

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



Broward County Housing Authority

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PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Third Draft – April 18, 2005

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Commissioners

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**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: 10/2005

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 2005 - 2009
[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 is dedicated to creating, providing and increasing high quality housing opportunities to Broward County residents through effective and responsive management and responsible stewardship of public and private funds.**

B. Goals

Goal One: Develop additional affordable housing opportunities for the community.
Objectives:

- Develop and maintain affordable housing programs such as BHCA's rental Assistance Programs (e.g. Section 8 Housing Choice Voucher, Shelter Plus Care, etc.) by aggressively pursuing all federal, state and local funding announcements and actively promoting the participation of Broward County's rental property owners in these programs. Continue to maximize full lease-up and program utilization in all programs to ensure BCHA is serving the maximum number of families.
- Continue asset management and evaluation of all properties
 - Redevelopment of Crystal Lakes – A partnership between the Authority and Pinnacle Housing Group will use funding from the City of Hollywood and Broward County combined with tax credit equity to replace 190 obsolete public housing units with 190 new mixed income rentals and six single family homes that will be available for homeownership
 - Redevelopment of Schooler/Humphries Villas – Partnering with The Carlisle Group, the redevelopment will demolish 112 units of public housing to be replaced with 200 new mixed income rentals and 42 single family homes available for homeownership.
 - Explore development opportunities at Highland Gardens
- Increase affordable housing stock through acquisition or redevelopment
- The Authority will establish an operational model to expand BCHA's capacity to develop affordable housing. This would include identification of operational changes that support the following: a) development of multi-family acquisition parameters; b) defining the role of the affiliate non-profit; c) evaluate project basing Section 8 Housing Choice Vouchers; d) explore the use of Capital Fund

- Resources, ACC units, and Replacement Housing Factor for leveraging and credit enhancement tools; e) develop in house capacity to provide property management to Low Income Housing Tax Credit (LIHTC) properties.
- Expand the scope of the Housing Counseling Program
 - Explore the development of the Section 8 Homeownership Program

Goal Two: Increase Collaborations

Objectives:

OBJECTIVE 1:

Develop a comprehensive marketing and public relations plan

- Evaluate the external environment to assess major elements that must be considered in plan preparations.
- Prepare an internal agency assessment to identify available financial and professional (personnel) resources.
- Create a distinct agency identity to be used in all advertising/promotional materials and public presentations.
 - Develop high quality collateral materials (brochures, press releases, human interest stories).
 - Educate staff to spread a consistent agency message.

OBJECTIVE 2:

Expand and enhance Broward County Housing Authority's public image

- Maintain ongoing and consistent contact with the media.
- Increase BCHA's interaction with the county and local municipalities through regular contacts with elected officials and appropriate community development staff.
- Continue BCHA's positive image building through promotion of increased involvement by staff in the community through service on boards, task forces and commissions related to promoting and sustaining housing opportunities.
 - Perform outreach and education activities regarding affordable housing needs and agency activities.
 - *Dispel misconceptions related to Section 8 Program, affordable housing and other assisted housing through community education.*
- Through increased formal/informal communication with residents, advisory groups, etc, continue to build positive relationships as a means of listing them as unofficial "ambassadors" for the BCHA and its programs.

OBJECTIVE 3:

Work to improve access to supportive services and economic opportunity for BCHA residents

- Develop assessment survey to determine the services that are needed and wanted by residents.
 - Assess needs of residents particularly those of our youth and residents living in elderly/disabled developments for supportive services
 - Determine need for on-site service programs aimed at improving the quality of life for our senior and disabled residents.
 - Establish priority objective to be drawn on in designing programs for assisting BCHA residents.
 - Explore funding opportunities such as those offered by foundations, government grants, etc. that may be utilized for the delivery and enhancement of resident services.
- Develop and promote strong working relationships with social service providers so that BCHA residents eligible for their services are identified and appropriately served.
 - Identify area agencies and non-profit providers with which to partner to obtain desired supportive services.

Goal Three: Preserve the Housing Authority's sound fiscal position and internal proficiency

Objectives:

- Monitor expenditures and maintain revenues while seeking other non-HUD revenue sources to sustain and develop new housing and programs
- Promote BCHA's fiscal stability by maintaining a healthy economic mix of lower income (and otherwise eligible) residents in our various housing programs.
- Inform staff on how to contribute to and work within budget priorities.
- Establish a long-term capital budget for all BCHA's non-HUD properties
- Initiate performance based budgeting for all properties
- Advocate at the federal, state and local level for adequate funding for the creation, operation and expansion of affordable housing programs.
- Continue to review the method and manner in which we do our work in order to accomplish our mission and embrace our vision.
- Continue to provide training and educational opportunities for staff growth.
- Expand the use of computer technology to include human resources
- Explore utilizing internet technology to interface with BCHA clients

Annual PHA Plan
PHA Fiscal Year 2005
[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 (fl079a01)**
- FY 2005 Capital Fund Program Annual Statement **Attachment 7-1 (fl079b01)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan **Attachment 7-2 (fl079c01)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Attachment 18-3 (fl079i01)**
- Other (List below, providing each attachment name)
 - Membership on the Resident Advisory Board – Attachment 18-2 (fl079h01)**
 - Resident Membership on the PHA Governing Board – Attachment 18-1 (fl079g01)**
 - Progress in Meeting the 5-Year Plan Missions and Goals – Attachment 18-4 (fl079j01)**
 - Section 8 Homeownership Capacity Statement – Attachment 11-1 (fl079f01)**
 - Resident Satisfaction Survey Follow-Up Attachment 18-5 (fl079k01)**
 - Voluntary Conversion Required Initial Assessment –Attachment 10-1 (fl079e01)**

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 of the resources available, and worked or is working with	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
X	The HUD-approved Capital Fund/Comprehensive Grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Program Annual Statement (HUD 52837) for the active grant year	
	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
X	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
X	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
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) 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	5	4	5	4	4
Elderly	16,462	5	5	4	5	4	4
Families with Disabilities							
White/Non-Hispanic	40,934						
Black/Non-Hispanic	17,784						
Hispanic	7,602						
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- 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 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	967		375
Extremely low income <=30% AMI	649	67%	
Very low income (>30% but <=50% AMI)	315	33%	
Low income (>50% but <80% AMI)			
Families with children	745	77%	
Elderly families	86	9%	
Families with Disabilities	238	25%	
White/Non-Hispanic	49	5%	
Black/Non-Hispanic	853	88%	
American Indian	0	0%	
Hispanic	63	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			

