

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

---

**Broward County Housing Authority**  
4780 North State Road 7  
Lauderdale Lakes, FL 33319  
www.bchafl.org

# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2007

**APPROVED BY THE BOARD OF COMMISSIONERS**  
**JUNE 27, 2007**

**Kevin Cregan – Chief Executive Officer**

**Commissioners**

**Joseph M. Cobo – Chair**  
**Jim McKinley – Vice Chair**  
**John E. Aurelius**  
**Sharon Day**  
**Mercedes J. Núñez**

## PHA Plan Agency Identification

**PHA Name:** Broward County Housing Authority

**PHA Number:** FL079

**PHA Fiscal Year Beginning:** 10/2007

**PHA Programs Administered:**

**Public Housing and Section 8**   
  **Section 8 Only**   
  **Public Housing Only**  
 Number of public housing units:      Number of S8 units:      Number of public housing units:  
 Number of S8 units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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: (state mission here)

*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 2007**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**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.

**Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	5
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	24
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	39
10. Conversions of Public Housing	40
11. Homeownership	42
12. Community Service Programs	44
13. Crime and Safety	47
14. Pets (Inactive for January 1 PHAs)	49
15. Civil Rights Certifications (included with PHA Plan Certifications)	49
16. Audit	49
17. Asset Management	50

18. Other Information

51

19. Attachments

54

**Attachments**

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

**Required Attachments:**

- Admissions Policy for Deconcentration **Attachment 3-1 (f107a01)**
- FY 2007 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)
- List of Resident Advisory Board Members **Attachment 18-2 (f1079h01)**
- List of Resident Board Member **Attachment 18-1 (f1079g01)**
- Community Service Description of Implementation **Attachment 12-1 (f1079i01)**
- Information on Pet Policy **Attachments 14-1 and 14-2 (f1079m01, f1079n01)**
- Section 8 Homeownership Capacity Statement, **Attachment 11-1 (f1079f01)**
- Description of Homeownership Programs, if applicable

**Optional Attachments:**

- PHA Management Organizational Chart **Attachment 5-1 (f1079o01)**
- FY 2007 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)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	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	5 Year and Annual Plans

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	the PHA's involvement.	
<b>X</b>	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
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	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
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	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
<b>X</b>	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
<b>X</b>	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
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	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
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	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
<b>X</b>	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
<b>X</b>	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
<b>X</b>	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for 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
<b>X</b>	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	171		332
Extremely low income <=30% AMI	81	47%	
Very low income (>30% but <=50% AMI)	90	53%	
Low income (>50% but <80% AMI)			
Families with children	143	84%	
Elderly families	7	4%	
Families with Disabilities	21	17%	
White/Non-Hispanic	1	.58%	
Black/Non-Hispanic	164	95.91%	
Hispanic	6	3.51%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			

Housing Needs of Families on the Waiting List			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? - <b>57 months</b>			
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			

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	211		62
Extremely low income <=30% AMI	168	79.6%	
Very low income (>30% but <=50% AMI)	36	17%	
Low income (>50% but <80% AMI)	7	3.3%	
Families with children	62	29.4%	
Elderly families	52	24.6%	
Families with Disabilities	122	57.8%	
White/Non-Hispanic	48	22.7%	
Black/Non-Hispanic	125	59.2%	
Hispanic	38	18%	
Characteristics by			

<b>Housing Needs of Families on the Waiting List</b>			
Bedroom Size (Public Housing Only)			
1BR	138	65.4%	30
2 BR	49	23.2%	20
3 BR	18	8.5%	15
4 BR	6	2.8%	0
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input 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			

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
<b>Griffin Garden Apartments</b>			
	# of families	% of total families	Annual Turnover
Waiting list total	28		21
Extremely low income <=30% AMI	28	100%	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families	28	100%	
Families with Disabilities	7	25%	
White/Non-			

<b>Housing Needs of Families on the Waiting List</b>			
Hispanic	4	14.3%	
Black/Non-Hispanic	14	50%	
Asian/Non-Hispanic	2	7.1%	
Hispanic	8	28.6%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	18	64.3%	18
2 BR	10	35.7%	3
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)? <b>15 months</b>			
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)]

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2007 grants)</b>		
a) Public Housing Operating Fund	1,500,000	
b) Public Housing Capital Fund	867,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance <b>(1)</b>	57,754,753	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	284,000	TBRA
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP FL14907950105	326,628	Modernization
CFP FL14907950106	583,817	Modernization
<b>3. Public Housing Dwelling Rental Income</b>	1,204,000	
<b>4. Other income</b> (list below)		
Interest income	500,000	S8 operations
Labor and material/other	132,000	PH operations
<b>5. Non-federal sources</b> (list below)		
<b>Total resources</b>	<b>63,152,198</b>	

(1). Includes HAP and admin fees for Section 8 voucher, mod rehab. and SPC programs.

