,000	-0-	15,000	12,240
79-7Everglades		-0-	51,950	-0-	26,000
79-7Auburn		-0-	-0-	-0-	45,000
79-7Roosevelt		63,000	-0-	-0-	-0-
79-18ParkRidge		6,724	-0-	-0-	-0-
79-19MeyersEstates		5,000	57,000	-0-	52,410
HAWide		772,146	716,736	795,383	801,177
CFPFundsListedfor 5-yearplanning					
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear:_5_ __ FFYGrant:FL14P07950106 PHAFY:2006			ActivitiesforYear:_5__ FFYGrant:FL14P07950106 PHAFY:2006		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
79-2AEhlinger	Replacevanities/sinks	25,000	79-7AuburnGardens	Moveint.halllights	6,000
				Rep.Int.stairflooring	12,000
79-2BSchooler	Movehalllights	22,000		Subtotal	18,000
	Exteriorlightfixtures	11,200			
	Subtotal	33,200	79-7Everglades	Retileshowers	16,000
				Perimeterwall	10,000
79-3CrystalLakes	Upgradesitelights	140,000		Subtotal	26,000
	Perimeterfence	40,000			
	Replacetoilets	12,000			
	Subtotal	192,000	79-19MeyersEstates	Bathvanities	21,173
				Kitchencounters	31,237
79-4HighlandGarden	Sealandpaintexterior	80,000		Subtotal	52,410
	Resealdrive	9,000			
	Replaceroof	80,000			
	Bathvanities	23,020	PHAWide	Operations	276,657
	Replacetoilets	4,240		Administration	138,329
	Subtotal	196,260		Feesandcosts	25,000
				Managementimprove.	15,000
79-6GriffinGardens	Solarwaterheaters	8,000		Dwellingequipment	251,750
	Replacetoilets	4,240		Siteimprovement	94,441
	Subtotal	12,240			
79-7AuburnGardens	Sealandpaintexterior	27,000		Subtotal	801,177
	TotalCFPEstimatedCost	485,700			\$897,587

