

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

Broward County Housing Authority
4780 N. State Road 7, Building E
Lauderdale Lakes, FL 33319
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PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

FINAL DRAFT – May 16, 2006

Kevin Cregan – Executive Director

Commissioners

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Approved by the Board of Commissioners – June 28, 2006

**PHA Plan
Agency Identification**

PHA Name: Broward County Housing Authority

PHA Number: FL079

PHA Fiscal Year Beginning: 10/2006

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 2006
[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

Required Attachments:

- Admissions Policy for Deconcentration **Attachment 3-1 (f1079a01)**
- FY 2005 Capital Fund Program Annual Statement **Attachment 7-1 (f1079b01)**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2006 Capital Fund Program 5 Year Action Plan **Attachment 7-2 (f1079c01)**
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) **Attachment 18-3 (f1079i01)**
- Other (List below, providing each attachment name)
 - Membership on the Resident Advisory Board – Attachment 18-2 (f1079h01)**
 - Resident Membership on the PHA Governing Board – Attachment 18-1 (f1079g01)**
 - Progress in Meeting the 5-Year Plan Missions and Goals – Attachment 18-4 (f1079j01)**
 - Section 8 Homeownership Capacity Statement – Attachment 11-1 (f1079f01)**
 - Resident Satisfaction Survey Follow-Up Attachment 18-5 (f1079k01)**
 - Voluntary Conversion Required Initial Assessment –Attachment 10-1 (f1079e01)**
 - Community Service Policy-Attachment 12-1 (f1079m01)**
 - Pet Policy – Attachment 14-1 (f1079n01)**
 - Pet Policy Elderly/Disabled-Attachment 14-2 (f1079o01)**

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 local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
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 checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	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	38,203	5	5	5	5	5	5
Income >30% but <=50% of AMI	68,378	5	5	5	5	5	5
Income >50% but <80% of AMI	42,094	5	5	5	5	5	5
Elderly	29,672	5	5	5	5	5	5
Families with Disabilities	17,340	5	5	5	5	5	5
White/Non-Hispanic	N/A						
Black/Non-Hispanic	N/A						
Hispanic	N/A						

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: 2005-2010
- 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	340		263
Extremely low income <=30% AMI	163	48%	
Very low income (>30% but <=50% AMI)	176	52%	
Low income (>50% but <80% AMI)			
Families with children	284	84%	
Elderly families	12	3%	
Families with Disabilities	44	13%	
White/Non-Hispanic	21	6%	
Black/Non-Hispanic	283	84%	
American Indian	0	0%	
Hispanic	34	10%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			

Housing Needs of Families on the Waiting List			
2 BR			
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)? 45 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	371		60
Extremely low income <=30% AMI	234	63%	
Very low income (>30% but <=50% AMI)	137	37%	
Low income (>50% but <80% AMI)			
Families with children	134	36%	
Elderly families	96	26%	
Families with Disabilities	188	51%	
White/Non-Hispanic	39	11%	
Black/Non-Hispanic	284	77%	
Asian/Non-Hispanic	3	.01%	
Hispanic	45	12%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	223	60%	21
2 BR	95	26%	17
3 BR	42	11%	22
4 BR	10	3%	0
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)? 15 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 2006 grants)		
a) Public Housing Operating Fund	1,000,000	
b) Public Housing Capital Fund	866,881	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	51,000,000	
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	2,438,316	Tenant based rental assistance
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP FL14907950104	285,098	Modernization
CFP FL14907950105	598,712	
3. Public Housing Dwelling Rental Income	1,150,000	Operations
4. Other income (list below)		
Interest Income	100,000	Operations
Labor and material	90,000	Operations
Investment income	300,000	Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Non-federal sources (list below)		
Total resources	\$58,029,007	

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)

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)

BCHA website: www.bchafll.org

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)

(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:

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat Rents

	<u>1 Bdrm</u>	<u>2 Bdrm</u>	<u>3 Bdrm</u>
Ehlinger Apartments		\$545	\$652
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 wages of those individuals in the household other than the primary wage earner for the first 12 months. After the initial 12-months period, the exclusion will be 50% of the initial exclusion (25% of wages) for the next 12 months. After 24 months all wages will be included in the calculation for rent. 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)
Every six months

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)

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: Asset Management, 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	60
Section 8 Vouchers	4749	263
Section 8 Certificates		
Section 8 Mod Rehab	233	
Special Purpose Section 8 Certificates/Vouchers (list individually)	Family Unification –194 Mainstream Disabilities – 51	11 5
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		
Shelter Plus Care	276	33

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)

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:
- Schooler/Humphries Villas**
- Ehlinger Apartments**
- Highland Gardens**

- 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: 07/15/05 b. Projected end date of activity: 03/15/06

Demolition/Disposition Activity Description	
1a. Development name:	Crystal Lakes 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved , submitted, or planned for submission: (08/20/05)
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: 12/30/05

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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: (10/31/05)
5. Number of units affected: 112
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/06 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 : (05/01/06)
5. Number of units affected: 112
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 06/01/06 b. Projected end date of activity: 12/31/08

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: 05/31/06	

Demolition/Disposition Activity Description	
1a. Development name: Ehlinger Apartments	
1b. Development (project) number: FL29P079002	
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>(09/01/06)</u>	
5. Number of units affected: 4	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 01/15/07	
b. Projected end date of activity: 02/28/07	

Demolition/Disposition Activity Description	
1a. Development name: Highland Garden Apartments	
1b. Development (project) number: FL29P079004	
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>(12/01/06)</u>	
5. Number of units affected: 0	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: 12/01/06	
b. Projected end date of activity: 03/31/07	

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)]

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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved , submitted, or planned for submission:	(06/14/2005)
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	100
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 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:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Family Self Sufficiency (FSS)</i> Case management & jobs development w/supportive services	139	Specific criteria	PHA Main 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	194	Specific criteria	PHA Main 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	209	Specific criteria	PHA Main 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 (01/24/2006)
Public Housing		
Section 8	125	139

- 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)

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

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)

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)

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)

Ehlinger Apartments

Meyers Estates

Everglades

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)
 - 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.
 - Develop affordable housing for Very Low, Low and Moderate income households
 - Provide homeownership opportunities to Low and Moderate income households.

Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

- 1. Priority IA - Upgrade/Rehab existing units for either renter and/or owner – countywide for low and moderate income persons**

- 2. Priority IIA – Increase homeownership; Expand affordable housing stock for First Time homebuyers- to very low, low and moderate income families, countywide and in eligible entitlement areas**
- 3. Priority IIIA – Increase supply of multi-family housing units to low and moderate income renters**
- 4. Priority VA – Increase supply of safe and affordable housing; Expand rental subsidies to very low income families to Section 8 qualifying households and homeless of the County.**

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 (fl079a01)
- Capital Fund Performance and Evaluation Report
Attachment 7-3 (fl079d01)
- Voluntary Conversion Component
Attachment 10-1 (fl079e01)
- Section 8 Homeownership Capacity Statement
Attachment 11-1 (fl079f01)
- Resident Membership on PHA Governing Board
Attachment 18-1 (fl079g01)
- Community Service Policy
Attachment 12-1 (fl079m01)
- Pet Policy
Attachment 14-1 (fl079n01)
- Pet Policy Elderly/Disabled
Attachment 14-2 (fl079o01)
- Membership of Resident Advisory Board
Attachment 18-2 (fl079h01)
- Comments of Resident Advisory Board
Attachment 18-3 (fl079i01)
- Progress in Meeting 5 -Year Goals
Attachment 18-4 (fl079j01)
- Residential Satisfaction Survey Follow-up Plan
Attachment 18-5 (fl079k01)
- Significant Changes to the Agency Plan
Attachment 18-6 (fl079l01)

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

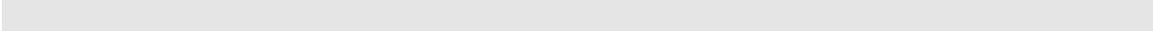
Attachment 18-9 (hard copy only)

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 (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 (f1079b01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<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	173,376			
3	1408 Management Improvements	25,000			
4	1410 Administration	86,688			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	149,500			
10	1460 Dwelling Structures	281,397			
11	1465.1 Dwelling Equipment—Nonexpendable	-0-			
12	1470 Nondwelling Structures	87,920			
13	1475 Nondwelling Equipment	33,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	866,881			
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: FL14P07950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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	Renovate Free Standing Building and							
Ehlinger	Add Maintenance Storage	1470	N/A	47,920				
	Subtotal			47,920				
79-4	Renovate Community Room/Kitchen	1470	N/A	15,000				
Highland	Screen Doors	1460	100	35,007				
	Subtotal			50,007				
79-6	Renovate Community Room/lobby	1470		25,000				
Griffin Gardens	Signage	1450	2	15,000				
	Hurricane Protection	1460		35,000				
	Subtotal			75,000				
79-7	Re-seal and stripe parking	1450		7,500				
Auburn Gardens	Subtotal			7,500				
Roosevelt	Shut-Off Valves/Bibs	1460		3,000				
	Upgrade Electric	1460		3,000				
	Subtotal			6,000				

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: FL14P07950106 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006			
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								
Park Ridge	Seal & Paint Exterior	1460	18 bldgs	40,000				
	Gutters and Downspouts	1460	18 bldgs	30,000				
	Subtotal			70,000				
79-19								
	Seal & Paint Exterior	1460	9 bldgs	35,000				
Meyers Estates	Seal & Stripe Parking Lot	1450		10,000				
	Kitchens-Cabinets/Floors	1460	25 Units	100,390				
	Subtotal			145,390				
Fees and Costs	A&E Services	1430	N/A	30,000				
PHA Wide	Operations	1406	N/A	173,376				
	Administration	1410	N/A	86,688				
Management Improvements	Computer software	1408	N/A	10,000				
	Computer hardware	1475	N/A	15,000				
	Training	1408	N/A	10,000				

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: FL14P07950106 Replacement Housing Factor No:				Federal FY of Grant: 2006	
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	
79-2 Ehlinger	07-18-08			07-18-09			
79-4 Highland	07-18-08			07-18-09			
79-6 Griffin	07-18-08			07-18-09			
79-7 Auburn	07-18-08			07-18-09			
79-7 Roosevelt	07-18-08			07-18-09			
79-7 Everglades	07-18-08			07-18-09			
79-18 Park Ridge	07-18-08			07-18-09			
79-19 Meyers	07-18-08			07-18-09			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-2 (f1079c01)