Housing Needs of Families on the Waiting List			
3 BR			
4 BR			
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)? 33 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input 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	599		106
Extremely low income <=30% AMI	449	75%	
Very low income (>30% but <=50% AMI)	150	25%	
Low income (>50% but <80% AMI)			
Families with children	217	36%	
Elderly families	201	34%	
Families with Disabilities	292	49%	
White/Non-Hispanic	59	10%	
Black/Non-Hispanic	469	78%	
Asian/Non-Hispanic	2	.03%	
Hispanic	68	11%	
Characteristics by			

Housing Needs of Families on the Waiting List			
Bedroom Size (Public Housing Only)			
1BR	378	63	33
2 BR	132	22	27
3 BR	75	13	40
4 BR	14	2	6
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)? 3 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			

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)

Low production of new affordable housing

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 2005 grants)		
a) Public Housing Operating Fund	820,000	
b) Public Housing Capital Fund	1,200,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	49,150,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	200,000	Housing Counseling
i) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	2,634,636	Tenant based rental assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund Program	1,106,493	Modernization
3. Public Housing Dwelling Rental Income	1,900,000	Operations
4. Other income (list below)		
Interest Income	100,000	Operations
Labor and material	90,000	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Investment Income	245,000	Operations
Section 8 Admin Retained Earnings	9,700,000	Operations
Public Housing Retained Earnings	2,000,000	Operations
4. Non-federal sources (list below)		
Total resources	69,146,129	

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: **60 days**
- Other: (describe) **During initial 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)

1. Outstanding debt owed to any Housing Authority

2. Violation of family obligations during a previous participation in any Federally assisted program within the last 5 years

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?

BCHA uses the Florida Department of Law Enforcement's Sexual Offenders database

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

(2) Waiting List Organization

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

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

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

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

Public Housing Occupancy Office
2400NW 22nd 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? **One**

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? **One**

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will 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)

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.

2 Date and Time

Former Federal preferences:

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

- 1** 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)
- 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. 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?

BCHA utilizes the Florida Department of Law Enforcement's Sexual Offenders Database

- 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)
- Names and telephone numbers of previous landlords**

(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)
- Broward County Housing Authority – Central Office**
1773 N. 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:

- **Extenuating circumstances such as hospitalization or a family emergency of an extended period of time that has affected the family’s ability to find a unit within the initial sixty-day period. Verification is required.**
- **The PHA is satisfied that the family has made a reasonable effort to locate a unit, including seeking the assistance of the PHA throughout the initial sixty-day period. A completed search record is required.**
- **The family was prevented from finding a unit due to disability accessibility requirements or large families inability to locate a large unit. The search record is part of the required verification.**

(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.

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 and service providers involved with “Special Needs” populations**
 - **BCHA website (www.bchafl.org)**
 - **Local newspapers**

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?

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

Hardship policy mandated by QHWRA

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?

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

Flat Rents

	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>	<u>4 Bdrm</u>
Ehlinger Apartments		\$545	\$652	
Schooler/Humphries		\$570	\$760	\$895
Crystal Lakes	\$370	\$490	\$550	\$660
Highland Gardens	\$520			
Griffin Gardens	\$495	\$595		
Everglades Heights		\$470	\$610	
Auburn Gardens		\$470	\$600	
Roosevelt Gardens			\$735	
Park Ridge Court			\$590	
Meyers Estates			\$575	

- 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)

Exclusion: 50% of earned income from all wage earners other than the primary wage earner. (Primary wage earner is defined as the household member earning the greatest amount of earned income). 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 policy 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, Information Technology, Human Resources 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	586	88
Section 8 Vouchers	4890	335
Section 8 Certificates		
Section 8 Mod Rehab	341	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification – 225 Mainstream Disabilities – 50	24 3
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter Plus Care	257	22

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**

- (2) Section 8 Management: (list below)
 - 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 N. 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:
- **Crystal Lakes Apartments**
Schooler/Humphries Villas

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

8. Demolition and Disposition

[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: Crystal Lakes Apartments	
1b. Development (project) number: FL29P07903	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: (09/21/04)	
5. Number of units affected: 190	
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: 06/30/05	
b. Projected end date of activity: 11/01/05	

Demolition/Disposition Activity Description	
1a. Development name: Crystal Lake Apartments	
1b. Development (project) number: FL29P07903	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	

4. Date application approved, submitted, or planned for submission : <u>(05/01/05)</u>
5. Number of units affected: 190
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: 08/01/05 b. Projected end date of activity: 12/01/05

Demolition/Disposition Activity Description
1a. Development name: Schooler/Humphries Villas
1b. Development (project) number: FL29P07902B
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : <u>(06/01/05)</u>
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 (To be completed in two phases)
7. Timeline for activity: a. Actual or projected start date of activity: 05/01/06 (Phase I) b. Projected end date of activity: 08/31/06

Demolition/Disposition Activity Description
1a. Development name: Schooler/Humphries Villas
1b. Development (project) number: FL29P07902B
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : <u>(04/01/06)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development (To be disposed of in two phases)
7. Timeline for activity: a. Actual or projected start date of activity: 04/30/06 b. Projected end date of activity: 12/31/07 (all phases)

Demolition/Disposition Activity Description	
1a. Development name: Meyers Estates	
1b. Development (project) number: FL29P079019	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: <u>(03/14/2002)</u>	
5. Number of units affected: N/A	
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: 12/31/05	

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:	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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(04/08/05)</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:	100

7. Coverage of action (select one)

Part of the development

Total development

NOTE: The 2004 Annual PHA Plan indicated the Authority's intention to submit an application for Elderly Designation of Highland Gardens Apartments. The Authority has reconsidered and decided not to proceed with the application at this time.

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)	

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- **Participating families must have a gross annual income of \$15,000.**
- **With the exception of disabled and elderly households, the one or more primary family members must have been continuously employed for two (2) years prior to execution of the sales agreement.**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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)
<i>Family Self Sufficiency (FSS)</i> Case management & jobs development w/supportive services	167	Specific criteria	Central Office	Section 8 participants
<i>Family Unification</i> 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
<i>Computer Learning Centers</i> Educational and tutoring programs/leadership development	30	Open enrollment Middle school children	Meyers Estates	Public housing participants
<i>Welfare to Work</i> Case management and job development, schooling and skills training w/supportive services	235	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 2005 Estimate)	Actual Number of Participants (03/09/2005)
Public Housing		
Section 8	131	167

- 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

BCHA's Community Service Policy – Attachment 12-1 (f1079m01)

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)
Installation of security cameras at Griffin Gardens and Highland Gardens

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

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 2005 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 2005 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 was developed with the input of residents and the Resident Advisory Board. Please refer to Attachment 14-1 (f1079n01 and f1079o01).