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7 -3/FileName(f1079d01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO79-708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no): <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	51,531	15,535	15,535	15,535
4	1410 Administration	89,035		89,035	89,035
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	24,000	2,750	2,750	2,668
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	38,000	12,632	12,632	12,632
10	1460 Dwelling Structures	574,209	640,886	640,886	520,157
11	1465.1 Dwelling Equipment — Nonexpendable	84,570	78,688	78,688	78,688
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	29,000	50,819	50,819	50,819
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	-0-			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO79-708 Replacement Housing Factor Grant No:		Federal FY of Grant: 1999	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	890,345	890,345	890,345	769,534
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO79-708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-2A	Replace Metercans and Risers	1460	55 units	46,250	75,266	75,266	75,266	Complete from CFP00
Ehlinger	Upgrade Unit Exhaust Fans	1460	90 units	28,800				Voided
	Landscape Improvements	1450		0				Moved to CFP01
	Replace Windows	1460			113,764	113,764	2,682	From CFP01
	Air Conditioners	1465.1						Moved to CFP01
	Replace Bath Exhaust Fans	1460	90 units	5,000				Moved to CFP01
	SUBTOTAL			80,050	189,030	189,030	77,948	
79-2B	Repair Walls Damaged by Settling	1460		127,176	-0-			Moved to 707
Schooler	Replace Metercans and Risers	1460	55 units	50,875	90,234	90,234	90,234	Complete from CFP00
	ITCircuit Breaker for Metercans	1460	30		2,430	2,430	2,430	Complete/Emergency
	Emergency Bathroom Restoration	1460			20,625	20,625	20,625	Complete/Emergency
	Install New Bath Light Fixtures	1460	112 units	3,920	6,144	6,144	6,144	Complete
	SUBTOTAL			181,971	119,433	119,433	119,433	
79-3	Landscape Improvements	1450		30,000				Moved to CFP01
Crystal Lakes	Repair Broken Storm Water Line	1450	Bldg. 21/22		2,400	2,400	2,400	Complete
	Replace Exterior Doors	1460	200 units	86,538				CFP03 for year 2004
	SUBTOTAL			116,538	2,400	2,400	2,400	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO79-708 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-4	Sealand Paint Exterior	1460	1 Bldg.	60,000	78,950	78,950	78,950	Complete
Highland	Replace Bath Light Fixtures	1460	100 units	3,500	4,550	4,550	4,550	Complete
	Reseal and Restripe Parking Areas	1450		8,000	8,432	8,432	8,432	Complete
	Air Conditioners	1465.1	15 units	8,500	8,025	8,025	8,025	Complete
	SUBTOTAL			80,000	99,957	99,957	99,957	
79-6	Refurbish Bath Vanities	1460	100 units	20,000	46,224	46,224	46,224	Complete
Griffin	Replace Bath Light Fixtures	1460	100 units	3,500	4,550	4,550	4,550	Complete
	Air Conditioners	1465.1	15 units	8,500	8,025	8,025	8,025	Complete
	Emergency Roof Repairs	1460	Cm. Rm/Elev		2,625	2,625	2,625	Emergency
	Emergency Parking Lot Light Repairs/Code	1460			28,795	28,795	28,795	Complete
	SUBTOTAL			32,000	90,219	90,219	90,219	
79-7	Bathroom Restoration	1460	3 units		3,300	3,300	3,300	Complete/Emergency
Everglades	Emergency Light Pole Modifications	1460			5,800	5,800	5,800	Emergency
	Sink Hole Utility Repair	1450			4,200	4,200	4,200	Complete/Emergency
	SUBTOTAL				13,300	13,300	13,300	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL29PO79-708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-7	Replace Exterior Doors	1460	49 doors	12,250	12,250	12,250	12,250	Complete
Auburn Gardens	Seal and Paint Exterior	1460	13 bldgs.	20,000	22,250	22,550	22,550	Complete
	Replace Medicine Cabinets	1460	24 units	1,000				Eliminated
	Replace Exterior Porch Lights	1460	48 lights	2,400				Eliminated
	Bathroom Restoration (Change Order #1)	1460	10 units		4,599	4,599	4,599	Complete
	SUBTOTAL			35,650	39,399	39,399	39,399	
79-18	Replace Kitchen Cabinet Door Hinges	1460	1160	44,000	19,480	19,480	19,480	Complete
Park Ridge Court	Install Curbing	1470		-0-				Moved to CFP01
	Replace Front & Back Exterior Doors	1460			24,285	24,285	14,638	Moved from 5 Year Plan
	Bathroom Restoration	1460	36 units		1,500	1,500	1,500	Complete/Emergency
	Replace Bath/Kitchen Faucets	1460	37 units	4,000				Moved to CFP01
	SUBTOTAL			48,000	45,265	45,265	35,618	
79-19	Replace Exterior Doors	1460	45 doors	25,000	10,520	10,520	10,520	Complete
Meyers Estates	Drywood Termite Eradication	1460	Bldg. 201		2,624	2,624	2,624	Complete/Emergency
	Replace Tubs	1460			39,171	39,171	39,171	Shared with CGP707
	SUBTOTAL			25,000	52,315	52,315	52,315	
Fees/Costs	Architectural, Engineering & Advertising	1430		24,000	2,750	2,750	2,668	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No.: FL29PO79-708 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHAWIDE	Salaries & Fringes	1410		89,035	89,035	89,035	89,035	Complete
	Clean Sanitary Sewers & Storm Drains	1460		30,000	18,250	18,250	18,250	Complete
	Window Shades	1465	750	15,000	8,054	8,054	8,054	Complete
	Hot Water Heaters	1465.1	35	5,000	5,609	5,609	5,609	Complete
	Refrigerators	1465.1	100	35,000	35,000	35,000	35,000	Complete
	Stoves	1465.1	75	11,250	13,975	13,975	13,975	Complete
	Space Heaters	1465.1	20	1,320	-0-	-0-	-0-	Eliminated