### **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: **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?

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?

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.

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.bchafl.org](http://www.bchafl.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)

- 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**

- Other (list below)

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

- c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Names and telephone numbers of previous and current 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 failed to find a unit due to disability accessibility requirements**

- **Inability of a large family to locate a unit. A search record is required before an extension is granted.**

**(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](http://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 to “Special Needs” populations**
  - **BCHA website ([www.bchafl.org](http://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**

	<b><u>1 Bdrm</u></b>	<b><u>2 Bdrm</u></b>	<b><u>3 Bdrm</u></b>
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)  
**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)
- 95<sup>th</sup> 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 change (increase/decrease) in income or 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. **Attachment 5-1 (fl079o01)**
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	474	65
Section 8 Vouchers	5400	330
Section 8 Certificates	N/A	
Section 8 Mod Rehab	233	40
Special Purpose Section 8 Certificates/Vouchers		
<b>Family Unification</b>	225	13
<b>Mainstream Disability</b>	50	4
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
<b>Shelter Plus Care</b>	301	36

### **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 **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:  
**Ehlinger Apartments**

- 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:	<b>Ehlinger Apartments</b>
1b. Development (project) number:	<b>FL29P079002</b>
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 <b>planned for submission:</b>	<b>(04/01/07)</b>
5. Number of units affected:	<b>50 units and 2 commercial buildings</b>
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: <b>06/01/07</b> b. Projected end date of activity: <b>06/30/07</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Ehlinger Apartments</b>	
1b. Development (project) number: <b>FL29P079002</b>	
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 <b>planned for submission</b> : <u><b>(01/01/08)</b></u>	
5. Number of units affected:	
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: <b>01/01/08</b> b. Projected end date of activity: <b>06/30/09</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Highland Gardens</b>	
1b. Development (project) number: <b>FL29P079004</b>	
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 <b>planned for submission</b> : <u><b>(04/01/07)</b></u>	
5. Number of units affected: <b>None</b>	
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: <b>06/01/07</b> b. Projected end date of activity: <b>06/30/07</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Crystal Lakes Apartments</b>
1b. Development (project) number:	<b>FL29P07903</b>
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 <b>approved</b> , submitted, or planned for submission:	<b><u>(09/21/04)</u></b>
5. Number of units affected:	<b>190</b>
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: <b>07/15/05</b> b. Projected end date of activity: <b>03/15/06</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Crystal Lakes Apartments</b>
1b. Development (project) number:	<b>FL29P07903</b>
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 <b>approved</b> , submitted, or planned for submission:	<b><u>(08/20/05)</u></b>
5. Number of units affected:	<b>190</b>
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: <b>08/01/05</b> b. Projected end date of activity: <b>12/30/05</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Schooler/Humphries Villas</b>
1b. Development (project) number:	<b>FL29P07902B</b>
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 <b>approved</b> , submitted, or planned for submission:	<b><u>(10/31/05)</u></b>
5. Number of units affected:	<b>112</b>
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: <b>01/15/07</b> b. Projected end date of activity: <b>02/21/07</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Schooler/Humphries Villas</b>
1b. Development (project) number:	<b>FL29P07902B</b>
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 <b>approved</b> , submitted, or planned for submission:	<b><u>(07/20/06)</u></b>
5. Number of units affected:	<b>112</b>
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: <b>06/01/06</b> b. Projected end date of activity: <b>12/31/08</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Meyers Estates</b>	
1b. Development (project) number: <b>FL29P079019</b>	
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 <b>approved</b> , submitted, or planned for submission: <b><u>(03/14/2002)</u></b>	
5. Number of units affected: <b>N/A</b>	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. <b>Actual</b> or projected start date of activity: <b>05/22/2001</b>	
b. <b>Actual</b> end date of activity: <b>09/30/06</b>	

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	<b>Griffin Gardens</b>
1b. Development (project) number:	<b>FL079P07906</b>
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 <b>approved</b> , submitted, or planned for submission:	<b><u>(06/14/07)</u></b>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	<b>100</b>
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.

