

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Broward County Housing Authority

PHA Number: FL079

PHA Fiscal Year Beginning: (10/2003)

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
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

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: **The Broward County Housing Authority strives to provide a variety of housing opportunities of the highest quality for our community through a staff of professional, helpful, dependable and diverse individual, 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. PHAs 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 targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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 efforts 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)

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 SEMAP 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.

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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 file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration **Attachment 3-1 (f1079a01)**
- FY 2003 Capital Fund Program Annual Statement **Attachment 7-1 (f1079b01)**
- 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
- FY 2003 Capital Fund Program 5 Year Action Plan **Attachment 7-2 (f1079c01)**
- 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 (f1079i01)**
- Other (List below, providing each attachment name)
 - Membership on the Resident Advisory Board – Attachment 18-2 (f1079h01)**
 - Resident Membership on the PHA Governing Board – Attachment 18-1 (f1079g01)**
 - Progress in Meeting the 5-Year Plan Missions and Goals – Attachment 18-4 (f1079j01)**
 - Section 8 Homeownership Capacity Statement – Attachment 11-1 (f1079f01)**
 - Resident Satisfaction Survey Follow-Up Attachment 18-5 (f1079k01)**
 - Voluntary conversion Required Initial Assessment –Attachment 10-1 (f1079e01)**

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.

List of Supporting Documents Available for Review		
Applicable & On Display	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	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 any active CIAP grant	Annual Plan: Capital Needs
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
	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 type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	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 903.7 9 (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	Size	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						

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:
- 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 Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs 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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs 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	463		166
Extremely low income <=30% AMI	345	75%	
Very low income (>30% but <=50% AMI)	118	25%	
Low income (>50% but <80% AMI)			
Families with children	336	75%	
Elderly families	53	11%	
Families with Disabilities	124	27%	
White/Non-Hispanic	40	9%	
Black/Non-Hispanic	393	85%	
Asian/Non-Hispanic	1	.2%	
Hispanic	28	6%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	109	24%	37
2 BR	227	49%	45
3 BR	108	23%	71
4 BR	19	4%	13
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 2 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 onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

State the housing needs 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.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

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	662		355
Extremely low income <=30% AMI	417	63%	

Housing Needs of Families on the Waiting List			
Very low income (>30% but <=50% AMI)	244	37%	
Low income (>50% but <80% AMI)			
Families with children	569	86%	
Elderly families	22	3%	
Families with Disabilities	112	17%	
White/Non-Hispanic	59	9%	
Black/Non-Hispanic	524	79%	
Hispanic	77	12%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</p> <p>If yes:</p> <p style="padding-left: 40px;">How long has it been closed (# of months)? 9 months</p> <p style="padding-left: 40px;">Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p style="padding-left: 40px;">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</p>			

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 finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates 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)

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 vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Other: (list below)

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 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	715,430	
b) Public Housing Capital Fund	1,042,673	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	41,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	66,000	
h) Community Development Block Grant	200,000	Housing Counseling
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	1,700,000	Rental Assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	1,787,721	Modernization
3. Public Housing Dwelling Rental Income	1,780,000	Public Housing Operations
Interest Income	150,000	Public Housing Operations
PILOT	112,000	Public Housing Operations
4. Other income (list below)		
Labor/Material	98,000	Public Housing Operations
Washing machines	4,000	Public Housing Operations
Reserves	12,885,000	Capital Improvements Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
State Housing Initiative Partnership (SHIP)	180,000	Foreclosure prevention
Total resources	61,720,824	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs 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 (**Griffin Gardens – 4881 Griffin Rd. Davie, FL; Highland Gardens – 331 NE 48 St. Deerfield Beach, FL**)
- Other (list below) **Public Housing Occupancy Office – 2400 NW 22 St. Building G, Ft. Lauderdale, FL**

c. If the PHA plans 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? **Two**

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? **Two**

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? **Three**

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) **Public Housing Occupancy Office – 2400 NW 22 St. Building G, Ft. Lauderdale, FL**