	VCR/TV & Stands for Public Housing Sites	1475.1	5	4,000	3,039	3,039	3,039	Complete
	Upgrade Computer Hardware	1475.1		25,000	47,780	47,780	47,780	Complete
	Upgrade Computer Software	1408		10,000	1,625	1,625	1,625	Complete
	Staff Training	1408		6,000	3,854	3,854	3,854	Complete
	Staff Travel	1408		7,400	1,364	1,364	1,364	Complete
	Computer/Printer Supplies	1408		7,200	2,031	2,031	2,031	Complete
	Resident Services	1408		14,142	3,510	3,510	3,510	Complete
	Tenant Integrity (Investigations)	1408		6,789	3,151	3,151	3,151	Complete
	SUBTOTAL			291,136	239,027	239,027	238,945	
	GRANDTOTAL			890,345	890,345	890,345	769,534	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14PO7950100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending :3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	277,521		277,521	277,521
3	1408 Management Improvements	29,795	9,231	3,813	3,813
4	1410 Administration	138,761		138,761	138,761
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	24,000	27,863	27,437	27,437
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	774,354	843,773	516,920	200,712
11	1465.1 Dwelling Equipment — Nonexpendable	79,375	69,828	59,125	59,125
12	1470 Nondwelling Structures	5,000	-0-		
13	1475 Nondwelling Equipment	58,800	24,492	20,629	20,629
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14PO7950100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending :3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	1,387,606	1,387,606	1,044,206	727,998
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14PO7900 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-2A	Replace Bathroom Floors/Tub & Surround	1460		141,550	138,846	8,493	8,493	
Ehlinger	Replace Meter Cans and Risers	1460	49 units	45,325				Moved to CFP 708
	Replace Windows	1460		253,000				Moved to CFP 708
	Landscape Improvements	1450						Moved to CFP -02
	Replace Bath Exhaust Fans	1460	90 units		-0-			No longer needed
	Air Conditioners	1465.1	100 units		257,709	257,709		From CFP 708
	SUBTOTAL			439,875	396,555	266,202	8,493	
79-2B	Replace Meter Cans and Risers	1460	56 units	51,800				Moved to CFP 708
Schooler	Reseal & Restripe Parking Area	1460	22 bldgs.	5,000				Moved to CFP -02
	Repair and Replace Fencing	1470		5,000	-0-			Moved to CFP -06
	SUBTOTAL			61,800	-0-	-0-	-0-	
79-3	Landscape Improvements	1450						Moved to CFP 01
Crystal Lakes	Emergency Light Repair	1460			77,993	77,993	77,993	
	SUBTOTAL				77,993	77,993	77,993	
79-4								
Highland	Repatch and Seal Window Casings	1460		5,000	-0-			Moved to CFP 708
	SUBTOTAL			5,000	-0-	-0-	-0-	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14PO7950100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-6	Sealand Paint Exterior	1460		60,000				Moved to CFP01
Griffin	Replace Roof	1460			80,000			From 5 Year Plan
	SUBTOTAL			60,000	80,000	-0-	-0-	
79-7	Replace Roofs	1460	7 bldgs.	35,000	58,996	58,996	58,996	
Everglades	Replace Kitchen Counter Tops	1460		15,000	-0-			Moved to CFP02
	SUBTOTAL			50,000	58,996	58,996	58,996	
79-7	Reseal and Restripe Roadway	1460		3,930	3,935	3,935	3,935	
Auburn Gardens	Replace Interior Stairway, Flooring & Rails	1460		12,000				Moved to CFP03
	Move Hall Lights from Ceiling to Walls	1460		6,049				Moved to CFP03
	Kitchen Cabinets	1460	18		18,450			From 5 Year Plan
	SUBTOTAL			21,979	22,385	3,935	3,935	
79-7	Resurface Kitchen Cabinets/Counters, Faucets	1460		23,000	19,950	19,950	19,950	
Roosevelt Glen	Replace Exterior Doors	1460	20	8,000	15,000			
	SUBTOTAL			31,000	34,950	19,950	19,950	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14PO7900 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-18	Replace Tile Tub Enclosures	1460	36	18,000	44,964	44,964	12,365	
Park Ridge	Replace 200 Amp Safety Switch	1460	33	32,500		18,980	18,980	
	Replace Front Exterior Doors	1460	37	22,200	18,980			Moved to CGP708
	Replace Closet Doors	1460	37	2,000				No longer needed
	Insta qll Curbing	1470			-0-			Moved to CFP03
	Replace Bath and Kitchen Faucets	1460	36 units		-0-	-0-		No longer needed
	Replace Roofs	1460			83,050			From 5 Year Plan
	SUBTOTAL			74,700	146,994	63,944	31,345	
79-19	Sealand Paint Exterior	1460	8 bldgs.	35,000	25,900	25,900		
Meyers	SUBTO TAL			35,000	25,900	25,900		
Fees/Costs	Architectural, Engineering & Advertising	1430		24,000	27,863	27,437	27,437	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14PO7900 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	Salaries & Fringes	1410		138,761	138,761	138,761	138,761	
Wide	Operations	1406		277,521	277,521	277,521	277,521	
	Upgrade Computer Software	1408		29,795	9,231	3,813	3,813	
	Computer Hardware	1475.1		23,100	11,137	11,137	11,137	
	Window Shades	1465		25,000	15,000	12,720	12,720	
	Refrigerators	1465.1		36,500	39,340	35,000	35,000	
	Stoves	1465.1		13,250	12,828	8,745	8,745	
	Space Heaters	1465.1		4,625	-0-			No longer needed
	Rheem 30 Gallon Water Heater	1465.1			2,660	2,660	2,660	
	Convertible Hand Trucks	1475.2		6,000	2,787	2,787	2,787	
	Trailer Mounted Aerial Life	1475.2		20,000	-0-			No longer needed
	High Speed Floor Buffer	1475.2		1,200	1,158	1,158	1,158	
	E-Z Go Cart	1475.2		8,500	5,547	5,547	5,547	
	SUBTOTAL			608,252	543,833	527,286	527,286	
	GRAND TOTAL			1,387,606	1,387,606	1,044,206	727,998	