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Broward County Housing Authority				<input checked="" 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: 2007 PHA FY: 2007	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2010
	Annual Statement				
79-2 A Ehlinger		-0-	-0-	-0-	150,000
79-4 Highland		690,000	195,000	25,000	-0-
79-6 Griffin		45,000	125,000	775,000	-0-
79-7 Auburn		-0-	-0-	110,000	-0-
79-7 Everglades		230,000	108,500	91,000	250,000
79-7 Roosevelt		-0-	42,000	-0-	30,000
79-18 Park Ridge		-0-	-0-	-0-	50,000
79-19 Meyers		-0-	35,000	93,400	270,000
PHA Wide		522,536	720,536	597,586	717,586
CFP Funds Listed for 5-year planning		\$1,487,536	\$1,225,536	\$1,187,800	\$1,467,586
Replacement Housing Factor Funds					

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

Activities for Year : 3 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
79-4			PHA Wide	Operations	244,024
Highland	Floors	50,000		Administration	122,012
	Replace Generator	145,000		A/E	40,000
	Subtotal	195,000		Computer Software	10,000
79-6	Floors	30,000		Computer Hardware	25,000
Griffin	Replace doors as needed	35,000		Landscaping	25,000
	Exterior Seal/Paint	60,000		Training	10,000
	Subtotal	125,000		Carpet /Verticals	55,000
79-7	Dryer vents	2,000		Water Heaters	10,000
Roosevelt	Entry Signage	15,000		Air conditioners	18,500
	Landscaping	25,000		Tree Trimming	43,000
	Subtotal	42,000		Stoves	10,000
				Clean sanitary stacks/drains	23,000
79-7	Seal /stripe parking	7,500		Refrigerators	25,000
Everglades	Gutters/Downspouts	21,000		Maintenance Vehicles	40,000
	Seal/paint exterior	30,000		Community Room	20,000
	Hose bibs	10,000		Furnishings	
	Perimeter wall	40,000			
	Subtotal	108,500			
79-19	Expand Community	35,000			
Meyers	Room and Maintenance Shop				
	Subtotal	35,000			
Total CFP Estimated Cost		\$505,500			\$720,536

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	79-4	Unit Shut Offs	25,000	PHA Wide	Operations	244,024
Annual	Highland	Subtotal	25,000		Administration	122,012
Statement					A/E	40,000
	79-6	Replace Generator	150,000		Computer Software	10,000
	Griffin	Central Air	600,000		Computer Hardware	15,000
		Unit Shut Offs	25,000		Site Improvements – Landscaping, etc.	20,000
		Subtotal	775,000		Training	5,000
					Carpet	10,000
	79-7 Everglades	Office/Community Room	88,000		Stoves	11,300
		Install Generator	3,000		Refrigerators	23,750
		Subtotal	91,000		Water Heaters	10,000
					Air conditioners	16,500
	Auburn	Roofs/Overhangs	50,000		Maintenance Vehicles	40,000
		Gutters/Downspouts	10,000			
		Stucco Soffits & Gable Ends	50,000			
		Subtotal	110,000			
	79-19 Meyers	Replace Stair Railing	80,000			
		Install Stair Treads	10,400			
		Install Generator	3,000			
		Subtotal	93,400			
		Total CFP Estimated Cost	\$1,094,400			\$619,586

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

Activities for Year 1	Activities for Year : 5 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	79-2			PHA Wide	Operations	244,024
Annual	Ehlinger	Replace Shingle Roofs	100,000		Administration	122,012
Statement		Trash Compactor	50,000		A/E	40,000
		Subtotal	150,000		Computer Software	10,000
					Computer Hardware	15,000
	79-7	Stair Replacement	200,000		Site Improvements	60,000
	Everglades	Relocation Costs	50,000		Training	7,000
		Subtotal	250,000		Carpet	40,000
					Stoves	12,800
	Roosevelt	Stucco Soffit/Gable Ends	30,000		Refrigerators	25,250
		Subtotal	30,000		Water Heaters	15,000
					Air conditioners	16,500
	79-18	Sidewalks	50,000		Tree trimming	45,000
	Park Ridge				Clean sanitary stacks/drain	25,000
		Subtotal	50,000			
	79-19 Meyers	Perimeter Wall Enhancement	25,000		Maintenance Vehicles	40,000
		Security System	25,000			
		Convert 22 3-BR units To 2-BR Units	220,000			
		Subtotal	270,000			
		Total CFP Estimated Cost	\$725,535			\$717,586

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: 3/31/06 <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	20,236	20,236	20,236
8	1440 Site Acquisition	-0-			
9	1450 Site Improvement	75,000	165,069	165,069	148,229
10	1460 Dwelling Structures	485,100	332,416	332,416	320,427
11	1465.1 Dwelling Equipment—Nonexpendable	121,771	35,855	35,855	35,855
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-	159,359	159,359	159,359
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: 3/31/06 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	1,042,673	1,013,844
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	-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: 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	109,409	From 5 Yr Plan
	Paint exterior/soffits	1450	27 bldgs		34,000	34,000	26,660	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	16,445	
	Subtotal			130,000	177,063	177,063	169,723	
79-2B	Roofs	1460	7 units	204,000	17,950	17,950	17,950	
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	50,000	40,500	5-Year Plan
	Renovate public baths	1460	2		32,699	32,699	21,060	5-Year Plan
79-4	Replace hall carpeting	1460		30,000	52,833	52,833	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
	Restrooms- Change order #1	1460			350	350		
	Subtotal			53,371	166,466	166,466	144,977	
79-7	Paint exterior	1450	10 bldgs.		8,800	8,800	8,800	From 5 Yr Plan
Roosevelt	Reseal drives	1460	10 bldgs		1,435	1,435	1,435	From 5 Yr Plan
	Subtotal				10,235	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	74	18,500	34,720	34,720	34,720	
Park Ridge	Subtotal				42,962			
79-3	Relocation	1495	1		159,359	159,359	159,359	
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	17,575	17,575	17,575	
	Advertisement for bids	1430		3,000	2,661	2,661	2,661	
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	39,705	
Improvements	Clean sanitary sewers, stacks, drains	1450		20,000	21,420	21,420	21,420	
PHA-Wide	Shades	1460		15,000	21,556	21,556	21,556	
Dwelling	Refrigerators	1465 1	100	35,000	8,840	8,840	8,840	
Equipment	Stoves	1465 1	50	13,000	23,439	23,439	23,439	
	Air conditioners	1465 1	50	27,000				
	Hot water heaters	1465 1	50	12,000	3,576	3,576	3,576	
	Closet doors	1460		10,000	8,370	8,370	8,370	
	Subtotal			547,802	476,880	476,880	459,305	

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			6/05	
79-4 Highland Gardens	6/2005	5/2005	6/2005				
79-7 Roosevelt		12/2004	9/2004			9/05	
79-18 Park Ridge		7/2005	6/2005			6/05	
PHA -Wide	9/2005						

CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (f1079d01)

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: 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:03/31/2006 <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	21,692	21,692	21,692
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	20,248	20,248	18,650
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	93,923	107,596	107,596	107,596
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:03/31/2006 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 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	220,223		220,223	218,625
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

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: 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: 03/31/06 <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	244,024
3	1408 Management Improvements	64,000	64,000	21,744	21,744
4	1410 Administration	122,012	122,012	122,012	122,012
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	20,000	30,000	24,167	14,935
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000	32,308		
10	1460 Dwelling Structures	395,935	417,164	275,949	150,887
11	1465.1 Dwelling Equipment—Nonexpendable	121,150	72,276	42,448	42,448
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	53,000	80,136	46,478	46,478
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	150,000	158,200	158,200	158,200
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	
<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: 03/31/06 <input type="checkbox"/> 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	935,022	800,727	
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	10,000			
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	46,638			
Ehlinger Apts.	Landscaping	1450	N/A	50,000	32,308			
	Emergency ceiling repairs	1460	2		5,400	5,400		
	Soffits Change order #2	1460			15,747	15,747	15,747	
	Soffits Change order #3	1460			13,362	13,362	13,362	
79-2B	Roofs	1460	7	32,000	7,800	7,800	7,800	
Schooler/Humphries	Replace kitchens	1460	6	30,058	-0-			Not needed
79-3								
Crystal Lakes	Relocation	1495	1	150,000	158,200	158,200	158,200	
79-4	Renovate public bathrooms	1460	2	20,000	-0-			501-03
Highland Gardens	Install new elevator	1460	1	75,000	80,000	80,000		
	Relocate clean out drains	1460	3	15,000	8,600	8,600		
	Replace vanities	1460	100	25,000	32,236	32,236	32,236	
	Trash compactor	1475	1		10,000	10,000	10,000	5 Year Plan
	Hallway carpet – Change order #1	1460			2,789	2,789	2,789	
79-6	Renovate public bathrooms	1460	2	20,000	62,884	62,884	33,743	

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	
Griffin Gardens	Replace screens	1460	1 bldg.	12,000	12,000			
	Public restrooms – Change order #1	1460			1,922	1,922		
	Upgrade generator circuits	1460			5,470	5,470	5,470	
79-7	Repair stair rails	1460	6 bldgs.	5,338	-0-			Not needed
Everglades								
79-7								
Auburn	Replace exterior doors	1460	48		48,000			
79-19	Repair stair rails	1460	8 buildings	5,339	-0-			Not needed
Meyers Estates	Emergency Concrete stair repairs	1460			4,743			

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	24,126	14,935	
PHA Wide	Salaries and fringes	1410	N/A	122,012	122,012	122,012	122,012	
	Operations	1406	N/A	244,024	244,024	244,024	244,024	
Management Improvements	Computer software	1408	N/A	64,000	64,000	21,744	21,744	
	Computer hardware	1475	N/A	15,000	10,000	1,342	1,342	
	Security cameras	1475	3 sites	10,000	25,000			
PHA Wide	Closet doors	1460	300	16,200	11,340	11,340	11,340	
Dwelling	Refrigerators	1465. 1	100	35,000	23,000	13,743	13,743	
Equipment	Stoves	1465. 1	200	45,000	16,720	11,794	11,794	
	Air conditioners	1465. 1	50	31,250	25,456	13,041	13,041	
	Water heaters	1465. 1	50	9,900	7,100	3,870	3,870	
	Carpeting/tile	1460	50	45,000	45,000	25,167	25,167	
	Security grills	1460	50 units	10,000	10,000			
	Shades	1460			3,233	3,233	3,233	