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)

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 fl079i01**)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance

- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

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 7-2 (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: FL14P07950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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	244,024			
3	1408 Management Improvements	45,450			
4	1410 Administration	122,012			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	219,935			
10	1460 Dwelling Structures	222,000			
11	1465.1 Dwelling Equipment—Nonexpendable	166,700			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	150,000			
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: FL14P07950105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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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				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,220,121			
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: FL14P07950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	Reseal/restripe parking	1460	N/A	10,000				
Ehlinger								
79-4	Replace fire alarm system/doors	1460	N/A	83,000				
Highland	Relocate stair well lights	1460	N/A	5,000				
	Seal and stripe parking	1460	N/A	5,000				
	Subtotal			93,000				
79-6	Sprinkler system	1450		75,000				
Griffin Gardens	Retrofit interior common area doors	1460	8	4,000				
	Subtotal			79,000				
79-7	Seal and paint exterior	1450		25,000				
Auburn Gardens	Install dryer vents	1460	24 units	2,400				
	Upgrade electric (laundry room)	1460	24 units	5,000				
	Replace shut off valves/hose bibs	1460	24	5,600				
	Subtotal			38,000				

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: FL14P07950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-18	Upgrade electric (laundry room)	1460	37 units	9,250				
Park Ridge								
79-19	Roof/gutters	1460	9 bldgs	57,000				
Meyers Estates	Stair repair	1460	16	16,000				
	Replace shut off valves/hose bibs	1460	50	13,750				
	Subtotal			86,750				
79-2B	Relocation	1495 1		150,000				
Schooler								
Fees and Costs	A&E Services	1430	N/A	20,000				
PHA Wide	Operations	1406	N/A	244,024				
	Administration	1410	N/A	122,012				
Management Improvements	Computer software	1408	N/A	10,000				
	Computer hardware	1475	N/A	15,000				
	PM Maintenance	1408		29,050				

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: FL14P07950105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
	Training	1408		6400				
PHA Wide Site Improvements	Tree trimming	1450		44,000				
	Clean sanitary stacks/drains/storm drain	1450		23,000				
	Landscaping	1450		52,935				
PHA Wide Dwelling Equipment	Refrigerators	1465 1	125	40,000				
	Water heaters	1460	50	6,000				
	Air conditioners	1465 1	30	16,500				
	Verticals/shades	1465 1		45,000				
	Carpet/tile	1465 1		48,200				
	Stoves	1465 1	90	17,000				
PHA Wide Non-Dwelling Equipment	Auto	1475	1	15,000				

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: FL14P07950105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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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	6/06						
79-2 Schooler	9/07						
79-4 Highland	9/07						
79-6 Griffin	9/07						
79-7 Auburn	9/07						
79-7 Roosevelt	9/07						
79-7 Everglades	9/07						
79-18 Park Ridge	9/07						
79-19 Meyers	9/07						

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: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
79-2 A Ehlinger		20,000	-0-	-0-	-0-
79-2B Schooler		150,000	-0-	-0-	-0-
79-4 Highland		15,000	111,000	311,735	432,535
79-6 Griffin		15,000	78,650	106,000	-0-
79-7 Auburn		5,000	-0-	-0-	-0-
79-7 Everglades		-0-	146,135	65,800	-0-
79-7 Roosevelt		5,250	2,000	-0-	-0-
79-18 Park Ridge		136,535	-0-	-0-	-0-
79-19 Meyers		186,000	-0-	44,000	-0-
PHA Wide		687,336	882,336	692,586	787,586
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : 2 FFY Grant: 2006 PHA FY: 2006			Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	79-2A	Fence playground	10,000	79-19	Seal/paint exterior	27,000
Annual	Ehlinger	Renovate community room	10,000	Meyers	Seal/stripe parking	4,000
Statement					Vanities	30,000
	79-4	Renovate community room	15,000		Kitchen cabinets	125,000
	Highlands					
	79-6	Renovate community room	15,000	79-2B	Relocation	150,000
	Griffin			Schooler		
				PHA Wide	Operations	244,024
	79-7	Reseal/stripe parking	5,000		Administration	122,012
	Auburn				A/E	30,000
					Computer Software	10,000
	79-7	Replace shut off valves/bibs	2,750		Computer Hardware	15,000
	Roosevelt	Upgrade electric (laundry)	2,500		Landscaping	70,000
					Training	12,000
	79-18	Community room	88,000		Carpet	45,000
	Park Ridge	Seal/paint exterior	38,535		Verticals	47,750
		Expand fence maint. area	10,000		Stoves	21,300
					Refrigerators	43,750
					Water Heaters	10,000
					Air conditioners	16,500
	Total CFP Estimated Cost		\$196,785			\$1,023,336

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3/File (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: 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: 3/31/05 <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	276,657	276,657	276,657
3	1408 Management Improvements	9,500	114,389	114,389	114,389
4	1410 Administration	138,329	138,329	138,329	138,329
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	25,000	12,838	12,838	12,838
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	66,330	13,353	13,353	13,353
10	1460 Dwelling Structures	575,911	743,165	743,165	369,455
11	1465.1 Dwelling Equipment—Nonexpendable	271,560	39,412	39,412	35,892
12	1470 Nondwelling Structures	-0-	33,190	33,190	33,190
13	1475 Nondwelling Equipment	20,000	11,954	11,954	11,954
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: 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: 3/31/05 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	1,383,287	1,006,057
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-			Move 501-04
	Kitchen cabinets	1460	50 units	115,965	186,500	186,500		
	Upgrade wiring	1460	50 units	51,000	-0-			501-01
	Paving and drainage repair	1460			0			501-04
	Replace flats/soffits	1460	25 bldgs		52,450	52,450		From 5-Yr. Plan
	Paint exterior/soffits	1460	27 bldgs.		72,368	72,368		From 5-Yr. Plan
	SUBTOTAL			190,695	311,318	311,318		
79-2B Schooler	Kitchen cabinets	1460	2 units	136,704	-0-			Not needed
	Upgrade wiring	1460	56 units	58,800	-0-			501-01
	Roofs	1460	2 units		-0-			Not needed
	SUBTOTAL			195,504	-0-			
79-3	Replace bath light fixtures	1460	190	9,700	-0-			Not needed
Crystal Lakes	Replace exterior doors	1460	190	130,000	-0-			Not needed
	Paving and drainage repair	1450			1,160	1,160	1,160	
	Exterior site lights	1450			6,229	6,229	6,229	5 Year Plan
	Emergency balcony restoration	1470			13,900	13,900	13,900	Emergency
	SUBTOTAL			139,700	21,289	21,289	21,289	
79-4	Replace tubs	1460	33		42,720	42,720	42,720	From 501-03
Highland Gardens	Replace hurricane shutters	1470			19,290	19,290	19,290	
	SUBTOTAL				62,010	62,010	62,010	