(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 transfers 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
 Households that contribute to meeting income goals (broad range of incomes)
 Households 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 other singles.**

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 point 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 **1**
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes) **1**
- Households 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 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

(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
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

g. Based on the results 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: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs 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 NCIC-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) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- 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-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) **1773 North State Road 7, Lauderhill, FL 33313**

(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 20 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 admissions 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
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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)

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 point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

"1" Date and Time

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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)

4. Among applicants on the waiting list with 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 ensures 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 admissions 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.bchafl.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.bchafl.org)**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(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 QHWRA

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 form 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).**

Deductions and exclusions mandated by QHWRA are reflected in the Admissions and Continued Occupancy Policy.

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 reexaminations, 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
- Any time the family experiences an income increase
- Any time 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)

- At 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 QHWRA

5. Operations and Management

[24 CFR Part 903.7 9 (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)

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:

The Executive Director reports to a Board of Commissioners. The Deputy Director reports to the Executive Director. Under the Executive Director, department heads manage the following departments: Public Housing, Section 8, Finance, Affordable Housing, and Resident Services.

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 Beginning	Expected Turnover
Public Housing	775	161
Section 8 Vouchers	4747	221
Section 8 Certificates	0	0
Section 8 Mod Rehab	341	66
Special Purpose Section 8 Certificates/Vouchers (list individually)	Welfare to Work – 269 Family Unification – 225 Mainstream Disabilities - 75	13 12 3
Public Housing Drug Elimination Program (PHDEP)	50	
Other Federal Programs(list individually)		
Shelter Plus Care	240	10

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and 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)

- a. Admissions and Continued Occupancy Policy
- b. Broward County Housing Authority Public Housing Management and Operations Procedures Manual
- c. Broward County Housing Authority Public Housing Maintenance Policy and Procedures Manual
- d. Sales and Service Manual

(1) Section 8 Management: (list below)

- a. Broward County Housing Authority Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (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.

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 office 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 office 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) Broward County Housing Authority – Central Office
1773 North State Road 7, Lauderhill, FL 33313

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (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 **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **Attachment 7-1 (f1079b01)**

-or-

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

(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 (f1079c01)**

-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)

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 Plan 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-finance 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:
- **Researching the feasibility of converting units at Highland Gardens to an Assisted Living Facility (ALF) or the new construction of an ALF facility adjoining the Highland complex.**
 - **Requesting proposals from developers to determine the highest and best use of the Crystal Lakes property**

8. Demolition and Disposition

[24 CFR Part 903.7 9 (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"/> Vacant adjacent property
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: <u>(03/14/02)</u>
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: 05/22/2001 b. Projected end date of activity: 12/31/03

Demolition/Disposition Activity Description	
1a. Development name:	Schooler Humphries Villas
1b. Development (project) number:	FL29PO7902B
2. Activity type:	Demolition <input checked="" type="checkbox"/> 44 townhomes Disposition <input checked="" type="checkbox"/> 68 single family homes
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:	(07/01/2004)
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: 10/01/2002 b. Projected end date of activity: 12/2007

NOTE: ROOSEVELT GLEN, FL29P07907, HAS BEEN DELETED AS A SITE CONSIDERED FOR DISPOSITION AS PREVIOUSLY INDICATED IN THE 2002 PHA PLAN.

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

[24 CFR Part 903.7 9 (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:	Griffin Gardens
1b. Development (project) number:	FL29P07904
2. Designation type:	Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(12/01/2003)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: Highland Gardens	
1b. Development (project) number: FL29P07906	
2. Designation type:	
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(12/01/2003)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" 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 checked="" type="checkbox"/> Total development	

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a 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:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI 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

[24 CFR Part 903.7 9 (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 HOPE 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.)

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: Schooler Humphries Villas
1b. Development (project) number: FL29P07902B
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" 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 checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/01/2004)
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

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:

- **Families participating in the Section 8 Homeownership Program must have an annual income of \$15,000 to be eligible to participate**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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.