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending :3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds				
2	1406 Operations	283,112		283,112	
3	1408 Management Improvements	6,357			
4	1410 Administration	141,556		141,556	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,800			
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000	121,701		
10	1460 Dwelling Structures	726,234	689,533	37,549	
11	1465.1 Dwelling Equipment — Nonexpendable	142,500			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	7,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending :3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	1,415,559	1,415,559	462,217	-0-
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14P07950101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-2A	Replace Bath floors/tubs/surrounds	1460		138,719				
Ehlinger	Replace Kitchen cabinets/countertops	1460		110,465				
	Install Central A/C	1460		100,000	37,549	37,549		
	Upgrade Wiring	1460		51,000	61,000			
	Paving and drainage repair	1460		75,000				
	SUBTOTAL			475,184	98,549	37,549	-0-	
79-2B	Upgrade Wiring	1460		58,800				
Schooler	SUBTOTAL			58,800	-0-	-0-	-0-	
79-3	Paving and drainage repair	1460		10,000				
Crystal Lakes	Plumbing repairs	1460		5,000				
	Landscape Improvements	1450			36,701			From CGP708
	SUBTOTAL			15,000	36,701			
79-6	Reseal and Restripe Parking Lot	1460		6,000				
Griffin Gardens	Seal and Paint Exterior	1460			80,000			From CFP00
	SUBTOTAL			6,000	80,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14P07950101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-7 Everglades	Sealand Paint Exterior <i>Reseal and Restripe Parking Area</i>	1460 1460		30,000 6,000	35,000			
	<i>SUBTOTAL</i>			36,000	35,000			
79-7 Auburn	Replace Kitchen Cabinets/Counters	1460			36,000			
	<i>SUBTOTAL</i>				36,000			
79-18 Park Ridge	Sealand Paint Exterior Replace Roofs <i>Replace Back Exterior Doors</i>	1460 1460 1460		30,000 83,050 22,200	30,000			Moved to CFP00 Moved to CGP708
	<i>SUBTOTAL</i>			135,250	30,000			
Fees/Costs	Architectural, Engineering & Advertising	1430		23,800				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No : FL14P07950101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA	Salaries & Fringes	1410		141,556	141,556	141,556	35,389	
Wide	Operations	1406		283,112	283,112	283,112	70,778	
	Upgrade Computer Software	1408		6,357				
	Computer Hardware	1475.1		7,000				
	Window Shades	1465		10,000				
	Refrigerators	1465.1		54,750				
	Stoves	1465.1		33,750				
	Water Heaters	1465.1		5,000				
	Air Conditioners	1465.1		34,000				
	Security Screens	1465		5,000				
	Tree Trimming	1450		55,000				
	Clean Sanitary sewers/stacks/drains	1450		30,000				
	SUBTOTAL			689,325	424,668	424,668	106,167	
	GRANDTOTAL			1,415,559	740,918	462,217	106,167	