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	
79-7 Everglades	Kitchen cabinets/countertops	1460	53 units	38,742	86,000	86,000	77,400	
	Retile Shower	1460	1		6,142	6,142	6,142	Emergency
	SUBTOTAL			38,742	92,142	92,142	83,542	
79-7 Auburn	Replace roofs	1460	17	35,000	-0-			501-01
	SUBTOTAL			35,000	-0-			
79-7 Roosevelt	Replace roofs	1460	10 units		37,560	37,560	37,560	From 5 Yr Plan
	SUBTOTAL				37,560	37,560	37,560	
79-18 Park Ridge	Kitchens	1460	37 units		160,250	160,250	106,458	From 5 Yr Plan
	SUBTOTAL				160,250	160,250	106,458	
79-19 Meyers	Roof – Management office	1460	1 bldg.		4,396	4,396	4,396	Emergency
	SUBTOTAL				4,396	4,396	4,396	

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	9,061	9,061	9,061	
	Advertisement for bids	1430	N/A	3,000	3,777	3,777	3,777	
PHA Wide	Salaries and Fringes	1410	N/A	138,329	138,329	138,329	138,329	
	Operations	1406	N/A	276,657	276,657	276,657	276,657	
Management Improvements	Upgrade Computer Software	1408	N/A	5,000	114,389	114,389	114,389	
	Computer Hardware	1475	N/A	10,000	6,086	6,086	6,086	
	Site Videos	1408	10	4,500	0			Move to 501-05
PHA Wide Site Improvements	Landscaping	1450	N/A	42,600	5,964	5,964	5,964	
PHA-Wide Dwelling Equipment	Shades	1460		15,000	12,258	12,258	12,258	
	Refrigerators	1465 1	200	73,000	8,500	8,500	8,500	
	Stoves	1465 1	250	56,250	24,774	24,774	21,254	
	Air conditioners	1465 1	50	27,500	0			501-01
	Hot water heaters	1465 1	50	10,000	6,138	6,138	6,138	
	Security grills	1460		60,000	0			501-04
	Closet doors	1460		10,000	58,668	58,668	58,668	

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	1460		19,810	23,853	23,853	23,853	
PHA Wide Non-dwelling equipement	Pressure cleaners	1475	7	10,000	5,868	5,868	5,868	
	SUBTOTAL			783,646	694,322	694,322	690,802	
	GRAND TOTAL			1,383,287	1,383,287	1,383,287	1,006,057	

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: 2002
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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	9/2004		9/2005		
79-2B Schooler		8/2004					
79-3 Crystal Lakes		8/2004	9/2004			9/2004	
79-4 Highland Gardens		6/2004	9/2004			12/2004	
79-7 Everglades		6/2004	6/2004			4/2005	
79-7 Roosevelt		5/2004	6/2004			12/2004	
79-18 Park Ridge		6/2004	3/2004			5/2005	
79-19 Meyers		6/2004	6/2004			6/2004	
PHA wide		9/2004	9/2004		4/2005		

CAPITAL 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: FL14P07950103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<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: 3/31/05 <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	208,535	208,535	208,535
3	1408 Management Improvements	10,000	9,681	9,681	9,681
4	1410 Administration	104,267	104,267	104,267	104,267
5	1411 Audit	-0-			
6	1415 Liquidated Damages	-0-			
7	1430 Fees and Costs	28,000	22,741	22,741	12,176
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	75,000	180,079	130,079	9,709
10	1460 Dwelling Structures	485,100	316,749	265,595	76,041
11	1465.1 Dwelling Equipment—Nonexpendable	121,771	33,530	33,530	15,339
12	1470 Nondwelling Structures	-0-			
13	1475 Nondwelling Equipment	10,000	7,255	7,255	7,255
14	1485 Demolition	-0-			
15	1490 Replacement Reserve	-0-			
16	1492 Moving to Work Demonstration	-0-			
17	1495.1 Relocation Costs	-0-	159,836	159,836	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: 3/31/05 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	1,042,673	853,966	443,003
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	0			501-02
Ehlinger	Replace bldg. Shut off valves	1460	26 bldgs.	5,000	7,500	7,500	7,500	
	Replace exterior doors	1460	26bldgs.	0	109,409	109,409	29,493	From 5 Yr Plan
	Paint exterior/soffits	1450	27 bldgs		34,000	34,000		From 5 Yr Plan
	Resurface playground area	1450			9,709	9,709	9,709	From 5 Yr Plan
	Change order #1 soffits	1460	26 bldgs		16,445	16,445		
	Subtotal			130,000	177,063	177,063	46,702	
79-2B	Roofs	1460	7 units	204,000	20,000	17,950		Not Needed
Schooler	Kitchen cabinets	1460	7 units	107,500	-0-			Not needed
	Subtotal			311,500	20,000	17,950		
	Seal and paint exterior	1450	1 bldg.		50,000			5-Year Plan
	Renovate public baths	1460	2		31,500			5-Year Plan
79-4	Replace hall carpeting	1460		30,000	52,833			
Highland Gardens	Replace tubs	1460	17	13,600	30,584	30,584	30,584	
	Hurricane shutters	1470	8	9,771	-0-			501-02
	Subtotal			53,371	164,917	30,584	30,584	
79-7								
Roosevelt	Paint exterior	1450	10 bldgs.		8,800	8,800		From 5 Yr Plan
	Reseal drives	1460	10 bldgs		1,435	1,435		
	Subtotal				10,235	10,235		

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	
79-18	Bath vanities/tile floor	1460	37 units		34,720			
Park Ridge	Subtotal				42,962			
79-3	Relocation	1495 1			159,836	159,836		
Crystal								
	Subtotal				159,836	159,836		