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	9/2006					
79-2B Schooler/Humphries	8/2006	9/2005	9/2005				
79-4 Highland Gardens	3/2006	6/2005					
79-6 Griffin Gardens	3/2006	9/2006					
79-7 Everglades	10/2005						
79-7 Auburn		9/2006					
79-19 Meyers Estates	10/2005	9/2006					
PHA Wide	9/2006						

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: FL14P07950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<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:03/31/06 <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	246,113	246,113	246,113	123,056
3	1408 Management Improvements	45,450	45,450		
4	1410 Administration	123,057	123,057	123,057	61,528
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000		202	202
8	1440 Site Acquisition				
9	1450 Site Improvement	227,247	200,764		
10	1460 Dwelling Structures	222,000	286,200		
11	1465.1 Dwelling Equipment—Nonexpendable	166,700	31,500		
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,000	27,483	12,483	12,483
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	150,000	250,000	250,000	173,986
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

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:03/31/06
 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)	1,230,567		608,188	371,255
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	250,000	250,000	173,986	
Schooler								
Fees and Costs	A&E Services	1430	N/A	20,000		202	202	
PHA Wide	Operations	1406	N/A	246,113		246,113	123,056	
	Administration	1410	N/A	123,057		123,057	61,528	
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				Not needed
	Clean sanitary stacks/drains/storm drain	1450		23,000				
	Landscaping	1450		60,247	62,764			
PHA Wide Dwelling Equipment	Refrigerators	1465 1	125	40,000	10,000			
	Water heaters	1460	50	6,000				
	Air conditioners	1465 1	30	16,500				
	Verticals/shades	1465 1		45,000	31,000			
	Carpet/tile	1465 1		48,200				
	Stoves	1465 1	90	17,000	5,000			
PHA Wide Non-Dwelling Equipment	Auto	1475	1	15,000	12,483	12,483	12,483	

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	9/07					
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 10-1 (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 (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 2006-2007.

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 (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 (f1079h01)

Membership of the Resident Advisory Board

For the development of the 2006 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 Board. Current members are:

Lance Gardner	Griffin Gardens
Maxine Stickney	Griffin Gardens
Emerald Roberts	Griffin Gardens
Janie White	Highland Gardens
Willie Shaw	Highland Gardens
Willa Moore	Ehlinger
Bridgette Cason	Section 8
Tina Fisher	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 on the Draft Agency Plan were recorded via pen and paper notes during the Resident Advisory Board meetings. The Public Hearing was taped. Oral comments on the Draft Agency Plan were received during the following Agency Planning related activities/meetings:

- May 11, 2006 – Meeting with Resident Advisory Board – South, North, and Central

Capital Fund Meetings

- | | | | | |
|------------|----------------|-----------------------------|--|----------------|
| | • May 17, 2006 | Ehlinger Apartments | | |
| | • May 18, 2006 | Griffin Gardens Apartments | | |
| Apartments | | Highland | | Gardens |
| | | | | Meyers Estates |
| | • May 22, 2006 | Park Ridge Court | | |
| | • May 23, 2006 | Everglades/Auburn/Roosevelt | | |

Public Hearing

- June 6, 2006- Board of Commissioners

The discussions in this Notice are grouped by issued 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.

Requirements of the Code of Federal Regulations for Resident Participation in the Agency Plan Process

The Code of Federal Regulations (CFR) provisions are as follows:

- Section 903.13 (a) states: "...The role of the Resident Advisory Board...is to participate in the PHA planning process and to assist and make recommendations regarding the PHA Plans."
- Section 903.13(c) states: "...The PHA must consider the recommendations of the Resident Advisory Board or Boards in the preparing the final Agency Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Board or Boards and a description of the manner in which the PHA addressed these recommendations."
- Section 903.17 set forth the public notification requirements: The Board of Commissioners "must conduct a public hearing to discuss the PHA Plan...and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA".
- The regulations also states: Not later than 45 days before the public hearing is to take place, the PHA must:
 1. Make the proposed plan(s) and all information relevant to the public hearing to be conducted available for inspection by the public at the principal office of the PHA during normal business hours; and
 2. Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time, and location of the hearing.

The Housing Authority Agency Plan Public Process

The Housing Authority has made the Agency Plan submission/approval process a public process. The events, communications and activities relevant to the Housing Authority's Agency Plan public process include:

- Provided the Draft Agency Plan in large print.
- Provided an audiotape version of the Draft Agency Plan.

- Made copies of the Draft Agency Plan available at 7 Public Housing Developments.
- Published Notices concerning the Draft Agency Plan and the Public Hearing in three newspapers: The Sun - Sentinel, Westside Gazette, and el - Sentinel.
- Sent Draft Agency Plans to members of the Resident Advisory Board
- Sent Draft Agency Plans to Broward County, City of Hollywood, City of Ft. Lauderdale, City of Deerfield Beach, and the Town of Davie.
- Assembled documentation relevant to the non-required sections of the Agency Plan and made it available for public inspection BCHA Administrative offices beginning April 21, 2006.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on June 6, 2006. There were interpretation services available for those who required American Sign Language.
- The Housing Authority considered all comments in drafting the Final Agency Plan.

DISCUSSION OF COMMENTS

BROWARD COUNTY HOUSING AUTHORITY

2006 AGENCY PLAN - RESIDENT ADVISORY BOARD COMMENTS

Ehlinger Apartments:

The sprinkler system is not working at Ehlinger. The grass is dying.
We are experiencing problems with two zones. We have contacted a company to make the repairs and the system should soon be operational.

Hurricane preparation:

What is being done about hurricane preparation?

The Authority is planning to conduct hurricane preparedness meetings with all public housing residents. At Highland Gardens and Griffin Gardens we have connected the generator to provide electricity to the community rooms supplying air conditioning and cooking facilities. The Authority will also have water and snacks on hand for residents. Each floor captain will be provided with lanterns and flashlights.

Griffin Gardens:

When are we getting security cameras?

We have been looking at several types of cameras. We should have them installed no later than September.

We need signage at Griffin.

We are trying to determine the best location for the sign and plan to have one installed within the next several months.

Does the Housing Authority have little trees to give away?

No.

We would like to landscape the interior courtyards.

We can provide the plantings for the courtyards. We would welcome working with the Tenant Association on a landscaping plan for these areas.

Highland Gardens

was

We would like to replace the flagpole in front of the building that

destroyed by Hurricane Wilma.

We will order a new flagpole.

When will the security cameras be installed?

They should be installed before September.

We would like to have the kitchen remodeled in the community room.

We have incorporated the remodeling project in the 2006 Capital Fund.

When the new units are built at Highland Gardens will the current residents have access to the new facilities?

Yes.

BROWARD COUNTY HOUSING AUTHORITY
2006 AGENCY PLAN – CAPITAL FUND MEETING

PHA Plan Submittal for October 1, 2006
Capital Fund Program
Summary of Resident Meetings

BCHA staff met with residents of all sites to discuss the capital fund program. At each site residents were briefed on recently completed work, work items approved but not completed, and work items proposed in the FY 2006 annual statement. In addition, residents were advised of plans for the 5-year plan through FY 2010. The floor was opened to questions at the end of each presentation.

Meeting Schedule

<u>Date</u>	<u>Time</u>	<u>Location</u>
May 17, 2006	6:30 p.m.	Ehlinger Apartments
May 18, 2006	10:00 a.m.	Griffin Gardens Apartments
	2:30 p.m.	Highland Gardens Apartments
	6:30 p.m.	Meyers Estates
May 22, 2006	6:30 p.m.	Park Ridge Court
May 23, 2006	6:30 p.m.	Everglades/Auburn/Roosevelt

Asset Managers in Attendance

Wade Walton	Ehlinger Apartments
Minnie Andrews	Griffin Gardens Apartments
Samdaye Williams	Highland Gardens Apartments
Valerie Shelton	Meyers/Everglades/Auburn/Roosevelt
Lance Brown	Park Ridge Court

BCHA staff in attendance at all meetings

Beth Kincey	Director of Asset Management
Barry Deist	Assistant Director of Asset Management
Barbara Segal	Modernization Coordinator

Ehlinger Apartments – Seven residents attended the meeting and were generally pleased with the work done to date including installation of new doors and painting of the buildings.

Resident Questions

New doors were installed recently and the door sweep has already come off and the inside of the door has not been painted. When will this be completed?

We expect the painting of the interior of the doors to be completed in the next week. Residents must advise the manager if the door sweep has not been replaced. Additional door sweeps have been ordered and the contractor will come to look at the doors.

The windows in my unit leaked and so did the new front door during hurricane Wilma. The windows still seem to leak when it rains, can they be fixed?

The windows and doors were checked after the storm and the contractor was called to look at some of the doors to ensure proper installation. We are not aware of any ongoing problems with the windows. Please advise the manager if the problem persists.

What is the status of the sprinkler system? The grass is dying.

We have contacted a vendor to make repairs to the system. Some of the zones are working but need new sprinkler heads. These will be purchased right away so that the system can be used in the zones that are working.

Griffin Gardens Apartments

Twenty-one residents attended the meeting. They were pleased with the work items presented to them including the addition of screen doors, the improvements to the community room and the plan to install central air-conditioning rather than the current air conditioners. A number of questions were asked about hurricane preparedness and we advised the residents that there would be a meeting at the site in June to discuss details.

Resident Questions

When will the bathrooms be completed?

We are working very hard to get the contractor to complete the job and hope that all work will be completed in the next couple of weeks.

A lot of residents prop the door to the community room open and leave it open when they leave. When will the security cameras be installed?

The security systems should be installed by September 2006. In the meantime, however, we will send a notice to all residents to remind them not to prop the doors open and not to let anyone in any door.

When it rains water fills the roof on the canopy over the entry to the building, is there something that can be done?

Yes, first we have to check and make sure the drains are not clogged. If that is not the problem, we will have to call the roofer to determine what the problem is.

We cannot connect to the internet on our computers. Can someone fix this problem?

Yes, we will advise our IT staff to take a look and correct the problem.

Highland Gardens Apartments

Eight residents attended the meeting and were pleased with the work recently completed and in progress there including installation of carpeting in the common areas, upgrade of community restrooms, and painting of the building. They were very pleased with the proposed addition of screen doors, improvements to the community room and the plan to install central air-conditioning rather than the current air conditioners. A number of questions were asked about hurricane preparedness. Residents were advised there would be a meeting at the site in June to discuss details.