ATTACHMENT10 -1/FILENAME(f1079e01)

VOLUNTARYCONVERSIONCOMPONENT

1. How many of the PHA's developments are subject to the Required Initial Assessments?

There are three (3) family developments and 2 (2) scattered sites.

2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

There are two (2) elderly/disabled sites that are exempt.

3. How many Assessments were conducted for the PHA's covered developments?

BCHA conducted one assessment.

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

None

5. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.

Not applicable

ATTACHMENT11 -1/FILENAME(f1079f01)

Section8HomeownershipCapacityStatement

The Broward County Housing Authority is continuing to examine the Section 8 Homeownership Program Final Rule, 65 Fed. Reg. 55134 (September 12, 2000). The Authority has serious concerns that based on the limitations of HUD's final rule, the program may not be viable in Broward County.

Therefore, BCHA has made no determination at this time as to whether it will implement such a program during 2002.

BCHA will continue its review of the final rule and reserves its rights to implement Section 8 Homeownership by the capacity statements set out below.

In the event the Broward County Housing Authority elects to implement a Section 8 Homeownership Program, it will:

1. Establish a minimum homeowner downpayment requirement of at least three percent (3%) and require that at least one percent (1%) of the downpayment come from the family's resources, or
2. Require that financing for the purchase of a home under its Section 8 Homeownership Program will be provided, insured or guaranteed by the state or Federal government, comply with secondary mortgage market underwriting requirements, or comply with generally accepted private sector underwriting standards.

ATTACHMENT18 -1/FILENAME(f1079g01)

ResidentMembershiponthePHA GoverningBoard

- The Board of Commissioners for the Broward County Housing Authority consists of five members, one of which is required to be a current resident.
- Resident commissioners are appointed for a term of no more than four years and there is no limit to the number of terms that a resident may be appointed.
- The Governor of the State of Florida appoints resident commissioners.
- Interested persons may apply to the Governor's office to be considered for the appointment.
- Current resident commissioner – Mercedes J. Núñez, Section 8 Resident

ATTACHMENT18 -2/FILENAME(fl079h01)

MembershipoftheResidentAdvisoryBoard

For the development of the 2002 Agency Plan, the Resident Advisory Board was made up of residents from senior and family Public Housing Developments as well as Section 8 participants.

The six Section 8 representatives on the Resident Advisory Board were identified by BCHA staff and invited to be participants on the Board. These individuals were selected due to their history with the Section 8 program and representation of the different types of Section 8 programs that the Housing Authority administers.

The Authority invited the Presidents of the Tenant Leagues or their designated representatives to serve on the Resident Advisory. Current members are:

Trakeia Cavitt	Everglades Heights
Yvonne Drayton	Roosevelt Glen
Glenna Ethridge	Auburn Gardens
Felicia Walker	Meyers Estates
Marlene Ball	Griffin Gardens
Richard Van Buskirk	Griffin Gardens
Janie White	Schooler/Humphries Villas
Mary Hicks	Schooler/Humphries Villas
Eddie Williams	Park Ridge
Willie Shaw	Highland Gardens
Walter Walker	Highland Gardens
Eugene Young	Crystal Lakes Apartments
Jacqueline Brown	Crystal Lakes Apartments
Susan Morris	Ehlinger Apartments
Bridgette Williams	Section 8
Tina Fisher	Section 8
Kertrina Ervine	Section 8
Narissa Edwards	Section 8
Robert McCray	Section 8
Jacqueline Kenon	Section 8

ATTACHMENT18 -3/FILENAME(f1079i01)

CommentsofResidentAdvisoryBoardandResidents

AgencyResponsetoCommentsReceived

The“QualityHousingWorkResponsibilityActof1998”(QHWRA)containsaprovision wherebyPHAsmustsubmitanAgencyPlan. The AgencyPlanfinalrulewaspublished bytheDepartmentofHousingandUrbanDevelopmentonOctober21,1999,andbecame effectiveonNovember22,1999.

TheAgencyPlanhastwoparts,aFive -YearPlanandanAnnualPlan. TheAgencyPlan submissionprocess isacontinuingplanningprocess,requiringtheHousingAuthorityto submitanAnnualPlaneachyear. Residents,programparticipants,andthepublichave anoportunityforinputbeforeeachsubmissiontoHUD.

COMMENTSONTHEBCHADRAFTAGENCYPLAN

Duringthe45 -dayAgencyPlancommentperiodoralcommentsontheDraftAgency Planwerereceived.