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	
Fees and Costs	A&E services	1430		25,000	20,100	20,100	10,150	
	Advertisement for bids	1430		3,000	2,641	2,641	2,026	
PHA Wide	Salaries and fringes	1410		104,267	104,267	104,267	104,267	
	Operations	1406		208,535	208,535	208,535	208,535	
Management	Computer software	1408		10,000	9,681	9,681	9,681	
Improvements	Computer hardware	1475		10,000	7,255	7,255	7,255	
PHA - Wide	Tree Trimming	1450		55,000	39,705	39,705		
Improvements	Clean sanitary sewers, stacks, drains	1450		20,000	21,420	21,420		
PHA-Wide	Shades	1460		15,000	20,398	2,794	2,794	
Dwelling	Refrigerators	1465	1	100	35,000	8,840	4,879	
Equipment	Stoves	1465	1	50	13,000	21,089	6,859	
	Air conditioners	1465	1	50	27,000			
	Hot water heaters	1465	1	50	12,000	3,601	3,601	
	Closet doors	1460		10,000	8,370	8,370	5,670	
	Subtotal			547,802	475,902	458,298	365,717	

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
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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	12/2004	9/2004				
79-2B Schooler	6/2004	9/2005	3/2005				
79-4 Highland Gardens	6/2005	5/2005	6/2005				
79-7 Roosevelt		12/2004	9/2004				
79-18 Park Ridge		7/2005	6/2005				
PHA -Wide	9/2005						

CAPITAL FUND PROGRAM TABLES START HERE

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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: FL14P07950203 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<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:03/31/2005 <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	44,045		44,045	44,045
3	1408 Management Improvements	44,045		24,825	
4	1410 Administration	22,022		22,022	22,022
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	16,188		1,900	
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	93,923		84,318	61,303
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				

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: FL14P07950203 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:03/31/2005 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	220,223		177,110	127,370
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				

CAPITAL FUND PROGRAM TABLES START HERE

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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: CFP FL14P07950104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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: <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	244,024	244,024	244,024	122,012
3	1408 Management Improvements	64,000	64,000		
4	1410 Administration	122,012	122,012	122,012	61,006
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,000	30,000	19,256	827
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000	38,587		
10	1460 Dwelling Structures	395,935	392,674	10,355	7,655
11	1465.1 Dwelling Equipment—Nonexpendable	121,150	78,150		
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	53,000	94,136	35,136	
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	150,000	156,538	156,538	50,274
18	1499 Development Activities	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: CFP FL14P07950104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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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
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,220,121	1,220,121	587,321	241,774
241,774	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	20,000			
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: CFP FL14P07950104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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	Paving drainage repair	1460	N/A	85,000	60,000			
Ehlinger Apts.	Landscaping	1450	N/A	50,000	35,587			
79-2B	Roofs	1460	7	32,000	5,000			
Schooler/Humphries	Replace kitchens	1460	6	30,058	-0-			Not needed
79-3								
Crystal Lakes	Relocation	1495	1	150,000	156,538	156,538	50,274	
79-4	Renovate public bathrooms	1460	2	20,000	-0-			501-03
Highland Gardens	Install new elevator	1460	1	75,000	80,000			
	Relocate clean out drains	1460	3	15,000	8,600			
	Replace vanities	1460	100	25,000	32,833			
	Trash compactor	1475	1		12,000			
79-6	Renovate public bathrooms	1460	2	20,000	62,000			
Griffin Gardens	Replace screens	1460	1 bldg.	12,000	12,000			
	Trash compactor	1475	1		12,000			

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: CFP FL14P07950104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
79-7	Repair stair rails	1460	6 bldgs.	5,338	5,338			
Everglades								
79-7								
Auburn	Replace exterior doors	1460	48		48,000			
79-19	Repair stair rails	1460	8 buildings	5,339	5,339			
Meyers Estates								

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: CFP FL14P07950104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
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/Advertisement for bids	1430	N/A	20,000	30,000	19,256	827	
PHA Wide	Salaries and fringes	1410	N/A	122,012	122,012	122,012	61,006	
	Operations	1406	N/A	244,024	244,024	244,024	122,012	
Management Improvements	Computer software	1408	N/A	64,000	64,000			
	Computer hardware	1475	N/A	15,000	10,000			
	Security cameras	1475	3 sites	10,000	25,000			
PHA Wide	Closet doors	1460	300	16,200	16,200	1,350		
Dwelling	Refrigerators	1465. 1	100	35,000	30,000			
Equipment	Stoves	1465. 1	200	45,000	7,000			
	Air conditioners	1465. 1	50	31,250	31,250			
	Water heaters	1465. 1	50	9,900	9,900			
	Carpeting/tile	1460	50	45,000	45,000	9,005	7,655	
	Security grills	1460	50 units	10,000	10,000			
	Shades	1460			2,364			

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: CFP FL14P07950104 Replacement Housing Factor No:					Federal FY of Grant: 2004	
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	2/2006							
79-2B Schooler/Humphries	8/2006							
79-4 Highland Gardens	3/2006	6/2005						
79-6 Griffin Gardens	3/2006							
79-7 Everglades	10/2005							
79-7 Auburn		6/2006						
79-19 Meyers Estates	10/2005							
PHA Wide	9/2006							

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 2005-2006.

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 down payment requirement of at least three percent (3%) and require that at least one percent (1%) of the down payment 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 2005 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 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 representative 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:

Ben Reeves	Griffin Gardens
Maxine Stickney	Griffin Gardens
Emerald Roberts	Griffin Gardens
Marjorie Shriver-Brown	Griffin Gardens
Janie White	Highland Gardens
Ernestine Few	Highland Gardens
Willie Shaw	Highland Gardens
Felicia Walker	Meyers Estates
Willa Moore	Ehlinger Apartments
Bridgette Cason	Schooler/Humphries Villas
Aniza Armstrong	Park Ridge Court
Sharon Mathews	Section 8
Shameka Norman	Section 8
Tina Fisher	Section 8
Tausha Sapp	Section 8
Lynnette Small	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 12, 2005 - Meeting with Resident Advisory Board – South
- April 12, 2005 - Meeting with Resident Advisory Board – North
- April 13, 2005 - Meeting with Resident Advisory Board – Central
- May 11, 2005 - CFP meeting Highland Garden Apartments
- May 10, 2005 - Ehlinger Apartments
- May 12, 2005 - CFP meeting Griffin Garden Apartments
- May 12, 2005 - Everglade Heights, Auburn Gardens, Roosevelt Gardens, and Meyers Estates
- May 11, 2005 - CFP meeting Park Ridge Court
- June 3, 2005 - Combined meeting of Advisory Boards

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: ELDERLY DESIGNATION OF GRIFFIN GARDENS

Resident Advisory Board Comments

Several questions arose during the Advisory Board meeting concerning the elderly designation of Griffin Gardens. The following is a list of questions related to the subject followed by the Authority's response.