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

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

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

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

## **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

### **A. Public Housing**

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

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

#### 2. Activity Description

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:

- The family’s income must be equal or exceed 40% of the HUD determined area media income based on the number of persons in the family

## **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. )

<b>Services and Programs</b>				
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)
<b>Family Unification</b> 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

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: <b>03/01/2007</b> )
Public Housing		
Section 8	115	134

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

**C. Welfare Benefit Reductions**

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

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

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

**Broward County Housing Authority'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)
  - **Work with local law enforcement to provide special detail at Meyers Estates**

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 Apartments**

**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)

3. 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)**
- BCHA Organizational Chart  
**Attachment 5-1 (fl079o01)**
- 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 (fl079i01)**
- Pet Policy  
**Attachment 14-1 (fl079m01)**
- Pet Policy Elderly/Disabled  
**Attachment 14-2 (fl079n01)**
- 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)**
- Significant Changes to the Agency Plan  
**Attachment 18-5 (fl079k01)**
- Intention to Project Base Vouchers Statement  
**Attachment 18-6 (fl079p01)**

### **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

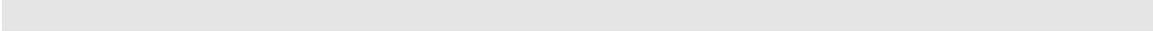
**Attachment 18-9 (hard copy only)**

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 (f1079-b01)

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Broward County Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No.      FL14907950107 Replacement Housing Factor Grant No:			<b>Federal FY of Grant</b> 2007
<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	185,000			
3	1408 Management Improvements	10,000			
4	1410 Administration	92,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	56,500			
10	1460 Dwelling Structures	605,200			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	10,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment (f1079-b01)

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> <b>Broward County Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No. <b>FL14907950107</b> Replacement Housing Factor Grant No:	<b>Federal FY of Grant</b> <b>2007</b>
---	---	---

Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **01/00/00**   
  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)	989,200			
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 (f1079c01)**

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name <b>Broward County Housing Authority</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2011
	Annual Statement				
79-2 A Ehlinger		-0-	-0-	200,000	70,000
79-4 Highland		260,000	115,000	-0-	280,000
79-6 Griffin		165,000	425,000	-0-	215,000
79-7 Auburn		-0-	60,000	-0-	-0-
79-7 Everglades		138,500	33,000	50,000	-0-
79-7 Roosevelt		37,000	-0-	30,000	15,000
79-18 Park Ridge		-0-	-0-	35,000	-0-
79-19 Meyers		-0-	48,400	195,000	80,000
PHA Wide		317,500	317,500	317,500	317,500
CFP Funds Listed for 5-year planning		<b>913,000</b>	<b>998,900</b>	<b>\$827,500</b>	<b>977,500</b>
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2 FFY Grant: 2008 PHA FY: 2008			Activities for Year: 2 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>79-4</b>			<b>PHA Wide</b>	Operations	185,000
Annual	<b>Highland</b>	Complete AC Upgrade	145,000		Administration	92,500
Statement		Floors as needed	30,000		A/E	20,000
		Verticals	85,000		Computer Software	5,000
		<b>Subtotal</b>	<b>260,000</b>		Computer Hardware	10,000
					Training	5,000
	<b>79-6</b>	Floors as needed	30,000			
	<b>Griffin</b>	Replace doors as needed	35,000			
		Exterior Seal/Paint	60,000			
		<b>Seal/Stripe Parking</b>	<b>20,000</b>			
		Security Gate/Parking	<b>20,000</b>			
		<b>Subtotal</b>	<b>165,000</b>			
	<b>79-7</b>	Dryer vents	2,000			
	<b>Roosevelt</b>	Landscaping	10,000			
		Stucco Gable Ends/Soffits	25,000			
		<b>Subtotal</b>	<b>37,000</b>			
	<b>79-7</b>	Seal /stripe parking	7,500			
	<b>Everglades</b>	Gutters/Downspouts	31,000			
		Seal/paint exterior	50,000			
		Hose bibs	10,000			
		Perimeter wall	40,000			
		<b>Subtotal</b>	<b>138,500</b>			
		<b>Total CFP Estimated Cost</b>	<b>\$475,500</b>			<b>\$317,500</b>