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 programs 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

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Family Self Sufficiency (FSS): Case Management & jobs development w/ supportive services	161 families	Specific criteria	Central office	Section 8 participants
Family Unification Management, family counseling and supportive services to assist families that have been separated or about to be separated from their children	225	Specific criteria	Central office	Section 8 participants
ROSS Case management, budget counseling, home buyers workshops – to assist families with homeownership opportunities	13	Specific criteria	Executive office	Public housing participants
Computer Learning Centers Educational and tutoring programs/leadership development	75	Open enrollment for school aged children	Meyers Estates Crystal Lakes Apartments	Public housing participants
Welfare to Work Case management & jobs development, schooling and skills training w/ supportive services	269	Specific criteria	Central office	Section 8 participants

(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: (04/30/2003))
Public Housing		
Section 8	138	161

- 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 plans 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 903.7 9 (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.

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 areas 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 levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used 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 anticrime/anti drug programs
- Other (describe below)

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

Schooler Humphries Villas

Crystal Lakes Apartments

Meyers Estates

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

1. List the crime prevention activities the PHA has undertaken or plans 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)

Schooler Humphries Villas
Crystal Lakes Apartments
Meyers Estates

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, officer 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

PHAs eligible for FY 2000 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 FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The BCHA Pet Policy is to permit one pet per household but limited to a dog, cat, fishes or bird. Pets require specified inoculations, must meet size limitations, must be leashed when outdoors, must be spayed or neutered and must have insurance. No pets identified as dangerous by the Authority can be kept. The policy includes a non-refundable deposit.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

BCHA will continue to make capital improvements to bring properties to a level of parity with the private market. (See Capital Improvement Plan that is an attachment to this Annual Plan.

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

18. Other Information

[24 CFR Part 903.7 9 (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 at Attachment: **Attachment 18-3 (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:
 1. **In response to remarks concerning the Follow-Up Plan, the Authority will provide encased bulletin boards on the grounds of the larger developments**
 2. **The Authority will arrange for quarterly meetings with the residents and the development manager.** 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)

Priority IA

- Apply for additional Housing Choice Vouchers
- Provide foreclosure prevention assistance through the Authority's Housing Counseling Program in addition to providing counseling and assistance to first time homebuyers.

Priority II A

- Develop affordable housing for Very Low, Low and moderate income households
- Provide homeownership opportunities to Very Low, Low, and moderate income households

Other: (list below)

4. 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 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.

Attachments

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

HUD Required Statements:

- Deconcentration Policy
Attachment 3-1 (f1079a01)
- Capital Fund Performance and Evaluation Report
Attachment 7-3 (f1079d01)
- Voluntary Conversion Component
Attachment 10-1 (f1079e01)
- Section 8 Homeownership Capacity Statement
Attachment 11-1 (f1079f01)
- Resident Membership on PHA Governing Board
Attachment 18-1 (f1079g01)
- Membership of Resident Advisory Board
Attachment 18-2 (f1079h01)
- Comments of Resident Advisory Board
Attachment 18-3 (f1079i01)
- Progress in Meeting 5 -Year Goals
Attachment 18-4 (f1079j01)
- Residential Satisfaction Survey Follow-up Plan
Attachment 18-5 (f1079k01)
- Significant Changes to the Agency Plan
Attachment 18-6 (f1079l01)

2. Grant Certifications

- PHA plan Certification of Compliance with PHA Plans and Related Regulations
Attachment 18-7 (hard copy only)
- Certification of Local Official of PHA Plans consistency with the Consolidated Plan
Attachment 18-8 (hard copy only)
- Certification of a Drug Free Workplace
Attachment 18-9 (hard copy only)
- Disclosure of Lobbying Activities
Attachment 18-10 (hard copy only)
- Certification of Payments to Influence Federal Transaction
Attachment 18-11 (hard copy only)

ATTACHMENT 3-1/FILE NAME (f1079a01)

DECONCENTRATION POLICY

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 (fl079b01)