Resident Questions

Our flagpole was destroyed during the hurricane; can we get a new flag and flagpole?

Yes, we will get estimates and get it replaced as soon as possible.

Can we get more handicapped designated parking places? Can we have assigned parking places?

When we re-stripe the parking lot we plan to add a Guest Parking Area. We can also designate resident parking as "reserved for residents" but not for a specific unit. Adding handicapped spaces will reduce the total number of spaces available, but we agree this may be a good idea and will look into getting this done sooner than later in the plan

after.

Mevers Estates – Thirteen residents attended the meeting. General questions included assigned parking and the fact that many residents have more than one car and there is limited parking. Some residents stressed the need to be a good neighbor and park only one car close to the building. There was also a general concern about safety, including drug related activity.

Park Ridge Court – The meeting was scheduled for 6:30 p.m. and at 6:50 p.m. no residents had arrived. Staff closed the meeting at 6:55 p.m. without resident comments.

Everglades/Auburn/Roosevelt Glen – Three residents attended the meeting, all represented Everglades. General questions included the standing water after the rains and the need for additional handicapped parking places. Staff advised that we have a self contained storm drain system and that it has to be cleaned periodically; however, we would look into alternatives.

The resident requesting a handicapped parking space was advised to request the accommodation from the manager so that we could arrange to have a handicapped space striped closer to her building. Generally the residents were pleased with the proposed work in the CFP summary provided to them.

There were no questions about the work items included in the 2006 proposed budget, the 5-year plan or the progress reports on currently approved work items.

BROWARD COUNTY HOUSING AUTHORITY

2006 AGENCY PLAN – PUBLIC HEARING COMMENTS

Marc Dubin, Director Advocacy for the Center for Independent Living of Broward County and Gayle Miller, Senior Attorney for the Advocacy Center both presented written comments that are addressed in the written comments section of the attachment.

Several staff members from the Center for Independent Living addressed issues concerning the disables population.

- **There is a need for additional Section 8 vouchers in Broward County. Without some form of subsidy disabled families on a fixed income are unable to afford rental housing.**

The Broward County Housing Authority will apply for additional Section 8 Housing Choice Vouchers when Congress appropriates additional funding for the program. The last Notice of Funding of Availability (NOFA) for the Housing Choice Voucher was published in 2003.

- **We would like to see disabled given a priority on the waiting list.**

While the Authority could establish a preference for disabled applicants other interest groups may ask for their group to be added as a preference – e.g. homeless, veterans, victims of domestic violence, children involuntarily leaving the foster care system. The addition of preferences for designated groups would most likely create a situation where the only persons getting vouchers would be members of an interest group. Low income working families meeting all other eligibility criteria would be effectively shut out of the program. While the need is greater than our resources, in the case of disabled families we serve a higher percentage of disabled, low income families than their percentage of the general population.

- **There is a need to identify accessible units in Broward County.**
We agree, as we have tried unsuccessfully in the past to identify resources with this information. Broward County Housing Authority has been working with “Go Section 8.com” a web based nationwide landlord listing service for Section 8 participants, and requested accessibility features be included in the listing information. The company has included this information. Hopefully this information can be used to build a data base of accessible units in Broward County.
- **We need to get more owners to work with the Section 8 Program.**
We agree. With a vacancy rate of 1.7 percent we are concerned about the availability of units for our participants. Each quarter the Authority sponsors landlord workshops in an effort to recruit new owners to the program.
- **A Broward County citizen commented that he is disabled and he has a son that needs an accessible unit. The family’s income is restricted to Social Security Disability income and they are unable to afford housing.**
We certainly understand the plight of this family. Unfortunately the need in Broward County far exceeds our resources. As indicated in the PHA Plan both the Section 8 and Public Housing have an existing waiting list of eligible applicants that exceeds our available resources.

BROWARD COUNTY HOUSING AUTHORITY

2006 AGENCY PLAN – WRITTEN COMMENTS

Two written comments were received during the Public Hearing. Two written comments were received during the Public Hearing. The first written comment was from Marc Dubin, Director of Advocacy for the Center for Independent Living of Broward County. The second written comment was submitted by Gayle Miller, Senior Attorney for the Advocacy Center for Persons with Disabilities. Both sets of written comments follow.

Also attached is Memorandum 2006-36 (ED) to the Broward County Housing Authority Board of Commissioners. This Memorandum includes recommendations from the Broward County Housing Authority Executive Director Kevin Cregan in response to the written comments received.

Kevin Cregan
Executive Director
Broward County Housing Authority
3810 Inverrary Blvd. Suite 405
Lauderhill, FL 33319

Submitted by Marc Dubin, Esq.
Director of Advocacy
Center for Independent Living of Broward

Thursday, July 13, 2006

Dear Mr. Cregan:

The Center for Independent Living of Broward (CILB) respectfully submits the following comments on the Broward County Housing Authority's 5 Year Plan for Fiscal Years 2005-2009 and the Annual Plan for Fiscal Year 2006 for your consideration:

Background: _

The Center for Independent Living of Broward, serving all of Broward County, was incorporated in 1991 as a 501(c)(3) not-for-profit charitable organization. A majority of both the staff and the board of directors are people with disabilities, ensuring that the mission is integrated into our programs, services, and advocacy efforts. The Center is the only organization of its type in Broward County, in that it is designed and mandated by federal law to serve all disabilities. The first Independent Living Center was organized in Berkeley, California in 1971 by Ed Roberts as an offshoot of his personal mission to attend the university in spite of a severe disability. Officially created and funded in amendments to the Federal Rehabilitation Act, today nearly 500 centers and satellites exist in all 50 states, 17 in Florida.

Among the services provided by the CILB are supportive housing services. While the Center does not directly provide housing, we do provide consumers with assistance in finding housing, identifying accessible, affordable housing, and arranging for architectural modifications to housing to make the units more accessible. In addition, we provide advice and support to consumers with disabilities seeking housing, including instructing consumers with disabilities on how to interview with a prospective landlord, how to avoid evictions, how to take care of an apartment, how to be discreet about subsidies to prevent complaints from jealous neighbors, and how to successfully advocate for changes without creating ill will from the landlord. We also provide employment training and supportive services to enhance the likelihood of an individual's success. Studies have shown that this training and support is essential for successful integration of individuals with housing subsidies into housing units offered by landlords participating in the voucher program. See, e.g., Mathew Marr, "Mitigating Apprehension About Section 8 Vouchers: The Positive Role of Housing Specialists in Search and Placement", *Housing Policy Debate*, Volume 16, Issue 1, Fannie Mae Foundation, 2005, at pp.84-88.

Executive Summary of Comments/Recommendations:

1. We recommend that the Broward County Housing Authority (BCHA) enter into a Cooperative Agreement with the CILB to enhance the availability of accessible, affordable units to people with disabilities, and provide the CILB with a minimum of 40 vouchers a year to serve CILB consumers qualifying for vouchers, and that the BCHA give persons with mobility disabilities preference in receiving any vouchers that are turned back in when vacancies open up. The Annual Plan predicts a turnover of 263 Section 8 vouchers, 11 Family Unification vouchers, and 5 Mainstream Disabilities Special Purpose Section 8 Certificates/Vouchers.
2. We urge the BCHA to work more closely with the CILB to educate landlords about the needs of people with disabilities, in an effort to increase the willingness to accept them as tenants and to decrease discrimination.
3. We urge the BCHA to amend its Plan to add as a justification for setting the payment standard for people with disabilities who are at or below 30% of the FMR at 150% of the FMR.
4. The BCHA should determine who is living in its accessible units, both in its own “brick and mortar” units and in those paid for with vouchers, and ensure that these units are resided in by people with disabilities who need the accessible features of the units, and should assess which residents are in possession of the 189 Fair Share Housing Vouchers issued in 2002, and ensure that they are being used by persons with disabilities who need the accessible features of the units.
5. The BCHA, with the assistance of the CILB, should visit the units it operates which it has designated as accessible, and make three determinations:
 - Determine where the units are located;
Determine whether the units are actually accessible; and
Determine whether the family or individual residing in the unit has a disability.
If the family or individual residing in the unit designated for persons with disabilities is not disabled, either move them to a non-accessible unit or issue additional vouchers to the CILB (over the 40 per year set forth in the proposed Memorandum of Understanding) to assist our consumers seeking affordable, accessible, integrated housing.

Discussion:

In the year 2000, according to the U.S. Census Bureau, , 20.6 percent of the Broward County population was disabled. This figure represented 310,454 individuals. It should be noted that this census count undoubtedly vastly undercounted the actual number of individuals with disabilities in Broward County, as homeless individuals with disabilities were excluded, as were people with mobility disabilities in nursing homes and persons with hearing disabilities who either did not hear the census bureau official at the door or who was not communicated with on the phone. Using the Census Bureau's CHAS data, which identifies a segment of the disability population that is not cross-disability (see footnote 5 for a fuller description of the definition used by the CHAS data), the percentage of persons with mobility disabilities, needing accessible units, is even higher. (See discussion of the CHAS data, below, at page 6.)

The housing needs of families on the waiting list needing Section 8 tenant-based assistance in Broward County, particularly those with disabilities, is also revealing, and compelling. According to BCHA's FY 2005 Annual Plan, at page 6:

- The number of families with disabilities on the waiting list is only 44 (13% of the total families on the waiting list). The number of families on the waiting list with incomes at or below 30% of AMI is 163 (48%), and those greater than 30% but less than or equal to 50% of AMI is 176 (52%), for a total of 339.

The waiting list has been closed for over 45 months, and is not expected to reopen in this Plan Year. Regrettably, as discussed in more detail below, the BCHA does not permit "specific categories of families onto the waiting list, even if generally closed." People with disabilities should be allowed to get onto this list, and those with disabilities already on the list should be moved ahead of non-disabled individuals, as a reasonable modification of policy mandated by the Rehabilitation Act and Title II of the ADA.