- a) Will current disabled residents residing in Griffin Gardens be required to move?
- b) Will those disabled families that desire to move be provided with a Section 8 Housing Choice Voucher?
- c) When will this go into effect?
- d) What happens to those single disabled individuals that are currently on the Public Housing waiting list?

BCHA Response

- a) No, disabled residents currently residing in Griffin Gardens will not be required to move. They have a one time option to either elect to receive a Section 8 Housing Choice Voucher or remain as a resident in Griffin Gardens.
- b) Yes. Those disabled residents that desire to leave will be given a Section 8 Housing Choice Voucher.
- c) We have received notification from HUD that they are processing the application. If we do not hear from HUD within sixty days, July 9, 2005 then the designation is approved. At that point all unit turnovers in Griffin Gardens will be housed with elderly residents. Non-elderly residents will be offered a Section 8 Housing Choice Voucher when the agency receives funding for relocation vouchers.
- d) When BCHA met with the Resident Advisory Board in 2004, we proposed designating both Griffin Gardens and Highland Gardens as elderly sites. After further consideration the Authority decided to proceed with the elderly designation for Griffin Gardens only at this time. Griffin Gardens had the lowest

number of non-elderly disabled residents as compared to Highland. It was decided that Highland would remain as an elderly/disabled development at this time. Non-elderly disabled applicants on the Public Housing waiting list will be offered housing at Highland Gardens.

Issue: Redevelopment of Schooler Humphries Villas

Resident Advisory Board Comments

A question was raised as to why BCHA was not partnering with Habitat for Humanity in the development of the homes at Schooler Humphries Villas.

BCHA Response

While BCHA considered Habitat for Humanity as a possible partner in the redevelopment of the homes at Schooler Humphries Villas, it was determined that for this particular project it was not viable. The current plan calls for the construction of 42 new single-family homes. Thirty-eight of the homes will be sold at market rate and four homes will remain as affordable. The proceeds from the sale of the thirty-eight homes will help to off set the construction costs of the proposed two hundred units of rental housing while also providing a subsidy to create the four affordable single family homes.

However BCHA continues to look for opportunities to work with Habitat for Humanity in developing affordable housing for Broward residents.

Issue: Needed elderly services and activities

Resident Advisory Board Comments

Several Board members commented that they would like to see more services and activities at the elderly sites.

BCHA Response

BCHA supports this suggestion. Recently BCHA signed a Memorandum of Understanding with Broward County Elderly and Veterans Services Division to provide a prevention worker at Griffin Gardens and Highland Gardens. The prevention worker provides wellness programs on a periodic basis that includes assessing residents for mental health needs.

BCHA is also working with Florida International University in a grant funded program, Life Time Fitness that provides a comprehensive senior fitness program three times a week to residents at Griffin Gardens. The goal is to improve balance, strength and endurance of elderly residents. We are working to expand the program to Highland Gardens.

BCHA recently met with the Department of Children and Family Services who is coordinating an older adult crisis support services program in which Gulf Cost Community Care and Broward County Elderly and Veteran Services Division will provides crisis support teams at Griffin Gardens and Highland Gardens. The support teams will provide the residents with comprehensive needs assessments, collaborative care planning, in-home counseling, elder to elder peer support, transitional case management with linkage to needed services, and wellness and recovery education. This effort is being planned with implementation targeted for September 2005.

BCHA will continue to work to provide additional programs that support the needs of our elderly residents. BCHA will increase its technical assistance to the Tenant Associations at both sites to assist in developing programs and activities for the residents.

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 funding for 1396 additional units within the last five years for the following programs: Section 8 Housing Choice Voucher Fair Share, Family Unification, Mainstream Disability, and Shelter Plus Care. In 2003 the Authority successfully partnered with seven (7) Broward County agencies to receive 51 vouchers for the Collaboration to End Chronic Homelessness.

- **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 utilized 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.

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.
- The nursing stations were updated at the two elderly sites.
- The fire alarm system was updated at Griffin Gardens
- Installation of security cameras is planned for Griffin Gardens and Highland Gardens in May of 2005

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.
- Proposed homeownership programs will be offered in conjunction with the redevelopment of Schooler Humphries Villas and Crystal Lakes Apartments.

Strategic Goal: Ensure equal opportunity in housing for all Americans

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

BCHA Actions

- 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 received \$225,000 in Community Development funds from the Town of Davie to assist in air conditioning Ehlinger Apartments.

- **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.

- BCHA continues to work with Broward Sheriff's Office, Hollywood Police Department and the Town of Davie Police Department to improve quality of life within the public housing developments.
- **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.
- Partnering with the Boys and Girls Club, the Authority received a grant from Power Up that provided a computer-learning center at Ehlinger Apartments. The computer center has been relocated to the new Boys and Girls Club facility located within walking distance of the 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.
- **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.
- The Authority formed a non-profit 501(c)(3), "Building Better Communities" to assist in the development of affordable housing.
- The Authority plans to create additional non-profits in support of affordable housing.

- The Authority hired buyer's agents to continuously evaluate multi-family complexes for acquisition.
- Acquired a 64-unit complex, College Garden Apartments.
- In 2003, the Authority selected Pinnacle Housing Group to assist in the development of Crystal Lakes.
- The Department of Housing and Urban Development approved the Demolition application for Crystal Lakes in September of 2004.
- BCHA received relocation vouchers for the Crystal redevelopment in December of 2004.
- BCHA secured \$17.5 million in tax credit equity to redevelop Crystal Lakes in addition to \$500,000 from the City of Hollywood and \$250,000 from Broward County.
- BCHA selected the Carlisle Group to redevelop Schooler/Humphries Villas.
- The Authority will apply for relocation vouchers to assist existing residents in the Schooler Humphries Villas.

Attachment 18-5/File Name (f1079k01)

RESIDENT SATISFACTION SURVEY – FOLLOW UP PLAN

Communication, Safety, and Neighborhood Appearance

Background

As part of the 2004 Public Housing Assessment System (PHAS) evaluation for the Broward County Housing Authority, Resident Satisfaction Surveys (RASS) were sent at random to 335 BCHA residents. Of those, 120 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 score received in Neighborhood Appearance (69.4%), Broward County Housing Authority is required to include a follow-up plan in the 2005 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.

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.