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: FL14P07950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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	208,535			
3	1408 Management Improvements	10,000			
4	1410 Administration	104,267			
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	28,000			
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	75,000			
10	1460 Dwelling Structures	485,100			
11	1465.1 Dwelling Equipment—Nonexpendable	121,771			
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	10,000			
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

PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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 2 – 20)	1,042,673			
22	Amount of line 21 Related to LBP Activities	-0-			
23	Amount of line 21 Related to Section 504 compliance	-0-			
24	Amount of line 21 Related to Security – Soft Costs	-0-			
25	Amount of Line 21 Related to Security – Hard Costs	9,771			
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

PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950103 Replacement Housing Factor Grant No:			Federal FY of Grant: • 2003			
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	Kitchen cabinets	1460	50	125,000				
Ehlinger	Replace bldg. Shut off valves	1460	100	5,000				
	Subtotal			130,000				
79-2B	Roofs	1460	34	204,000				
Schooler	Kitchen cabinets	1460	43	107,500				
	Subtotal			311,500				
79-4	Replace hall carpeting	1460		30,000				
Highland Gardens	Replace tubs	1460	17	13,600				
	Hurricane shutters	1465	8	9,771				
	Subtotal			53,371				
Fees and Costs	A&E services	1430		25,000				
	Advertisement for bids	1430		3,000				

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: FL14P07950103 Replacement Housing Factor Grant No:			Federal FY of Grant: • 2003			
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 Wide	Salaries and fringes	1410		104,267				
	Operations	1406		208,535				
Management	Computer software	1408		10,000				
Improvements	Computer hardware	1475		10,000				
PHA - Wide	Tree Trimming	1450		55,000				
Improvements	Clean sanitary sewers, stacks, drains	1450		20,000				
PHA-Wide	Shades	1465		15,000				
Dwelling	Refrigerators	1465	100	35,000				
Equipment	Stoves	1465	50	13,000				
	Air conditioners	1465	50	27,000				
	Hot water heaters	1465	50	12,000				
	Closet doors	1465		10,000				
	Subtotal			547,802				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program No: FL14P07950103 Replacement Housing Factor No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
79-2A Ehlinger	6/2004							
79-2B Schooler	6/2004							
79-4 Highland Gardens	6/2005							
PHA -Wide	9/2005							

Attachment 7-2 (f1079c01)

**Capital Fund Program Five-Year Action Plan
Part I: Summary**

PHA Name Broward County Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2006 PHA FY: 2007
	Annual Statement				
79-2A Ehlinger		196,371	185,650	50,000	-0-
79-2B Schooler		62,500	-0-	-0-	-0-
79-3Crystal Lakes		127,000	-0-	254,959	205,621
79-4 Highland		-0-	221,000	85,000	-0-
79-6 Griffin		12,000	61,000	-0-	-0-
79-7 Everglades		22,000	-0-	-0-	33,400
79-7 Auburn		-0-	-0-	31,000	-0-
79-7 Roosevelt		83,000	-0-	-0-	-0-
79-18 Park Ridge		-0-	-0-	-0-	140,350
79-19 Meyers		57,000	-0-	63,912	80,000
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

APITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (fl079d01)

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: 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: 3/31/03 <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	283,112
3	1408 Management Improvements	6,357		3,450	3,450
4	1410 Administration	141,556		141,556	141,556
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	23,800	38,800	27,150	1,606
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000	82,100	52,100	52,100
10	1460 Dwelling Structures	726,234	601,384	142,833	62,,822
11	1465.1 Dwelling Equipment—Nonexpendable	142,500	235,282	157,465	157,465
12	1470 Nondwelling Structures	-0-	19,968	19,968	19,968
13	1475 Nondwelling Equipment	7,000		3,514	3,514
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

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: 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: 3/31/03 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 2 – 20)	1,415,559	1,415,559	831,148	725,593
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