The need for the BCHA to focus more of its attention and funding on addressing the needs of individuals with disabilities is evident, particularly in light of the large number of people with disabilities in poverty, over 20% of whom are people with disabilities, according to the CHAS data provided by the Census Bureau.. While the BCHA neglected to utilize the CHAS data, and failed to identify the number of families with disabilities, it did set forth its estimate of the number of families by income level. According to its own estimates, set forth on page 5 of the Annual Plan:

- There are 38,203 families in Broward County with incomes at or below 30% of AMI
- There are 68,378 families in Broward County with incomes greater than 30% of AMI but less than 50% of AMI. and

There are 42,094 families in Broward County with incomes greater than 50% of AMI but less than 80% of AMI.

The Five Year Plan sets forth as Goal 2 the following:

Goal Two – Increase Collaborations

“Develop a comprehensive marketing and public relations plan.”

“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.”

We strongly support this goal of collaboration, and offer to work collaboratively with the BCHA to enhance the availability of affordable, accessible, integrated housing for people with disabilities. The CILB has extensive experience working with other disability groups in Broward County, and with landlords desiring to provide affordable, accessible, integrated housing.

We urge the BCHA to work with us by providing the CILB with a commitment to give the CILB a minimum of 40 vouchers a year, for the CILB to apply to our consumers seeking housing who qualify for vouchers, as well as to use CDBG funds and HOME funds to make essential improvements to current housing, including improvements “necessary to permit use by persons with disabilities”, as well as “improvements designed to remove...architectural barriers that restrict the mobility and accessibility of...disabled persons.” (See 24 C.F.R Sec. 92.206(a)(2) and 24 C.F.R. Sec. 570.202(b)(11)).

Such a Cooperative Agreement would be fully consistent with HUD’s directives and goals, and consistent with actions taken by other Housing Authorities desirous of enhancing collaboration and increasing the success of vouchers. We also recommend that the BCHA give persons with mobility disabilities preference in receiving any vouchers that are turned back in when vacancies open up.

On June 6th, 2005, HUD issued Notice CPD-05-03, entitled “Implementing the New Freedom Initiative and Involving Persons with Disabilities in the Preparation of the Consolidated Plan Through Citizen Participation.” This notice was the result of a long history of segregation of people with disabilities in nursing homes, often as a result of the lack of available housing in the community. As a result of the Supreme Court’s decision in Olmstead, President Bush developed his New Freedom Initiative, and issued Executive Order 13217 – “Community Based Alternatives for Individuals with Disabilities” – to promote full access to community life for people with disabilities.

In an effort to implement these federal mandates, HUD stated that its Consolidated Plan regulations (24 C.F.R. Sec. 91) requires that “grantees (of Community Block Development Grants) consider the needs of persons with disabilities when preparing their consolidated plans.” To accomplish this, each jurisdiction must first identify its population with disabilities. HUD specifically stated as follows:

HUD recommends that CDBG recipients identify the Independent Living Centers

that service their local areas, and work in collaboration with these ILCs. Working together with the ILCs will assist the CDBG recipients in implementing the goals of the New Freedom Initiative and involving people with disabilities in the consolidated plan process through citizen participation. ... It is critical that CDBG grantees work and partner with local disabilities advocacy groups and ILCs to identify the needs of persons with disabilities and too determine how best to address the identified needs. Only through the involvement of persons with disabilities and organizations representing persons with disabilities will HUD and its partners be able to actively pursue the objectives of the New Freedom Initiative.

HUD went on to give examples of how the CDBG program can address the needs of persons with disabilities:

1. Assistance to support homeownership for persons with disabilities;
2. Rehabilitation of housing units to increase accessibility for persons with disabilities;
3. Assistance to make Housing Choice Voucher rental and homeownership units accessible to persons with disabilities; and
4. Consultation with public housing agencies regarding the needs of persons with disabilities.

We also recommend that the marketing and public relations plan include efforts to enhance the awareness of landlords of the benefits of renting to people with disabilities, including tax benefits and the benefits of providing accessible units, and of their legal obligations. Efforts should also be undertaken to increase the community's awareness of which units are fully UFAS compliant. Human interest stories should highlight the positive contributions people with disabilities make to the community, and should also highlight the distress families with disabilities experience when locked out of the housing market.

We stand ready to work closely and collaboratively with you. The CILB is in a unique position to assist the Broward Housing Authority in achieving these goals, and stands ready to enter into a Memorandum of Understanding with you to accomplish our mutual goals of enhancing the lives of people with disabilities.

We also agree with the objective you set out on Page 2: Objective 2: "Expand and Enhance BCHA's Public Image":

"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."

The Center for Independent Living of Broward works closely with other disability groups, and, as mentioned earlier, has an ongoing program of assisting people with disabilities find and modify housing to make it more accessible. The Center also has an ongoing Advocacy Program that educates the community about accessibility issues and works collaboratively with providers to enhance their understanding of their obligations under the Fair Housing Act, the ADA, and the Rehabilitation Act. We would welcome an opportunity to work collaboratively with the Housing Authority to continue to build positive relationships.

Page 3 – Objective Three: “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.”

The Center for Independent Living of Broward would be glad to work with the Housing Authority to help with these assessments, particularly in assessing the needs of residents and applicants with disabilities. One crucial assessment that needs to be made is an assessment of who received the 189 Fair Share Housing Vouchers that were issued in 2002. Were these issued to people with disabilities, and are the units resided in by people with disabilities who need the accessible features? Have any of these vouchers been returned, when the residents who needed the accessible features left? Have they been reissued to people with disabilities who need the accessible features of the units?

“Determine need for on-site service programs aimed at improving the quality of life for our senior and disabled residents.”... “Identify area agencies and non-profit providers with which to partner to obtain desired supportive services.”

The CILB has extensive and comprehensive experience providing supportive services to people with disabilities. Many people with disabilities will need accommodations for their disability, and will need structural modifications to their homes. The Center has extensive experience in making these assessments and providing these services, and would like to discuss the possibility of entering into a contract to provide these assessments and services.

Page 3 – Goal Three – “Preserve the Housing Authority’s sound fiscal position and internal proficiency.”

‘Advocate at the federal, state, and local level for adequate funding for the creation, operation and expansion of affordable housing programs.’

“Continue to provide training and educational opportunities for staff growth.”

The Center for Independent Living of Broward supports this goal, and would like to be of assistance in efforts to enhance services to individuals in poverty and persons with disabilities.

Comments about the Consolidated Plan: FY 2005 Annual Plan

We were disappointed to see that the BCHA marked that portion of the report reflecting “families with disabilities” “N/A”, indicating that “no information is available upon which the PHA can make this assessment”. In truth, as discussed above, the CHAS data is readily available, and reveals the following about people with disabilities in Broward County who rent or own:

- People with disabilities with household incomes equal to or less than 30% of AFI in Broward: 8,875 renters, and an additional 11,015 owners, for a total of 19,890.
- People with disabilities with household incomes equal to or less than 50% of AFI in Broward: 14,725 renters, and an additional 23,340 owners, for a total of 38,065.
- People with disabilities with household incomes greater than 30% but less than or equal to 50% of AFI in Broward: 5,850 renters, and an additional 12,325 owners, for a total of 19,175.
- People with disabilities with household incomes greater than 50% but less than or equal to 80% of AFI in Broward: 5,715 renters, and an additional 16,965 owners, for a total of 22,680.
- People with disabilities with household incomes greater than 80% of AFI in Broward: 9,205 renters, and an additional 42,745 owners, for a total of 51,950.

Total number of individuals with (mobility) disabilities in Broward, who rent or own, according to the CHAS data, is 151,760.

Page 7 – Housing Needs of Families on the Waiting List:

The BCHA indicates that the Section 8 waiting list is closed, and has been for 45 months. Furthermore, the BCHA indicates that it does not permit specific categories of families onto the waiting list, even if generally closed. We recommend that this policy be changed so as to comply with federal law. People with disabilities must be allowed to be placed on the waiting list, and should be given priority over others, in light of the scarcity of accessible housing, and pursuant to the legal obligation under the Rehabilitation Act of 1973, as amended, to make accommodations for people with disabilities, as well as pursuant to the Housing Authority’s legal obligation under title II of the ADA to ensure that its program and services, when viewed in their entirety, do not discriminate on the basis of disability.

Page 8 – “Housing Needs of Families On the Waiting List”- Strategies:

We recommend that additional strategies be considered, including but not limited to the following, to address the acknowledged shortage of affordable housing:

With the assistance of the CILB:

- Identify landlords wanting to rent to people with disabilities and wanting to make their units more accessible

- Make funds available to landlords to enhance their ability to make more units accessible, from either the Administrative funds or elsewhere.
- Engage in efforts to educate landlords about the need for rentals to families where at least one family member has a disability

Page 8 – Comments regarding the Waiting List:

We recognize that the waiting list has been closed for at least 15 months, but we respectfully request that the BCHA permit individuals with disabilities onto the waiting list, even if the list is generally closed. The Rehabilitation Act and Title II permit the Housing Authority to do this – essentially, to give people with disabilities a preference - if those units that were designated as accessible are no longer occupied by a person with a disability. The reasonable modification of policy requirement of both the Rehabilitation Act and title II of the ADA mandate that this reasonable modification of policy occur.

Comment regarding Strategy 2 – “Increase the number of affordable housing units:”

We suggest that BCHA add another strategy - educating the community about the need to provide accessible, affordable, integrated housing for people with disabilities. Real-life examples of people with disabilities in need of this housing can be a powerful tool. The CILB has close to 400 consumers with disabilities in need of accessible, affordable, integrated housing. We recommend that the BCHA use some of its administrative money to pay the CILB to produce talking point notebooks about the needs of our clients, and to work with the media to get these stories out. The stories we hear every day from families and individuals with disabilities who are unable to obtain affordable, accessible, integrated housing are compelling, and with the cooperation of the BCH, and adequate funding, these stories can be used to educate the media, funders, developers, landlords, and others about the plight of these individuals.

Comments about Specific Family Types –

- Families at or below 30% of median

From our perspective, the most glaring and significant error in this Plan is the failure of the BCHA to focus its efforts on this particular population. The CHAS data inform us that in Broward County, approximately 23% of families and individuals with disabilities fall into this category, and yet, the BCHA has declined to select options available to it to help this population. We strongly recommend that the BCHA reconsider this approach.

We recommend that the BCHA check off all of the following choices:

- 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, and
- Employ admissions preferences aimed at families with economic hardships

Comments on Specific Family Types – Families with disabilities –

Here too, we were disappointed to see that the BCHA failed to select all of the options available to assist this population. Given the historic discrimination, and the compelling need to provide housing for families with disabilities, we recommend that all options be exercised:

- 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. We would appreciate a copy of the Section 504 Needs Assessment for Public Housing.