Management responsibility

- BCHA is converting to project based management that will give managers more responsibility in directing staff and making decisions regarding their developments.

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/Litter

- 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 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; 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.

ATTACHMENT 12-1 (fl079m01)

BROWARD COUNTY HOUSING AUTHORITY COMMUNITY SERVICE POLICY FOR PUBLIC HOUSING RESIDENTS

In accordance with the Quality Housing and Work Responsibility Act of 1998, all Public Housing Residents, 18 years or older, with the exception of those who meet the exemptions listed below, **must perform 8 hours of community service per month**, excluding political activity, defined as voluntary work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, or, increase the self-responsibility of the resident with the community in which the resident resides.

EXEMPT INDIVIDUALS:

1. Those sixty-two (62) years or older.
2. A blind or disabled individual defined under law and who is unable to comply with the community service requirement, or the primary caretaker of such individual. Note: Persons with a disability are not necessarily automatically exempt from community service requirements. A person is exempt only to the extent the disability makes the person “unable to comply”.
3. Those who are engaged in a work activity as defined under Social Security Act 42 U.S.C.607(d):
 - a. Unsubsidized employment
 - b. Subsidized private sector employment
 - c. Subsidized public sector employment
 - d. Work experience (including work associated with the refurbishing of publicly assisted housing) if sufficient private sector employment is not available.
 - e. On-the-job-training
 - f. Job search and job readiness assistance
 - g. Community service programs
 - h. Vocational educational training (not to exceed 12 months for any individual)
 - i. Job skills training directly related to employment
 - j. Education directly related to employment (high school diploma or equivalency)
 - k. Satisfactory attendance at a secondary school
 - l. Provision of childcare services to an individual who is participating in a community services program

The Housing Authority shall re-verify the exemption status of a resident or eligible family member annually, unless, in the interim, the resident or eligible family member notifies the Housing Authority of a change in status (if an unemployed resident, subject to community service begins work or starts a self-sufficiency program).

Persons with disabilities are not automatically exempt and can self-certify that they can or cannot perform community service activities. Self-certification of residents subject to community service requirements that they have complied with 8 hours per month is **not** acceptable.

The Broward County Housing Authority in partnership with Positive Images will administer a “Community Service Program”. An eligible resident adult, will be required to check into the Management Office on or before the 5th of each month to receive their time sheet and referral to **Positive Images**. A representative of the Positive Images will assess the resident and refer the resident to the appropriate component of community service. The resident then **must** provide a signed certification/time sheet to the Housing Authority on a monthly basis, on or before the 5th of each month that the family member required to perform community service has performed this service as required.

Residents who do not comply with the community services requirements will be notified of the determination of noncompliance with a brief description of the noncompliance and that the Housing Authority will not renew the lease at the end of the twelve month lease term to the unless:

1. The tenant and/or any other noncompliant resident enters into a written agreement with the Housing Authority in the form and manner required, to cure such noncompliance in accordance with such agreement; or
2. The family provides written assurance satisfactory to the Housing Authority that the tenant or other noncompliant resident no longer resides in the unit.

The resident may request a grievance hearing regarding the determination of the Housing Authority and may also exercise their right to a judicial remedy to seek a timely redress of the Housing Authority’s nonrenewal of the lease because of such determination.

If the tenant or another family member has violated the service requirements, the Housing Authority will not renew the lease upon expiration of the term, and a Notice of Termination may be issued unless:

1. The tenant and any other noncompliant resident, enters into a written Agreement with the Housing Authority in the form and manner required, to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease, and
2. All other members of the family who are subject to the service requirement are currently complying with the service requirements or are no longer residing in the unit.

Housing Authority will not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by Housing Authority employees, or replace a job at any location where residents perform activities to satisfy the service requirements.

Reinstated: 07-24-2003



Broward County Housing Authority

1773 North State Road 7 Lauderhill, Florida 33313 (954) 739-1114

EXECUTIVE DIRECTOR
Kevin Cregan

ATTACHMENT 14-1 (fl079n01)

PET OWNERSHIP IN PUBLIC HOUSING POLICY

In accordance with 24 CFR Part 960, the Broward County Housing Authority Policy on Pet Ownership for Families in Public Housing is as follows:

RESIDENTS MUST COMPLY WITH EACH AND EVERY REQUIREMENT

1. Only one common household pet per household such as a dog, cat, bird, turtle or fish may be kept. No exotic pets will be allowed. BCHA has the right to restrict certain breeds of dogs (i.e. the pitbull).
2. Resident must pay a non-refundable nominal fee of \$100.00 to cover the reasonable operating cost to the premises/project relating to the presence of pets and a refundable pet deposit of \$250.00 to cover additional cost not covered.
3. The Resident must advise the Housing Manager, in writing, of the Resident's desire to keep a pet in the Resident's unit.
4. The Resident must provide the Housing Manager with evidence of all pet vaccinations and licensing required by applicable law or ordinances on an annual basis or as stipulated by applicable ordinances or laws. Cats and dogs must wear a current license tag and also a tag with the owner's name and telephone number at all times.
5. Female cats and dogs must be spayed, male cats and dogs neutered prior to being placed in the Resident's unit. Evidence of such procedure must be provided to the Housing Manager. Cats must also be de-clawed.
6. No pet is to be left unattended in a dwelling unit for more than 16 consecutive hours.
7. Costs of extermination of fleas, ticks and other animal related pests caused by the Resident's pet will be borne by the Resident. The extermination will be arranged by BCHA to ensure timely and thorough rendering of service.
8. Dogs and cats must be kept on a leash (no longer than 5' in length) within the immediate control and vicinity of the resident or person to whose care the Resident's pet has been entrusted when outside of the dwelling unit.
9. Each individual project will have a designated area(s) on the exterior grounds for their pet walks (see attached). Pets cannot be exercised in these designated areas between the hours of 11:00 p.m. and 6:00 a.m.
10. No pet's mature growth shall exceed 15 inches in height, measured from ground to shoulder, or to exceed 30 pounds in weight.