OralComments

OralcommentsontheDraftAgencyPlanwererecordedviapenandpapernotes. Oral commentontheDraftAgencyPlanwerereceivedduringthef ollowingAgencyPlan - relatedactivities/meetings:

- April10,2002 - MeetingwithResidentAdvisoryBoard –South
- April11,2002 - MeetingwithResidentAdvisoryBoards –North,Central
- May14,2002 - MeetingwithresidentsofGriffinGardens,Highland Gardens, Meyers Estates, Auburn Gardens Everglades Heights,andRooseveltGlen
- May15,2002 - MeetingwithresidentsofEhlingerApartments
- May16,2002 - MeetingwithresidentsofSchooler/HumphriesVillasand ParkRidgeCourt
- May21,2002 - MeetingwithresidentsofCrystalLakesApartments
- June5,2002 - PublicHearingregardingtheDraftAgencyPlan

TheDraftAgencyPlanproposedresponseswerediscussedsectionbysection. Oral commentswerereceivedduringthemeetingandquestionsaddressed.

ISSUE: RESIDENTS SATISFACTION SURVEY – FOLLOW UP PLAN

Resident Comments:

- The majority of residents objected to the Agency using flyers to advertise meetings or communicate important issues. Residents often didn't get the flyer.
- Suggested the Housing Authority locate bulletin boards in strategic areas (mail box, management office) to post important announcements.
- Residents also suggested forming a "Neighborhood Watch" as a means to address safety issues.

Resident Advisory Board Comments

- The Resident Advisory Board (RAB) expressed the same concerns as the residents. They also suggested that the Authority send out individual mailings to the residents rather than the flyers.
- Each of the three Resident Advisory Boards endorsed the idea of organizing a Neighborhood Watch in each of the developments as a means to deter crime.

BCHA Response

- The Authority has taken the RAB's suggestion and is no longer using flyers. The Authority utilizes individual mailings to communicate with residents in addition to the Housing Authority Newsletter, resident meetings, Tenant Association meetings, and the BCHA's website. The Authority agrees that bulletin boards located in strategic areas is a good idea and will act on the resident's suggestion.
- The Authority agrees a "Neighborhood Watch" at each site would assist in reducing crime. However past experience in trying to organize "Neighborhood Watch" groups among public housing residents has been unsuccessful. The Authority will try to encourage the individual Tenant Associations to organize a "Neighborhood Watch" at their respective developments.

ISSUE: PROGRESS IN MEETING THE 5 -YEAR PLAN MISSIONS AND GOALS

Resident Advisory Board Comments

- One resident commented on the *Strategic Goal: Promote self-sufficiency and asset development of assisted households*, stating that the criteria requiring participants in the ROSS program to be high school graduates was unfair.

Encouraged the Authority to focus on working families that could qualify as homeowners rather than making the high school diploma a requirement.

BCHA RESPONSE

- The eligibility requirements for participation in the ROSS program were established during the application process as part of program operations. However, any resident is eligible to receive all of the services afforded to ROSS participants through the Broward County Housing Authority's Housing Counseling Program. The Authority will publicize this information to residents whom maybe unaware of these services.

ATTACHMENT18 -4/FILENAME(f1079j01)

BrowardCountyHousingAuthority

PROGRESSINMEETINGTHE5 -YEARPLANMISSIONSAND GOALS

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

- **Goal1:Expandthesupplyofassistedhousing**

BCHAActions:

- Broward County Housing Authority has applied for and received additional vouchers under the Fair Share, Family Unification Programs, and Mainstream Disability Programs. The Authority also applied for and received funding for the Shelter Plus Care Program.

- **Goal2:Improvethqualityofassistedhousing.**

BCHAActions:

- The Authority continues to utilize Capital Funds to conduct modernization work on developments.
- The Authority is utilizing Capital Funds and reserves to provide central air conditioning to six public housing sites.
- The Authority is identifying and implementing procedures that will prepare it for the upcoming PHAS process including physical inspections and the customer satisfaction survey.
- The Authority continues to implement procedures to address and improve existing Section 8 delivery system in order to achieve a high SEMAP score.