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

Activities for Year : 3 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 3 FFY Grant: 2009 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>79-4</b>	Unit Shut Offs	25,000	<b>PHA Wide</b>	Operations	185,000
<b>Highland</b>	<b>Complete AC Upgrade</b>	<b>90,000</b>		Administration	92,500
	<b>Subtotal</b>	<b>115,000</b>		A/E	2,000
<b>79-6</b>				Computer Software	5,000
<b>Griffin</b>	Upgrade AC	400,000		Computer Hardware	10,000
	Unit Shut Offs	25,000		Training	5,000
	<b>Subtotal</b>	<b>425,000</b>			
<b>79-7</b>	Expand Maintenance Space	30,000			
<b>Everglades</b>	Install Generator	3,000			
	<b>Subtotal</b>	<b>33,000</b>			
Auburn	Roofs/Overhangs	50,000			
	Gutters/Downspouts	10,000			
	<b>Subtotal</b>	<b>60,000</b>			
<b>79-19</b>	Replace Stair Railing	35,000			
<b>Meyers</b>	Install Stair Treads	10,400			
	Install Generator	3,000			
	<b>Subtotal</b>	<b>48,400</b>			
<b>Total CFP Estimated Cost</b>		<b>\$681,400</b>			<b>\$317,500</b>

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

Activities for Year 1	Activities for Year : 4 FFY Grant: 2010 PHA FY: 2010			Activities for Year: 4 FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>79-2</b>			<b>PHA Wide</b>	Operations	185,000
Annual	<b>Ehlinger</b>	Replace Shingle Roofs	150,000		Administration	92,500
Statement		Trash Compactor	50,000		A/E	20,000
		<b>Subtotal</b>	<b>200,000</b>		Computer Software	5,000
					Computer Hardware	10,000
	<b>79-7</b>	Stair Repair/Reinforce	50,000		Training	5,000
	<b>Everglades</b>					
		<b>Subtotal</b>	<b>50,000</b>			
	<b>Roosevelt</b>	Stucco Soffit/Gable Ends	30,000			
		<b>Subtotal</b>	<b>30,000</b>			
	<b>79-18</b>	Repair/Replace Sidewalks/Curbing	25,000			
	Park Ridge	Tot Lot Improvements	10,000			
		<b>Subtotal</b>	<b>35,000</b>			
	<b>79-19</b>	Perimeter Wall Enhancement	20,000			
	<b>Meyers</b>	Security System	20,000			
		Convert 22 3-BR units	130,000			
		Playground Equipment	25,000			
		<b>Subtotal</b>	<b>195,000</b>			
		<b>Total CFP Estimated Cost</b>	<b>\$510,000</b>			<b>\$317,500</b>

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

Activities for Year 1	Activities for Year : 5 FFY Grant: 2011 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2011		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	<b>79-2 Ehlinger</b>	Replace Tub Surrounds on Turns	30,000	<b>PHA Wide</b>	Operations	185,000
Annual		Paint/Seal Coat	15,000		Administration	92,500
Statement		Sprinkler System	25,000		A/E	20,000
		<b>Subtotal</b>	<b>70,000</b>		Computer Software	5,000
					Computer Hardware	10,000
	<b>79-7 Roosevelt</b>	Exterior Paint	12,000		Training	5,000
		Seal coating	3,000			
		<b>Subtotal</b>	<b>15,000</b>			
	<b>79-19</b>	Trash Compactor	50,000			
		Expand Community Room	30,000			
		<b>Subtotal</b>	<b>80,000</b>			
	<b>79-4 Highland</b>	Landscaping/Irrigation	75,000			
		Paint Exterior	40,000			
		Generator	150,000			
		Hand Rails	15,000			
		<b>Subtotal</b>	<b>280,000</b>			
	<b>79-6 Griffin</b>	Generator	150,000			
		Paint Exterior	50,000			
		Seal Coat/Stripe parking Lot	15,000			
		<b>Subtotal</b>	<b>215,000</b>			
<b>Total CFP Estimated Cost</b>			<b>\$660,000</b>			<b>\$317,500</b>

# CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (11079-d01)

## 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.: **2003** Federal FY of Grant

Original Annual Statement   
  Reserve for Disasters/ Emergencies   
  Revised Annual Statement   
  Performance and Evaluation Report for Period Ending 03/31/07   
  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				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,000	20,236	20,236	20,236
8	1440 Site Acquisition				
9	1450 Site Improvement	75,000	165,069	165,069	165,069
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				
13	1475 Nondwelling Equipment	10,000	7,255	7,255	7,255
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs		159,359	159,359	159,359
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

# CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (fl079-d01)

## Annual Statement/Performance and Evaluation Report

### Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

<b>PHA Name:</b> Broward County Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No. FL14P07950103 Replacement Housing Factor Grant No:	<b>Federal FY of Grant</b> 2003
--	--	------------------------------------

<input checked="" type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Reserve for Disasters/ Emergencies	<input type="checkbox"/>	Revised Annual Statement	(revision date: 8/10/05 )	
<input type="checkbox"/>	Performance and Evaluation Report for Period Ending: 01/00/00	<input type="checkbox"/>	Final Performance and Evaluation Report				
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>			
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>		
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2-20)	1,042,673	1,042,673	1,042,673	1,030,522		
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. **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	
	Soffits change order #1	1460			16,445	16,445	16,445	
<b>79-2A</b>	Kitchen cabinets	1460	Unit 40	125,000				Moved to 501-02
<b>Ehinger</b>	Replace bldg. Shut off valves	1460	100	5,000	7,500	7,500	7,500	
	Replace exterior doors	1460	26 units		109,409	109,409	109,409	From 5-Yr Plan
	Paint exterior	1450	27 Bldgs		34,000	34,000	34,000	From 5-Yr Plan
	Resurface playground area	1450			9,709	9,709	9,709	
	<b>SUBTOTAL</b>			<b>130,000</b>	<b>177,063</b>	<b>177,063</b>	<b>177,063</b>	
<b>79-2B</b>	Roofs	1460	7 units	204,000	17,950	17,950	17,950	
<b>Schooler</b>	Kitchen cabinets	1460	7 units	107,500				No longer needed
	<b>SUBTOTAL</b>			<b>311,500</b>	<b>17,950</b>	<b>17,950</b>	<b>17,950</b>	
<b>79-4</b>	Replace hall carpeting	1460		30,000	52,833	52,833	52,833	
<b>Highland</b>	Replace bathtubs	1460	33	13,600	30,584	30,584	30,584	Moved to 501-02
<b>Gardens</b>	Hurricane shutters	1470	18	9,771				Moved to 501-02
	Seal and repaint exterior	1450	1 bldg		50,000	50,000	50,000	
	Renovate public restrooms	1460	2		21,060	21,060	21,060	
	<b>SUBTOTAL</b>			<b>53,371</b>	<b>154,477</b>	<b>154,477</b>	<b>154,477</b>	
<b>79-7</b>	Replace roofs	1460	10					Move to 501-02
<b>Roosevelt</b>	Paint exterior	1450	10		8,800	8,800	8,800	From 5-Yr Plan
<b>Glenn</b>	Reseal Drive	1450	10		1,435	1,435	1,435	From 5-Yr Plan
	<b>SUBTOTAL</b>				<b>10,235</b>	<b>10,235</b>	<b>10,235</b>	







# CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (f1079-d01)

## 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. FL14907950104  
Replacement Housing Factor Grant No:

Federal FY of Grant  
2004

Original Annual Statement     Reserve for Disasters/ Emergencies     Revised Annual Statement (revision date: 3/15/07)  
 Performance and Evaluation Report for Period Ending 03/31/07     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost
1	Total non-CFP Funds				
2	1406 Operations	244,024	244,024	244,024	244,024
3	1408 Management Improvements	64,000	21,744	21,744	21,744
4	1410 Administration	122,012	122,012	122,012	122,012
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	18,426	18,426	18,426
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	13,876	13,876	13,875
10	1460 Dwelling Structures	395,934	462,910	462,909	380,475
11	1465.1 Dwelling Equipment - Nonexpendable	121,150	67,895	67,895	67,895
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	53,000	112,645	112,645	112,645
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	150,000	156,588	156,588	156,588
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment 7-3 (1079-d01)

**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. FL14907950104  
 Replacement Housing Factor Grant No: Federal FY of Grant 2004