Comments on “Other Housing Needs...” Page 10

One of the factors that the BCHA should consider in identifying the factors that “influenced the PHA’s selection of the strategies it will pursue” should be the lack of accessible, affordable, integrated housing in Broward County. We also recommend that the BCHA consult with local and state government, as doing so would undoubtedly identify others who recognize this need, as well as consult with advocacy groups. The CILB has been actively working on systems advocacy in Broward County concerning affordable, accessible, integrated housing for well over a year, and yet had not been approached by the BCHA. We do note that when we sought to meet with the BCHA, our efforts were warmly received, and we genuinely feel that there is now a strong commitment from the BCHA to work collaboratively in the future, and we commend the BCHA for this attitude and commitment.

Discussion concerning Financial Resources – page 12

We note that there is 51 million dollars available for Section 8 Tenant-based assistance. We recommend that a portion of that money be spent on enhancing the accessibility of units. We also note that there is \$200,000 available in CDBG money. We recommend that the 5% minimum number of accessible units mandated by the use of federal funds be increased to closer to 25%, a figure closer to actual need. We would also respectfully request that the money earmarked for “modernization” be diverted to enhancing the availability of accessible units (\$285,098). We do not know what the \$598,712 designated on page 12 as CFP FL14907950105 is earmarked for, but we request that a portion of that money be committed to enhancing the availability of accessible, affordable, integrated housing. Similarly, \$490,000 is designated as “other income –Operations”. Can some of that money be diverted?

Comments regarding PHA Policies Governing Eligibility, Selection, and Admissions:
(page 14)

In response to the question “When does the PHA verify eligibility for admission to public housing?”, the BCHA responded “during initial intake” and “when families are within a certain time of being offered a unit – 60 days.” We wish to point out that for people with disabilities, more time may be needed, as the unit offered may ultimately be found to be inaccessible. As such, it may be necessary to extend this time.

In response to the question “Where may interested persons apply for admission to public housing?”, the BCHA responded that one may only apply at their main administrative office. We recommend that the BCHA consider contracting with the CILB to allow applications from people with disabilities to be taken at the CILB offices. Similarly, we recommend that the BCHA consider contracting with the CILB to allow interested persons with disabilities to obtain information and sign up to be on the site-based waiting lists.

On page 15, the issue of assignment is addressed. In response to the question “How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting lists?”, the BCHA responded: “One”. We recommend that for people with disabilities, the accessibility of the vacant unit is a critical factor in the decision. There should be no limit on the number of units a person with a disability should be allowed to consider, given the scarcity of units that will meet their needs. This is a reasonable policy modification mandated by title II of the ADA and by the Rehabilitation Act.

Page 16 addresses one of the most important issues affecting people with disabilities – the Admissions Preferences. To our disappointment, the BCHA indicated that it does not 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. This decision is devastating for many people with disabilities, as they are predominantly in this income category. It seems irresponsible to forgo an opportunity to enhance the availability of housing for this population, and we strongly urge the BCHA to reconsider.

We also have a concern regarding the position taken on transfer policies (page 16). The question asks “In what circumstances will transfers take precedence over new admissions?”, and resident choice is not checked off. For people with disabilities who are forced to reside in nursing homes due to the lack of affordable, accessible housing, this is a lost opportunity to get them integrated into the community. *We recommend that people with disabilities who reside in nursing homes but who express a preference to live in the community be given precedence over new admissions. People with disabilities who are homeless should also be given precedence, and so should people with disabilities who currently reside in inaccessible housing.*

Another lost opportunity is exhibited on page 16 under the category of “former federal

preferences.” The BCHA declined to check off “Involuntary Displacement” (“disaster, government action, action of housing owner, inaccessibility, property disposition”.) Inaccessibility should certainly be given a preference. In addition, substandard housing, homelessness and high rent burden should also be checked off. *We recommend that anyone with a disability who resides in a nursing home who expresses a desire to reside in the community should be considered homeless, and be given a preference. We further recommend that anyone with a disability who faces a high rent burden be given a preference.*

Page 27 addresses Section 8 tenant-based assistance. The BCHA indicates that its payment standard is “above 100% but at or below 110% of FMR.” *The option of having a payment standard “above 110% of FMR” (which requires HUD’s approval), is not selected.* In light of the high number of people with disabilities in Broward County with disabilities seeking housing whose incomes are at or below 30% of the FMR (including everyone on SSI), and the lack of affordable, accessible, integrated housing in the county, it is very disappointing to us that the Housing Authority has not seen fit to take advantage of an opportunity to adjust its payment schedule to come into line with the reality of the lives of people with disabilities the agency is mandated to serve.

As justification for its decision to have a payment standard higher than the FMR, the BCHA states that it has chosen this level because “FMRs are not adequate to ensure success among assisted families in the PHA’s segment of the FMR area” and because it “reflects market or submarket.” The BCHA declined to check off another explanation – “to increase housing options for families.” It seems to us that the BCHA could easily justify setting a payment standard for people with disabilities above 100% of FMR, and we recommend immediately seeking HUD’s approval to do so. *In fact, given the high number of people with disabilities at or below 30% of the FMR, as reflected in the CHAS data, the BCHA should seek to set the payment standard for people with disabilities at or below 30% of the FMR at 150% of FMR. In addition, for this population, the payment standard should be re-evaluated every six months and adjusted upwards when necessary.*

In justifying the payment standard, the BCHA selected two factors, and added another. It selected “Success rate of assisted families”, Rent burdens of assisted families”, and added “Expanding opportunities outside of areas containing high concentration of poverty and minorities.” We were disappointed to see that the BCHA neglected to consider, at all, the reality of life for people with disabilities in Broward County seeking to locate accessible, affordable, integrated housing. No mention of people with disabilities was made at all. We urge the BCHA to amend its Plan to add as a justification for setting the payment standard for people with disabilities who are at or below 30% of the FMR at 150% of the FMR as the following justification: “The high number of people with disabilities residing in Broward who are at or below 30% of the FMR, as reflected in the CHAS data.”

Conclusion:

The Center for Independent Living of Broward is hopeful that our insights, expertise,

cross-disability expertise, community relationships, and advice will be sought out whenever necessary, and we are anxious to work closely with you to bring about the changes we recommended. Please feel free to contact us anytime.

Respectfully submitted,

Marc Dubin, Esq.
Director of Advocacy

Providing supportive services to people with disabilities is a key component of the CILB's efforts to enhance the likelihood of finding accessible, affordable, integrated housing. Employment staff at the CILB work collaboratively with Housing Staff in assisting consumers. National statistics regarding employment discrimination experienced by people with disabilities reinforce the importance of this partnership. The employment rate among people with disabilities in 1992 was 45.9%. People without disabilities had a 79.3% unemployment rate in 1992.

The Department of Justice favors such collaborative relationships. See http://www.usdoj.gov/crt/housing/fairhousing/access_forum.htm :

In 2005, the Civil Rights Division launched its Multi-Family Access Forum, intended to assist developers, architects and others understand the FHA's accessibility requirements, and to promote a dialogue between the developers of multi-family housing and persons with disabilities and their advocates

Multi-Family Housing Access Forum

The Multi-Family Housing Access Forum is a nationwide program launched in the spring of 2005 by the Assistant Attorney General for the Civil Rights Division. Its purpose is to help design and building professionals understand their legal obligations under the federal Fair Housing Act's accessibility requirements and to celebrate partnerships that have successfully produced accessible multi-family housing in which everyone profits – developers and consumers alike. The Civil Rights Division enforces the Fair Housing Act. Since January 2001, those who designed and constructed multi-family housing that did not comply with the Act's accessibility requirements have had to pay over \$12 million to retrofit their properties and to compensate persons with disabilities who were injured by the violations. Although such lawsuits are a necessary part of the Division's job, voluntary compliance at the planning stage is a much more cost effective means of ensuring that the housing needs of persons with disabilities are met. It also makes good business sense. More than 50 million Americans, or 18 percent of the American population, live with some type of disability, and together they control \$175 billion in discretionary spending. As the population ages and as the "baby boomer" generation retires, the need for accessible housing will only grow. Accordingly, the goal of the Access Forum is to ensure the availability of accessible housing for persons with disabilities while introducing housing professionals to a market that is continually expanding to meet the needs of a large segment of the nation's population.

Throughout the years, Congress has funded more than 63,000 Mainstream Housing Vouchers so that persons with disabilities could receive a subsidy to pay rent and reside in the private housing market. Public Housing Authorities are supposed to issue these Mainstream Housing Vouchers only to persons who have a disability. When the Vouchers are returned by a tenant, the Public Housing Authority is supposed to reissue them, once again, only to persons with disabilities. In a recent response to a Freedom of Information Act request, HUD provided data that indicated that a large percentage of the Mainstream Housing Vouchers were not being used by persons with a disability. Does the BCHA track Mainstream Vouchers to ensure that they are being used by persons with a disability?

At page 29 of the FY 2005 Annual Plan

Developing such a collaboration is particularly important at this time, in light of the federal budget cuts in the President's budget. The President's 2007 budget request represents a 1.8% total decrease in the HUD budget, and specifically: Housing for Persons with Disabilities (Section 811) program is cut 50%. Tenant Based Rental Assistance (Vouchers) received a small increase, but the President and others have been hostile to the program, attempting to severely cut it in the past. Funding for Fair Housing enforcement is cut 2%, despite a recent study showing a high level of discrimination against persons with disabilities. HOPE VI, the best program for replacing severely distressed housing with integrated mixed-income housing is eliminated. USDA Rural Rental assistance, important for many people with disabilities who also face transportation challenges in rural areas, is cut 26%. The Community Development Fund, which often funds housing and accessibility modifications for low-income persons, has been cut 37%. Source:

<http://www.ncil.org/2006issues.html>

Discrimination against people with disabilities is well-documented. On July 25, 2005, HUD Secretary Alphonso Jackson released the study *Discrimination Against Persons with Disabilities: Barriers at*

Every Step. He also released a companion report, *Discrimination Against Persons with Disabilities: Guidance for Practitioners*, that uses the lesson from the research study to give guidance to practitioners on how to do disability discrimination testing. According to the report, The Urban Institute's analysis revealed that about 19 percent of landlords refused a request for a reasonable accommodation and 16 percent said they would not permit a reasonable modification. Source: <http://www.huduser.org/publications/hsgspec/dds.html>

See Footnote 23

It should be noted that more educational efforts should also be undertaken with landlords regarding Low Income Housing Tax Credits (LIHTC). It is important to note, however, that while landlords who receive LIHTCs are legally obligated to accept vouchers, for people with disabilities, this program has not been the panacea it was hoped to be. In fact, while this program is the fastest growing housing program in the country, Low Income Housing Tax Credits do not begin to address or meet the needs of the housing needs of the poorest group of disabled people- people on SSI. The total FY 2004 LIHTC authority was more than \$600 million, resulting in more than 76,000 housing units. However, the FY 2004 data shows nationally only 4% of the total went to households with incomes at or below 30% of the area median income. In Florida, it was only 3%. Disabled people, whose sole source of income is Supplemental Security Income (SSI), receive only about 18% of the area median income. There is no national data indicating if any LIHTC units provided housing units to persons whose incomes were at the 18% level.