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	
79-2A	Replace Bath floors/ tubs/surrounds	1460	100 units	138,719	80,011	80,011		
Ehlinger	Replace Kitchen cabinets/countertops	1460	50 units	110,465	-0-			Moved to CFP 501-03
	Install Central A/C	1465.1	100 units	100,000	37,549	37,549	37,549	
	Upgrade Wiring	1460	100 units	51,000	33,000			Moved from CFP 501-02
	Paving and drainage repair	1460		75,000	-0-			Moved to CFP 501-02
	A/C Installation Change order #1	1465.1			58,290	58,290	58,290	
	A/C Installation Change order #2	1465.1			3,343	3,343	3,343	
	Move interior lights	1460	100 units		47,209			From 5-Year Plan
	SUBTOTAL			475,184	256,402	179,193	99,182	
79-2B	Upgrade Wiring/breaker boxes	1460	68 units	58,800	100,000			
Schooler	Reseal and restripe parking area	1460			5,779	5,779	5,779	From CFP 501-00
	Remove fencing	1470			19,968	19,968	19,968	From CFP 501-00
	SUBTOTAL			58,800	125,747	25,747	25,747	
79-3	Paving and drainage repair	1460		10,000	-0-			Moved to CFP 501-02
Crystal Lakes	Plumbing repairs	1460		5,000	6,100	6,100	6,100	
	Landscape Improvements	1450			-0-			Moved to CFP501-07
	Emergency roof installation Bldg. 3	1460	1		18,690	18,690	18,690	
	SUBTOTAL			15,000	24,790	24,790	24,790	
79-6	Reseal and Restripe Parking Lot	1460		6,000	-0-			Funded from Griffin Rd. funds

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	
Griffin Gardens	Seal and Paint Exterior	1460	1 bldg		-0-			Moved to CFP 501-00
	Roof	1460	1 bldg		73,160			
	Retile floors	1460			63,452			From 5-Year Plan
	Fire alarm replacement	1460			100,000			Emergency code requirement
	SUBTOTAL				6,000	236,612		
79-7	Seal and paint exterior	1460		30,000	-0-			Moved to CFP 501-00
Everglades	Reseal and restripe parking area	1460		6,000	5,883	5,883	5,883	
	Retile showers	1460	2		9,730			Emergency
	SUBTOTAL			36,000	15,613	5,883	5,883	
79-7	Kitchen cabinets	1460	24		-0-			Moved to CFP501-00
Auburn	Roofs	1460	18		35,000			Moved from CFP 501-02
	SUBTOTAL				35,000			
79-18	Seal and paint exterior	1460	19 bldgs	30,000	19,550	19,550	19,550	
Park Ridge	Replace roofs	1460	19 bldgs.	83,050	-0-			Moved to CFP 501-00
	Replace back exterior doors	1460	37	22,200	-0-			Moved to CGP 708
	Reseal and restripe parking area	1460			6,820	6,820	6,820	Moved from CFP 501-02
	SUBTOTAL			135,250	26,370	26,370	26,370	
Fees/Costs	Architectural, Engineering & Advertising	1430		23,800	38,800	27,150	1,606	

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	
Wide	Operations	1406		283,112		283,112	283,112	
	Upgrade Computer Software	1408		6,357		3,450	3,450	
	Computer Hardware	1475.1		7,000		3,514	3,514	
	Window Shades	1465		10,000		6,685	6,685	
	Refrigerators	1465.1		54,750		39,100	39,100	
	Stoves	1465.1		33,750	31,052	6,200	6,200	
	Water Heaters	1465.1		5,000	6,298	6,298	6,298	
	Air Conditioners	1465.1		34,000				
	Security Screens	1465		5,000	-0-			No longer needed
	Tree Trimming	1450		55,000	52,100	52,100	52,100	
	Clean Sanitary sewers/stacks/drains	1450		30,000				
	SUBTOTAL			689,325	695,025	569,165	543,621	
	GRAND TOTAL			1,415,559	1,415,559	831,085	725,530	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program No: FL14P07950101 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: right;">2001</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
79-2A Ehlinger	3/2003	6/2003					
79-2B Schooler	12/2002	6/2003					
79-3 Crystal Lakes	3/2002	9/2002	9/2002				
79-6 Griffin Gardens	10/2002	6/2003					
79-7 Everglades	10/2002	9/2003					
79-7 Auburn Gardens		6/2003					
79-18 Park Ridge	10/2002	9/2002	9/2002				
PHA wide	12/2002	9/2003					