11. **No** guests are allowed to bring pets onto the project premises.
12. Residents are **not** permitted to “pet sit” or house a pet without first fully complying with all rules set forth herein.
13. Pets shall **not** be permitted in any common area within the building, except when directly leaving or entering the building.
14. Animals **must** be secured when Resident is not at home, or when BCHA employee(s) or representatives enter unit.
15. Before acquiring a pet, the Resident **must** provide the Housing Manager with a notarized statement signed by the Resident and his/her Representative, who will be responsible for the care of the Resident’s pet in case of the Resident’s illness, hospitalization, death or other emergency.
16. The Resident shall be responsible for immediately disposing of all animal waste excreted inside the common areas or on the project’s grounds. The Resident shall pick up and dispose of all animal waste in accordance with the following:
 - a. Waste **must** be placed in a plastic bag, tightly secured and deposited in a dumpster/garbage can.
 - b. Poorly disposed of waste will not be tolerated. A \$10.00 charge will be levied each time a pet owner fails to remove pet waste in accordance with this rule.
 - c. Residents owning a cat **must** provide a litter box for their cat and it must be changed at least three times a week.
1. BCHA reserves the right to require the Resident to immediately remove any pet from the housing unit whose conduct or condition is duly determined by BCHA Management to constitute a nuisance or a threat to the health or safety of other occupants or BCHA employees or representatives or pets of the community or of other person or pets in the community where such housing is located.
 - a. Claims by other occupants of serious threat to health by existing pets **must** be bona fide. Resident **must** provide Housing Manager with certification from licensed physician that a serious health threat exists and **must** specify the type of exposure, duration of exposure and the type of pet that will cause the serious health threat.
2. Pet Owners who violate these Rules and Regulations will be subjected to the following:
 - a. Housing Manager will issue or warning notices, citing the violations and give Resident seven (7) days to correct infractions.
 - b. When a complaint is submitted in writing, Housing Manager will meet with parties to discuss Rule violation.
 - c. If after allotted time period, infractions still exist, Manager can order resident to get rid of the pet within seven (7) days.
 - d. If Resident does not comply at the end of seven (7) days, Manager can initiate eviction procedures.
 - e. No interference with peaceful enjoyment of others residents.
 - f. Unit **must** be kept free of animal odors and unit maintained in a sanitary condition.
1. BCHA reserves the right to inspect unit as deemed necessary.



Broward County Housing Authority

1773 North State Road 7 Lauderhill, Florida 33313 (954) 739-1114

EXECUTIVE DIRECTOR
Kevin Cregan

Attachment 14-2 (f1079o01)

PET POLICY FOR PROJECTS DESIGNED ESPECIALLY FOR THE ELDERLY, HANDICAPPED AND/OR DISABLED ONLY

The Rules and Regulations of the Broward County Housing Authority (BCHA) are hereby amended and incorporated as part of the Lease:

RESIDENTS MUST COMPLY WITH EACH AND EVERY REQUIREMENT

1. Only common household pets such as dogs, cats, birds, hamsters, gerbils, turtles and fish may be kept. No exotic pets will be allowed. BCHA has the right to restrict certain breeds of dogs (i.e. the pitbull).
2. Resident must pay a refundable deposit of \$100.00.
3. The Resident must advise the Housing Manager, in writing, of the Resident's desire to keep a pet in the Resident's unit.
4. The Resident must provide the Housing Manager with evidence of all pet vaccinations and licensing required by applicable law or ordinances on an annual basis or as stipulated by applicable ordinances or laws. Cats and dogs must wear a license tag with the owner's name, address and telephone number at all times.
5. The Resident must obtain liability insurance for damage to property and bodily injury to persons caused by the pet in the minimum amount of \$100,000 per incident naming BCHA as an additional insured and must provide evidence of such coverage to the Housing Manager, &

annual renewals.

6. Female cats and dogs must be spayed, male cats and dogs neutered prior to being placed in the Resident's unit. Evidence of such procedure must be provided to the Housing Manager. Cats must also be de-clawed.
7. No pet is to be left unattended in a dwelling unit for more than 24 consecutive hours.
8. Costs of extermination of fleas, ticks and other animal related pests caused by the Resident's pet will be borne by the Resident. The extermination will be arranged by BCHA to ensure timely and thorough rendering of service.
9. Dogs and cats must be kept on a leash (not longer than 5' in length) within the immediate control and vicinity of the resident or person to whose care the Resident's pet has been entrusted when outside the dwelling unit.
10. Each individual project will have a designated area (s) on the exterior grounds for their pet walks (see attached). Pets cannot be exercised in these designated area (s) between the hours of 11:00 p.m. and 6:00 a.m.
11. No pet's mature growth shall exceed 15 inches in height, measured from ground to shoulder, or exceed 30 pounds in weight.
12. No guests are allowed to bring pets onto the project premises.
13. Residents are not permitted to "pet sit" or house a pet without first fully complying with all rules set forth herein.
14. Pets shall not be permitted in any common areas within the building, except when directly leaving or entering the building.
15. Animals must be secured when Resident is not at home, or when BCHA employee(s) or representatives enter unit.
16. Before acquiring a pet, the Resident must provide the Housing Manager with a notarized statement signed by the Resident and his/her Representative, who will be responsible for the care of the Resident's pet in case of the Resident's illness, hospitalization, death or other emergency.
17. The Resident shall be responsible for immediately disposing of all animal waste excreted inside the common areas or on the project's grounds. The Resident shall pick up and dispose of all animal waste in accordance with the following:
 - a. Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster. Poorly

- disposed of waste will not be tolerated. A \$10.00 charge will be levied each time a pet owner fails to remove pet waste in accordance with this rule.
- b. Residents owning a cat must provide a litter box for their cat and it must be changed twice a week.
 - c. At no time will pet waste be placed in trash chutes.
1. The BCHA reserves the right to require the Resident to remove any pet from the housing unit whose conduct or condition is duly determined by the BCHA Management to constitute a nuisance or a threat to the health or safety of other occupants or BCHA employees or representatives or pets of the community or of other persons or pets in the community where such housing is located immediately. Claims by other occupants of serious threat to health by existing pets must be bona fide. Resident must provide Housing Manager with certification from licensed physician that a serious health threat exists and must specify the type of exposure, duration of exposure and the type of pet that will cause the serious health threat.
 2. Pet Owners who violate these Rules and Regulations will be subjected to the following:
 - a. Housing Manager will issue a warning or warning notices citing the violations and give Resident five (5) days to correct infractions.
 - b. When a complaint is submitted in writing, Housing Manger will meet to discuss Rule violation.
 - c. If after allotted time period, infractions are still existing, Manager can order resident to get rid of the pet within five (5) days.
 - d. If Resident does not comply at the end of five (5) days, Manager can initiate eviction procedures.
 - e. No interference with peaceful enjoyment of other residents.
 - f. Unit must be kept free of animal odors and unit maintained in a sanitary condition.
 20. BCHA reserves the right to inspect unit as deemed necessary.