Besides not addressing the poorest disabled people, a breakdown by disabilities shows that only 2% of the total number of units were for persons with a physical disability, 1% for persons with mental illness, and 1% for persons with developmental disabilities. (Also see footnote 22 re people on SSI)

In 2005, the U.S. Government Accountability Office (GAO) issued a report to Congress entitled "Public Housing – Distressed conditions In Developments for the Elderly and Persons with Disabilities and Strategies Used For Improvement" (GAO-06-163, 12/05). According to data provided to the GAO by HUD, fewer than 5% of the units intended for people with disabilities met the accessibility standards, a violation of the Rehabilitation Act.

171,374 individuals had more than one disability reported.

National data from the initial years of the Alliance provide compelling evidence of a housing disparity between adults with and without disabilities. According to the U.S. Census Bureau's 1994-95 SIPP data (footnote omitted), of the estimated 53.9 million with disabilities, less than half (i.e., 48%) either own or rent their own homes. Instead, they live in someone else's home or in an institutional setting. In comparison, virtually all adults without disabilities either own or rent their own homes. Source:

<http://alliance.unh.edu/state.htm>

In addition, in light of the high percentage of people with disabilities in need of subsidized housing, the BCHA should be obligated to increase the number of accessible units it operates, as the 5% required by the Rehabilitation Act is a floor, not a ceiling, and given the higher percentage of individuals and families with disabilities needing subsidized, accessible housing, *providing only 5% should be considered a violation of federal law*. See footnote 23.

Disappointingly, the BCHA marked N/A in response to the question regarding the housing needs of families in the jurisdiction by family type "Families with Disabilities." It appears that the BCFA neglected to take into consideration U.S. Census data in attempting to assess the housing needs of this population. Also see footnote 24. The BCHA indicated that it relied on the Consolidated Plan of the jurisdiction (2005-2010), rather than the CHAS data, which would have revealed the answer to the question. The CHAS provides information concerning what the Census Bureau refers to as "Mobility or Self care Limitations". This is defined as: "This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home." The CHAS data also provide

information concerning what it refers to as “Extra Elderly” and “Elderly”. “Extra Elderly” is defined as “1 or 2 member households, either person 75 years or older. “Elderly” is defined as 1 or 2 member households, either person 62 to 74 years.”

The CILB has entered into a similar Memorandum of Understanding with the Deerfield Beach Housing Authority. Pursuant to that MOU, the Deerfield Beach Housing Authority has agreed to allocate 10-20 vouchers to the Center for Independent Living of Broward, and in exchange, the Center provides case management, peer support, independent living skills training, advocacy, housing coordination, assistive technology training, and information and referral. Matthew Marr points out the importance of these collaborative agreements and cites another successful example of this type of collaboration in his insightful article “Mitigating Apprehension About Section 8 Vouchers: The Positive Role of Housing Specialists In Search and Placement”, cited earlier: “The only measure that research has demonstrated to lead to substantial improvement in success rates and residential mobility is intensive housing placement and counseling services for recipients.” At page 86. Also see footnote 2, at pages 88 & 89: “The CBO has agreements with both city and county PHAs to *provide housing placement services* for households experiencing homelessness free of charge *in exchange for the PHAs making Section 8 vouchers available to the CBO’s clients* (emphasis added)...The CBO received \$2,500 from the PHA for each family it placed in subsidized housing.”

The Rehabilitation Act of 1973, as amended, and title II of the Americans with Disabilities Act (ADA) both mandate that programs and services of state and local governments not discriminate on the basis of disability, and that to accomplish this mandate, the governmental entity is required to engage in a reasonable modification of policy to avoid discrimination. Providing people with disabilities a preference in receiving vouchers is an example of such a reasonable modification of policy.

The 1998 publication "*State of the States in Development Disabilities*," Braddock, B., Hemp, R., Parish, S., & Westrich, J. (1998). The state of states in developmental disabilities (5th edition). Washington, DC: American Association on Mental Retardation, reports that the number of people living in large institutions decreased by 60% between 1967 and 1996. Despite this decrease, housing options for people with disabilities continue to reflect principles and practices of our institutional past, such as congregate living and externally and professionally controlled houses. Residential services available to people with disabilities in this country do not adequately meet their needs or desires. Often people with disabilities are isolated from their families and communities and deprived of ordinary life experiences. Attention to individual needs, choices, and preferences is compromised for most people with disabilities living in community residences. Source: <http://alliance.unh.edu/state.htm>

Another excellent resource is Accessible Space, Inc., in St. Paul, MN. 651-645-7271.

<http://www.accessiblespace.org>. Accessible Space, Inc. provides accessible, affordable housing, supportive living opportunities and rehabilitation services for adults with physical disabilities and brain injuries, as well as seniors. They are the largest nonprofit operator of supportive housing for people with disabilities in the United States.

Marc Dubin, Esq., is the Director of Advocacy at the Center for Independent Living of Broward. Marc formerly served as a Senior Trial Attorney at the United States Department of Justice, in the Disability Rights Section of the Civil Rights Division, in Washington D.C., from 1993-2005. In that capacity, Marc was responsible for enforcing the Americans with Disabilities Act and the Rehabilitation Act nationwide on behalf of the United States. In addition to being responsible for investigating and litigating alleged violations of the law, Marc also has extensive experience in training about the law and speaking to government officials and business leaders on behalf of the Justice Department.

The CHAS provides information concerning what the Census Bureau refers to as “Mobility or Self care Limitations”. This is defined as: “This includes all households where one or more persons has 1) a long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying and/or 2) a physical, mental, or emotional condition lasting more than six months that creates difficulty with dressing, bathing, or getting around inside the home.” The CHAS data also provide information concerning what it refers to as “Extra Elderly” and “Elderly”. “Extra Elderly” is defined as “1 or 2 member households, either person 75 years or older. “Elderly” is defined as 1 or 2 member households, either person 62 to 74 years.”

Using the CHAS definition, discussed above.

It is important to emphasize that affordability is only one of three concerns for people with disabilities, and that for most people with disabilities seeking help from the BCHA, affordability is most often at the level of less than 30% of FMA. For people with disabilities, it is essential that accessibility and integration also be addressed. See footnote 24.

See footnote 24

We have identical concerns regarding the preferences set forth on page 21 of the Plan.

In 2004, as a national average, a person receiving SSI needed to pay 109.6 percent of their entire monthly income in order to rent a modest one-bedroom unit. From 2002 to 2004, the housing affordability gap for people with disabilities continued to grow alarmingly while federal housing officials repeatedly proposed re-directing essential rent subsidy funds to higher-income households. During the six years since *Priced Out in 1998* was published the amount of monthly SSI income needed to rent a modest one-bedroom unit has risen an astonishing 59 percent – from 69 percent of SSI in 1998 to 109.6 percent of SSI in 2004.

People with disabilities receiving SSI are also priced out of smaller studio/efficiency rental units. In 2004, the national average cost of these units rose to 96.1 percent of monthly SSI, an increase of 8 percent from 2002. People with disabilities who rely on SSI payments continue to be among the lowest-income citizens in the United States. In 2004, the national average income of a person with a disability receiving SSI fell to a new low of 18.4 percent of median income – down from 18.8 percent in 2002.

Over the past six years, since the publication of *Priced Out in 1998*, the national average income of a one person household receiving SSI disability payments dropped 25 percent relative to median income – from 24.4 percent of median income in 1998 to 18.4 percent in 2004. *In Florida, the Percent of SSI needed to rent a one bedroom housing unit is 119.5%. In Florida, the Fair Market Rent for a one bedroom apartment increased 13.7% from 2002-2004. In Florida, the percentage of SSI needed to rent an efficiency housing unit was 106.6%.* In 2004, the national average income of a person with a disability receiving SSI benefits fell to a new national low of 18.4 percent of median income – down from 18.8 percent of median income in 2002. In 2004, the national average income of a person with a disability receiving SSI benefits fell to a new national low of 18.4 percent of median income – down from 18.8 percent of median income in 2002.

Over the past six years, since the publication of *Priced Out in 1998*, the national average income of a one-person household receiving SSI disability payments has dropped 25 percent relative to median income – from 24.4 percent of median income in 1998 to 18.4 percent in 2004. *From 2002 to 2004, the increase in rental housing costs was substantially greater than the cost-of-living increases provided to people receiving SSI payments. Nationally, rents increased by 7.6 percent between 2002 and 2004, while cost-of-living adjustments increased monthly SSI payments by only 3.6 percent over that two-year period.* The disparity between growth in income and growth in rents – which *has widened significantly in the past six years* – is the reason why people with disabilities receiving SSI benefits are completely priced out of the housing market.

When one compares the percentage of change in SSI monthly payments (2002-2004) – 3.5% - to the percentage of change in the Fair Market Rate of a one bedroom apartment in Florida (2002-2004) – 13.7% - it is easy to see why an increase in subsidies is needed for this population. As a national average, the Housing Wage that must be earned in order for a low-income person in 2004 to rent an affordable one-bedroom unit was \$13.00 per hour – \$7.85 *higher* than the federal minimum wage of \$5.15. Monthly SSI income is equivalent to an hourly wage of only \$3.56 — \$1.59 *below* the federal minimum wage and less than one-third of the Housing Wage. The comparison of SSI to the Housing Wage demonstrates that people with disabilities currently receiving SSI would need to more than triple their current income to be able to afford the rent for a modest one-bedroom rental unit.