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3/File (f1079d01)

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 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: 3/31/03 <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		69,165	69,165
3	1408 Management Improvements	9,500			
4	1410 Administration	138,329		138,329	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	42,600		
10	1460 Dwelling Structures	575,911	648,284		
11	1465.1 Dwelling Equipment—Nonexpendable	271,560	227,917	14,820	10,500
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	20,000	15,000		
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 Collaterization 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

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
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/03 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 2 – 20)	1,383,287	1,383,287	222,314	217,994
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	-0-		
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

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		
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	-0-			CFP501-04
	Kitchen cabinets	1460	50 units	115,965	-0-			CFP501-03
	Upgrade wiring	1460	50 units	51,000	-0-			CFP501-01
	Paving and drainage repair	1460			85,000			CFP501-01
	SUBTOTAL				85,000			
79-2B Schooler	Kitchen cabinets	1460	56 units	136,704	-0-			CFP501-03
	Upgrade wiring	1460	56 units	58,800	-0-			CFP501-01
	Roofs	1460	34 units		204,000			5 Year Plan
	SUBTOTAL				204,000			
79-3 Crystal Lakes	Replace bath light fixtures	1460	190	9,700	9,700			
	Replace exterior doors	1460	190	130,000	-0-			CFP501-06
	Paving and drainage repair	1460			200,000			CFP501-01
	Exterior site lights	1460			85,000			5 Year Plan
	Repair exposed rebar	1460			4,700			Emergency
	SUBTOTAL				299,400			
79-7 Everglades	Kitchen cabinets/countertops	1460	53 units	38,742	53,742			
	Retile Shower	1460	1		6,142			Emergency
	SUBTOTAL				59,884			
79-7 Auburn	Replace roofs	1460	17	35,000	-0-			CFP501-01

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: 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		138,329	138,329	
	Operations	1406	N/A	276,657		69,165	69,165	
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	45,000			
	Air conditioners	1465	50	27,500				
	Hot water heaters	1465	50	10,000				
	Security grills	1465		60,000	16,357			
	Closet doors	1465		10,000	21,250	14,820	10,500	

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: 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	
	Carpeting	1465		19,810				
PHA Wide Non-dwelling equipement	Pressure cleaners	1475	7	10,000	5,000			
	SUBTOTAL			783,646	733,472	222,314	217,994	
	GRAND TOTAL			1,383,287	1,383,287	222,314	217,994	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program No: FL14P07950102 Replacement Housing Factor No:	Federal FY of Grant: <p style="text-align: right;">2002</p>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
79-2A Ehlinger		6/2004					
79-2B Schooler		8/2004					
79-3 Crystal Lakes		8/2004					
79-7 Everglades		6/2004					
PHA wide		9/2004					

ATTACHMENT 10-1/FILE NAME (f1079e01)

VOLUNTARY CONVERSION COMPONENT

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

ATTACHMENT 11-1/FILE NAME (f1079f01)

Section 8 Homeownership Capacity Statement

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 2003-2004.

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

In the event the Broward County Housing Authority elects to implement a Section 8 Home Ownership 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.