- **Goal3:Increaseassistedhousingchoices.**

BCHAActions:

- Broward County Housing Authority in collaboration with the Ft. Lauderdale Police Department, HOPE, and Florida Atlantic University provides “Owner Seminars” to introduce prospective owners to the Section 8 program and provide information on the Landlord Tenant law.
- The Authority has increased the Section 8 Housing Choice Payment Standard to 110% of the published Fair Market Rent

Strategic Goal: Improve community quality of life and economic vitality

- **Goal 1: Provide an improved living environment**

BCHA Actions

- The Authority regularly monitors the income level of each development.
- The Authority installed a *Secure Card* system at the two elderly/disabled sites, eliminating traditional keys. Issuance of cards is restricted to residents.

Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- **Goal 1: Promote self-sufficiency and asset development of assisted households.**

BCHA Actions

- The Authority continues to operate a Family Self-Sufficiency Program for Section 8 participants
- BCHA received a ROSS (Resident Opportunities and Self-Sufficiency Program) grant from HUD to assist Public Housing residents in becoming homeowners.

Strategic Goal: Ensure equal opportunity in housing for all Americans

- **Goal 1: Ensure equal opportunity and affirmatively further fair housing**

BCHA Actions

- The Housing Project for Excellence (HOPE) conducts annual fair housing seminars for staff
- HOPE participates in the Section 8 “Owner Seminar” providing owners with information on fair housing

**ADDITIONAL GOALS IDENTIFIED BY BROWARD
COUNTY HOUSING AUTHORITY**

- **Goal 1: Maintain Effective Housing Authority Housing Program in Conformance with HUD and Industry Standards.**

BCHA Actions

- The Authority successfully implemented the Certificate/Voucher Program merger
- The Authority is conducting “Owner Seminars” to market the Section 8 Program to new owners.

- **Goal 2: Continue the rehabilitation of Public Housing assets and their immediate neighborhoods**

BCHA Actions

- Broward County Housing Authority has received \$225,000 in Community Development funds from the Town of Davie to assist in air conditioning Ehlinger Apartments.
- In partnership with the Florida Audubon Society, the Authority is working to develop a Nature Learning Center at Meyers Estates.

- **Goal 3: Improve the Community Environment through a Public Safety Approach in Public Housing and Section 8.**

BCHA Actions

- BCHA has developed an internal log of recording Authority reported crimes in developments
- The Authority works with local law enforcement and receives crime stats for each development on a quarterly basis
- The Town of Davie Police Department has provided several programs on safety for the elderly residents at Griffin Gardens including the distribution of cell phones that allow residents to make 911 calls

- **Goal 4: Establish a Self-Sufficiency Environment for Very Low and Low Income residents and Participants**

BCHA Actions

- Section 8 continues to operate a Section 8 Family Self-Sufficiency Program
- BCHA has opened two computer-learning centers at two developments funded through the Public Housing Drug Elimination Program (PHDEP)

and the Hollywood Police Department. A third site is scheduled to open in May of 2002 at Schooler/Humphries Villas. The site is funded through PHDEP and grants from the Community Foundation and The Sun Sentinel.

- The Authority has been approved as a PowerUp site that will provide for an additional computer-learning center at Ehlinger Apartments.
- The Authority has applied for and received grants through private foundations in support of the computer centers.
- BCHA is providing computer and Internet access to the elderly/disabled sites.
- The Authority has signed a Memorandum of Understanding with Broward County Human Services Division to provide direct social case management services to Public Housing residents.
- The Oakland Park Homeownership Program is progressing. Engineers have been hired; the property platted, and specifications for the infrastructure are being developed.

- **Goal 5: Increase Affordable Housing Stock in Broward County**

BCHA Actions

- The Authority has established an Affordable Housing Policy, and is in the process of selecting consultants to develop specific affordable housing projects.

RESIDENTSATISFACTIONSURVEY –FOLLOWUPPLAN

Communication,Safety,andNeighborhoodAppearance

Background

As part of the 2001 Public Housing Assessment System (PHAS) evaluation for the Broward County Housing Authority, Resident Satisfaction Surveys (RASS) were sent at random to 306 BCHA residents. Of those, 115 surveys were returned to the Real Estate Assessment Center (REAC) and were the basis for the scores the BCHA received in five (5) areas of operation. The five areas were:

- Maintenance and Repair
- Communication
- Safety
- Services
- Neighborhood Appearance

Based on the scores received in Communication (70%), Safety (70%) and Neighborhood Appearance (65%), the Broward County Housing Authority is required to include a follow-up plan in the 2001 Agency Plan. The following is an outline of the programs and systems the BCHA has in place, that directly or indirectly addresses the concerns identified in the RASS.