Source: Opening Doors • **ISSUE 27** • OCTOBER 2005 ***Priced Out in 2004: The Escalating Housing Crisis Affecting People with Disabilities*** By Ann O'Hara, Emily Cooper, and Jonathan Buttrick.

See footnote 24, above.

Our office moved over the Memorial Day weekend, and we are pleased to report that we have moved into

an office complex that will soon be shared by the BCHA, 4800 N State Rd 7, Headway Office Park, Building F.

Marc Dubin can be reached at 305-896-3000 or by email at mdubin@pobox.com.

ATTACHMENT 18-4 (f1079j01)

Broward County Housing Authority

PROGRESS IN MEETING THE 5-YEAR PLAN MISSIONS AND GOALS

GOAL ONE: Develop additional affordable housing opportunities for the community

BCHA Actions:

Broward County Housing Authority has continued to actively pursue options to increase affordable housing opportunities in Broward County.

- Applied for and received Section 8 Housing Choice Vouchers used to help families that relocated from the Crystal Lake public housing site in preparation for redevelopment. This brought an additional 190 vouchers into the community.
- Applied for and received Section 8 Housing Choice Vouchers in preparation for relocating families at Schooler Humphries Villas prior to redevelopment of the property. This brought an additional 112 vouchers into the community.
- Grew to the second largest Section 8 Program in the State of Florida, serving more than 5,600 Broward families.

The Authority has continued to evaluate its properties through use of asset management principles.

- Completed \$1.8 million in capital projects at our developments during the past year including replacement of kitchen cabinets, bathroom vanities, new carpeting and paint at one of our senior/disabled sites.
- The Authority, in partnership with Pinnacle Housing Group, has completed demolition and begun redevelopment of our Crystal Lake property. The aging 190 unit public housing site is being replaced by 190 high quality affordable apartments and six single family homes.
- The Authority has completed relocation of about 50% of the families at Schooler Humphries Villas in preparation for the start of redevelopment at the site. Partnering with Carlisle Development Group, the Authority will build 200 units of affordable rentals and 42 single family homes available for homeownership.
- The Authority selected Pinnacle Housing Group as the development partner to add approximately 100 units of affordable senior housing at the Highland Gardens site.
- The Authority is currently exploring options to add additional affordable housing units at the Ehlinger Apartments location.

Broward County Housing Authority has actively pursued opportunities to acquire or redevelop affordable housing properties throughout the county.

- The Authority has contacted over 670 prospective owners, analyzed over 30 properties, made nine offers, placed two properties under contract, and made one acquisition since the creation of its Housing Development Department.
- Through Tax Credit based partnerships and joint ventures over 500 apartment units and forty-eight single family homes are in the production pipeline. Total development costs exceed \$80 million.
- The Authority has clarified and defined the roles of its affiliate non-profits to operationalize expansion of the capacity to develop affordable housing.

The Comprehensive Housing Counseling Program has continued to offer valuable services to the community.

- Through the efficient use of county funding, the housing counselors have assisted 230 families in saving their homes through mortgage default and foreclosure prevention services.
- Counselors have helped 320 seniors tap into \$35 million in equity through the Reverse Equity Mortgage Program.
- Housing Counseling was able to provide down payment assistance to two Family Self Sufficiency participants who were able to purchase their own homes during the year.

GOAL TWO: Increase Collaborations

BCHA Actions:

Broward County Housing Authority has continued to work toward development of a comprehensive marketing and public relations plan.

- The Authority issued a Request for Qualifications in August 2005 and selected a firm to provide graphic design services to the organization. Using these design services, the Authority has created a new logo and tag line to be used on all Authority publications.
- The new logo and tagline were formally introduced to staff at the Annual Awards Luncheon and the new logo was made into a lapel pin that has been distributed to our Board of Commissioners, several of our partners and also used as a promotional item.
- The Authority has developed an annual report used to highlight the history, achievements, and future plans for the organization. The annual report will be used during the year as a marketing piece to be distributed throughout the community.

Efforts have been made to expand and enhance the public image of the Authority.

- The Authority's Board Chairman was a panelist at the Affordable Housing workshop at Broward Days 2006. The workshop was used as an opportunity to distribute an agency profile highlighting the Authority's properties, programs and affordable housing efforts. The event also allowed the opportunity for the

Executive Director and Board members to meet with the Governor to promote the agency.

- The Authority continues to seek opportunities to promote the agency through association with organizations such as the Florida Association of Housing and Redevelopment Officials (by making submissions to their newsletter; submitting Authority initiatives as “best practices”) and by looking for other outlets for news stories and press releases.
- The Authority has had a number of articles published in local newspapers during the last year profiling its redevelopment efforts. The Executive Director has been the key contact for information regarding the Authority’s initiatives with the Director of Housing Development also involved in making community presentations regarding the Authority and its affordable housing agenda.
- The redevelopment projects at Schooler Humphries (Deerfield Beach) and Crystal Lake (Hollywood) have resulted in increased Authority interaction with community development staff and elected officials in both cities. The Authority has also been actively involved with Broward County Commissioners and Housing office staff in pursuing both redevelopment issues and affordable housing planning.
- Authority staff is actively involved with a number of community groups such as the Broward County Housing Initiative Partnership, Henderson Mental Health Center’s FACT Team, the EASE Foundation, Neighborhood Lending Partners, Inc., Broward Housing Task Force and the Broward Alliance for Neighborhood Development (B.A.N.D.). Authority staff has also participated in the development of the Ten Year Plan to End Homelessness and the Broward County Children’s Strategic Plan.

Broward County Housing Authority recognizes the need for economic opportunity and supportive services for residents and continues to seek ways to increase their access to these services.

- The elderly residents at Griffin Gardens were able to participate in a free fitness exercise program through collaboration with Florida International University’s Center on Aging.
- The Resident Relations Department was able to coordinate hurricane relief services following Hurricane Wilma. Resources were coordinated to provide food, water and ice to residents at several of the public housing sites.
- Section 8 has continued to operate the Section 8 Family Self Sufficiency Program with five families graduating from the program and no longer requiring housing assistance. Two FSS graduates were able to purchase homes this year for a total of 30 homebuyers since inception of the program.
- The Authority has continued to supply computers and Internet access at the senior housing sites.
- The computer center at Meyers Estates is the location of an after school program offered by the Urban League of Broward County in partnership with the Authority.

- Resident associations are fully operational at both senior sites and they provide input regarding needs of the residents.
- Broward County Housing Authority has maintained relationships with Broward county Elderly and Veterans Services and the Family Success Administration.

GOAL THREE: Preserve the Housing Authority's sound fiscal position and internal proficiency

BCHA Actions:

Broward County Housing Authority has continued to maintain its excellent fiscal position and has furthered its efforts to increase proficiency in managing its programs.

- The Authority has once again received a clean financial audit.
- The redevelopment of Crystal Lake and Schooler Humphries properties will provide the Authority with new non-HUD revenue streams.
- The purchase of College Gardens Apartments, an affordable housing property, created funding that is unrestricted and can be used to fund the non-profit entities to further affordable housing development, in addition to supporting public housing operations.
- The Authority has transitioned public housing functions to a new software system that allows better site based management, improved reporting systems and greater efficiency. The Asset Management and Finance Departments have received training in the new system and have implemented its use. Training for the Section 8 Department has been initiated.
- The Section 8 Program has received a perfect Section Eight Management Assessment Program (SEMAP) score and was again identified as a High Performer by HUD.
- The Asset Management Department has moved forward with the transition to site based management. This has helped to improve efficiency and provide better service to residents.
- The Authority has continued to advocate at the federal, state and local level for adequate funding to address housing issues. Participation in state and national professional organizations and involvement at legislative forums has contributed to the Authority's reputation as a leader in the development of affordable housing in Broward County.
- The Authority has implemented changes in its computer software technology as a means of providing better management of information and greater efficiency.

Attachment 18-5 (f1079k01)

RESIDENT SATISFACTION SURVEY – FOLLOW UP PLAN

Communication, Safety, and Neighborhood Appearance

Background

As part of the 2005 Public Housing Assessment System (PHAS) evaluation for the Broward County Housing Authority, Resident Satisfaction Surveys (RASS) were sent at random to 324 BCHA residents. Of those, 85 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 for Communication (69.7%), Safety (67.7%) and Neighborhood Appearance (62%), Broward County Housing Authority is required to include a follow-up plan in the 2006 Agency Plan. The following is an outline of the programs and systems the BCHA has in place that directly or indirectly addresses the concerns identified in the RASS.

General Information

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

Communication

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

- Individual mailings to residents
- Utilization of flyers

- Housing Authority newsletter
- Meetings with residents and Resident organizations
- BCHA's website – www.bchafl.org
- Utilization of bulletin boards in development offices

Safety

Exterior Lighting

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

Parking Lots

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

Police Visibility.

- The BCHA has been a recipient in the past of Public Housing Drug Elimination Program funding (PHDEP). The Department of Housing and Urban Development discontinued the program in fiscal year 2002. However the Authority will continue to fund the activities from the operational budget. The funds will be used for the following purposes:
 1. Provide computer centers for children in targeted sites to increase awareness of the adverse impact of drugs on the community, improve grades, and deter gang activity.
- The Town of Davie Police Department has provided several programs on safety for the elderly residents at Griffin Gardens including the distribution of cell phones that allow residents to make 911 calls.

Tenant Screening

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

Locks

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

Security cameras

- Security cameras will be installed at Highland Gardens and Griffin Gardens. The cameras can be monitored from the management office, as well as off site 24 hours a day.

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 on a monthly basis.

Trash/Litter

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

Building Exterior

- All sites have been painted within the last five years. All sites are scheduled for painting every five years.
- Landscaping improvements are targeted in the Capital Fund Program over the next five years.

ATTACHMENT 18-6 (f1079101)

Significant Changes to the Agency Plan

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

- Changes to rent or admissions policies or organization of the waiting list;
- Changes to the public housing rent policies
- Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 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 (f1079m01)

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

7781 North State Road 7, Lauderhill, Florida 33313 (954) 739-1114

EXECUTIVE DIRECTOR
Kevin Cregan

ATTACHMENT 14-1 (f1079n01)

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 a warning notice, citing the violations and give the 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

73 North Gate Road 7 Lauderhill, Florida 33313 (954) 739-1114

EXECUTIVE DIRECTOR
Kevin Cregan

Attachment 14-2 (fl079o01)

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 at the

annual renewal.

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.