ATTACHMENT 18-1/FILE NAME (f1079g01)

Resident Membership on the PHA Governing Board

- 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

ATTACHMENT 18-2/FILE NAME (f1079h01)

Membership of the Resident Advisory Board

For the development of the 2003 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 four 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:

Pamela Hillsman	Crystal Lakes
Sandra Bates	Crystal Lakes
Mary Stevens	Crystal Lakes
Eugene Young	Crystal Lakes
Marjorie Shriver-Brown	Griffin Gardens
Angel Hill	Ehlinger Apartments
Lynette Brown	Ehlinger Apartments
Felicia Walker	Meyers Estates
Willie Shaw	Highland Gardens
Iraida Roebuck	Highland Gardens
Bridgette Cason	Schooler/Humphries
Renita Striggles	Schooler/Humphries
Ingrid Phillip	Schooler/Humphries
Tina Fisher	Section 8
Deliah Hall	Section 8
Jacqueline Kenon	Section 8
Antonia Martinez	Section 8

ATTACHMENT 18-3 (f1079i01)

Comments of Resident Advisory Board and Residents

Agency Response to Comments Received

The “Quality Housing Work Responsibility Act of 1998” (QHWRA) contains a provision whereby PHAs must submit an Agency Plan. The Agency Plan final rule was published by the Department of Housing and Urban Development on October 21, 1999, and became effective on November 22, 1999.

The Agency Plan has two parts, a Five-Year Plan and an Annual Plan. The Agency Plan submission process is a continuing planning process, requiring the Housing Authority to submit an Annual plan each year. Residents, program participants, and the public have an opportunity for input before each submission to HUD.

COMMENTS ON THE BCHA DRAFT AGENCY PLAN

During the 45-day Agency Plan comment period oral comments on the Draft Agency Plan were received.

Oral comments

Oral comments on the Draft Agency Plan were recorded via pen and paper notes. Oral comment on the Draft Agency Plan were received during the following Agency Planning related activities/meetings:

- April 2, 2003 - Meeting with Resident Advisory Board – South
- April 3, 2003 - Meeting with Resident Advisory Board – North
- April 3, 2003 - Meeting with Resident Advisory Board – Central
- May 7, 2003 - Meeting with residents of Meyers Estates
- May 8, 2003 - Meeting with residents of Everglades Heights, Auburn Gardens and Roosevelt Glen
- May 13, 2003 - Meeting with residents of Highland Gardens, Griffin Gardens, and Ehlinger Apartments
- May 14, 2003 - Meeting with residents of Crystal Lakes Apartments
- May 15, 2003 - Meeting with residents of Schooler Humphries and Park Ridge Court

The Draft Agency Plan proposed responses were discussed section by section. Oral comments were received during the meeting and questions addressed. The discussions

are grouped by issue and acknowledge the related comments received from all sources, the Housing Authority's response and the Executive Director's recommendations, where appropriate, on making changes in the final Agency Plan.

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

Resident Advisory Board Comments

- Many of the Advisory Board members expressed concern that they were not aware of the Agency's ROSS and Housing Counseling Program
- Representatives from Ehlinger Apartments commented that the installation of central air in their development and other Capital Fund improvements have improved the quality of life for the residents.
- Representatives from the Crystal Lakes Apartments recommended installing central air before undertaking the proposed major landscaping project. They feel the residents' well being should come before landscaping. The A/C installation would decrease the number of children and adults who stay outside to remain cool thereby reducing any damage that may occur during the landscaping project.

BCHA Response

- The Authority recognizes that many residents are not familiar with the Housing Counseling Program and is in the process of producing a brochure. The brochure will be available in each development office in addition to the new resident orientation packet that the Authority is developing.
- The Authority is considering the comments of the Crystal residents concerning the installation of the air conditioning before undertaking the landscaping project.

Resident Satisfaction Survey – Follow Up Plan

Resident Advisory Board Comments

- The Board suggested following to improve communication between the Authority and residents:
 1. Install a suggestion box in each of the management offices
 2. Install enclosed bulletin boards throughout the grounds of the larger sites
 3. Have quarterly meetings with the project managers and other Authority staff

- The Board expressed deep concern that funding for the Drug Elimination Program will be expended during the fall of 2003, and the off duty officers will no longer be present at Crystal Lakes, Meyers Estates, and Schooler Humphries Villas
- Residents from Crystal Lakes and Schooler Humphries commented that the exterior lighting needed to be improved