General Information

The Broward County Housing Authority is committed to providing services to its residents to address their needs and concerns.

Communication

Broward County Housing Authority understands communication with residents is essential in serving and meeting their needs, and constantly works to improve communication. Current communication with residents include:

- Individual mailing to residents
- Utilization of flyers
- Housing Authority newsletter
- Meetings with residents and Resident organizations
- BCHA's website – www.bchafl.org

Safety

Exterior Lighting

- Residents are encouraged to call the Manager to report any lights that are inoperable
- BCHA has initiated a monthly check of all exterior lighting. All sites file reports with the Director of Housing Management
- BCHA has upgraded the lights in several developments and has targeted Capital Funds for continuation of this project.
- The BCHA continues to make efforts to identify and install lighting and fixtures that are less prone to vandalism and damage
- BCHA requested Florida Power and Light to install a street light at the 3rd Avenue to Highland Gardens.

Parking Lots

- The BCHA has instituted a permit system for all Public Housing developments
- Quarterly inspections conducted by staff identify any major improvements needed.

Police Visibility

- BCHA has an agreement with the Broward Sheriff's Office and Hollywood Police Department to provide baseline services to all properties.
- The BCHA has been a recipient in the past of Public Housing Drug Elimination Program funding (PHDEP). The Department of Housing and Urban Development is discontinuing the program in fiscal year 2002. However the Authority will continue to fund the activities from the operational budget. The funds will be used for the following purposes:
 1. Provide law enforcement personnel in order to reduce crime and drug activity and related problems in and around the targeted communities.
 2. Provide computer centers for children in targeted sites to increase awareness of the adverse impact of drugs on the community, improve grades, and deter gang activity.

- The Town of Davie Police Department has provided several programs on safety for the elderly residents at Griffin Gardens including the distribution of cell phones that allow residents to make 911 calls.

Tenant Screening

- BCHA conducts a criminal background check on all residents and adult household members as part of the application process. Those applicants who fail to meet the BCHA's thresholds are rejected.
- New residents are provided information concerning acceptable behavior and what constitutes criminal and evictable offenses.

Locks

- BCHA installed a *Secure Card* system at the two elderly sites, eliminating traditional keys. Issuance of cards is restricted to residents. Lost cards are deactivated prior to the issuance of a new card.
- Every unit is inspected annually. Emergency work orders are issued for damaged locks and the work is completed within 24 hours.
- Residents are instructed to call the Management office whenever there is any additional damage or need for locks to be repaired.

Home Safety

- All family sites are equipped with security screens.

Neighborhood Appearance

The Broward County Housing Authority continues to develop systems and procedures to improve and maintain the appearance of its developments in a condition that is comparable or better than the surrounding neighborhood. BCHA makes every effort to maximize our Capital Fund Program dollars to improve the physical conditions of the developments.

Resident responsibility

- Residents are routinely reminded and encouraged to call the Management office to report repairs whether in their unit or on the property.
- Residents are required as part of the lease agreement to maintain their unit and surrounding areas (yard, patios...) in a neat and sanitary manner.

Graffiti

- Within the first two hours of each work day, site managers and/or maintenance supervisors are to identify any new graffiti within the BCHA development and have it removed within that day.

Pest Control

- Each development undergoes extermination once a year. Additional treatment is made available to residents as needed .

Trash/Liter

- During the first two hours of each workday maintenance picks up miscellaneous trash and litter .

Building Exterior

- Most of the sites have undergone extensive exterior repainting over the last two years. Additional sites are scheduled in the upcoming year.
- Landscaping improvements are targeted in the Capital Fund Program over the next five years.

ATTACHMENT18 -6/FILENAME(f1079101)
SignificantChanges to the Agency Plan

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define what is a substantial change to the Agency Plan. A proposed change to the Agency Plan that qualifies as a substantial change must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by the Housing Authority Board of Commissioners. The Broward County Housing Authority has defined the following actions to be significant changes:

- Change to rent or admissions policies or organization of the waiting list;
- Change to the public housing rent policies
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;
- Addition of new activities not included in the current PHDEP Plan; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; HUD will not consider such changes significant amendments.