BCHA Response

- Suggestion boxes have been used in the past unsuccessfully. However the Authority will reconsider this recommendation.
- The Authority agrees that bulletin boards will assist management in improving communication with residents
- The Authority agrees with the proposed suggestion to have quarterly meetings between management and the residents to improve communication and will implement this activity during the next fiscal year
- The elimination of the Drug Elimination Program also concerns the Authority. We will continue to obtain crime stats from the police department and monitor activity within the developments. The Authority is researching available grant money that may be able to fund programs funded through the Drug Elimination Grant.
- The Authority has identified in the 2002 Capital Fund the lighting at Crystal Lakes. Improvements have been made at the Schooler site, however resident requests to install motion lights on the outside eaves will be deferred due to the proposed disposition of the property.

PROPOSED ANNUAL PLAN

Section 8. Demolition and Disposition

Resident Advisory Board Comments

- Several members were excited to learn of the Authority's proposed plan to offer the single family homes in the Schooler Humphries development to public housing residents. They would like to see the Authority develop more Home Ownership opportunities. Recognizing that many residents may have credit issues they recommended the formation of a Homebuyers Club so residents could help one another through the process.

BCHA Response

- The Authority agreed with the Board members and has already started the process of organizing a Homebuyers Club.

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

Resident Advisory Board Comments

- Board members enthusiastically approved the designation of Griffin Gardens and Highland Gardens for occupancy by elderly families. Several residents did question whether disabled residents would be displaced.

BCHA Response

- The Authority assured the residents that no one would be displaced. Disabled residents would have the option of receiving a Section 8 Housing Choice Voucher and relocating or remaining in the development.

CHANGES TO THE SECTION 8 ADMINISTRATIVE PLAN

Elimination of Interim Change when tenant income increases

Resident Advisory Board Comments

- A comment was received from a Board member, who is a Public Housing resident, that it was unfair not to apply the proposed change to both the Section 8 Housing Choice Voucher and Public Housing residents

BCHS Response

- Recognizing the disparity between the programs, the Authority decision is based on the fact that the cost of processing interim changes for income increases exceeds the savings to the Agency in Housing Assistance Payments, whereas Public Housing depends on resident's rents to cover operating costs.

ATTACHMENT 18-4 /FILE NAME (f1079j01)

Broward County Housing Authority

PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS

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

• **Goal 1: Expand the supply of assisted housing**

BCHA Actions:

- 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.

• **Goal 2: Improve the quality of assisted housing.**

BCHA Actions:

- 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.

• **Goal 3: Increase assisted housing choices.**

BCHA Actions:

- 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.
- The authority engaged a consultant to perform an Organizational Review to improve effectiveness and efficiency.

- **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 opened in September 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 added a Power Up site that provides 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 has selected consultants to develop specific affordable housing projects.
- In November 2002, the Authority contracted with *Local Initiative Support Corporation, Inc. (LISC)* to serve as housing consultant for resident home ownership conversion in connection with the Schooler/Humphries initiatives

Attachment 18-5/ FILE NAME (f1079k01)

RESIDENT SATISFACTION SURVEY – FOLLOW UP PLAN

Communication, Safety, and Neighborhood Appearance

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 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 mailings to residents
- Utilization of flyers
- The Housing Authority quarterly newsletter, “*Homefront News*” features information to residents on procedures and policies, safety issues, housekeeping tips and upcoming events
- Meetings with residents and Resident organizations
- Information posted in management office
- BCHA’s website – www.bchafl.org

Proposed Activity

- Install enclosed bulletin boards at the mailbox area to post information
- This year BCHA will provide more training opportunities for management and maintenance staff in customer service and public relations.

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 streetlight at the 3rd Avenue to Highland Gardens.
- BCHA trims its trees every other year
- BCHA has targeted Capital Funds to enhance lighting at Crystal Lakes Apartments and Ehlinger Apartments

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 work day 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.

ATTACHMENT 18-6/FILE NAME (f1079101)
Significant Changes 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:

- Changes to rent or admissions policies or organization of the waiting list;
- Changes 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;
- Additions 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.