Original Annual Statement     Reserve for Disasters/ Emergencies     Revised Annual Statement    (revision date: (3/15/07))  
 Performance and Evaluation Report for Period Ending: 03/31/07     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
		Total Estimated Cost		Total Actual Cost	
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	1,220,120	1,220,120	1,220,120	1,137,683
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	35,000			
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/CFPPHF)

Part II: Supporting Pages

PHA Name:

Broward County Housing Authority

Grant Type and Number

Capital Fund Program Grant No. FL14907950104  
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				
	Landscaping/Signage	1450	N/A	50,000	11,390	11,390	11,390	
	Emergency ceiling repairs	1460	2		6,840	6,840	6,840	
	Emergency AC replacement	1460	1		10,850	10,850	10,850	
	Paint Interior Doors (CO #1)	1460			6,060	6,060	6,060	Balance 501-03
	Soffits Change order #2	1460			15,747	15,747	15,747	
	Soffits Change order #3	1460			13,362	13,362	13,362	
	<b>SUBTOTAL</b>			<b>135,000</b>	<b>64,249</b>	<b>64,249</b>	<b>64,249</b>	
79-2B	Roofs	1460	7	32,000	7,800	7,800	7,800	
Schooler/Humphries	Replace kitchens	1460	6	30,058				Eliminated
	<b>SUBTOTAL</b>			<b>62,058</b>	<b>7,800</b>	<b>7,800</b>	<b>7,800</b>	
79-3	Redevelopment Relocation costs	1495.1		150,000	156,588	156,588	156,588	
Crystal Lake	<b>SUBTOTAL</b>			<b>150,000</b>	<b>156,588</b>	<b>156,588</b>	<b>156,588</b>	
79-4	Renovate public bathrooms	1460	2	20,000				Moved to 501-03
Highland	Install new elevator	1460	1	75,000	80,000	80,000	47,272	
Gardens	Relocate clean out drains for elevator	1460	3	15,000	8,600	8,600	8,600	
	Replace vanities	1460	66	25,000	32,236	32,236	32,236	
	Hallway Carpet - Change Order #1	1460			2,789	2,789	2,789	
	Fire Alarm Control Panel	1460			72,787	72,787	50,000	Balance 501-05
	Trash Compactor	1475	1		10,000	10,000	10,000	
	<b>SUBTOTAL</b>			<b>135,000</b>	<b>206,412</b>	<b>206,412</b>	<b>150,897</b>	

**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. FL14907950104 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004			Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost			
79-6 Griffin Gardens	Renovate public bathrooms	1460	2	20,000	37,243	37,243	33,743	
	Replace screens	1460	1 bldg.	12,000				
	Upgrade Generator Circuits	1460			5,470	5,470	5,470	
79-7 Everglades	Restoration Unit 105	1460			5,501	5,501	0	Bal 501-03
	Signage	1450			2,486	2,486	2,486	
	<b>SUBTOTAL</b>			<b>32,000</b>	<b>50,700</b>	<b>50,700</b>	<b>41,698</b>	
	Repair stair rails	1460	6 bldgs.	5,338				Not needed
79-18 Auburn	<b>SUBTOTAL</b>			<b>5,338</b>	<b>0</b>			
	Replace exterior doors	1460	72		75,600	75,600	57,681	
	<b>SUBTOTAL</b>				<b>75,600</b>	<b>75,600</b>	<b>57,681</b>	
79-19 Meyers Estates	Repair stair rails	1460	8 bldgs.	5,339				
	Emergency Concrete Stair Repairs	1460			6,131	6,131	6,131	Not needed
	<b>SUBTOTAL</b>			<b>5,339</b>	<b>6,131</b>	<b>81,731</b>	<b>63,812</b>	
PHA Wide	A&E Services/Bid Ads	1430	N/A	20,000	18,426	18,426	18,426	
	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	
	<b>SUBTOTAL</b>			<b>386,036</b>	<b>384,462</b>	<b>384,462</b>	<b>384,462</b>	





# CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (f1079-d01)

## 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. FL149079S0105** Federal FY of Grant: **2005**  
 Replacement Housing Factor Grant No:

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending **03/31/07**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended	Total Estimated Cost	Total Actual Cost
1	Total non-CFP Funds						
2	1406 Operations	246,113	246,113	246,113	246,113		
3	1408 Management Improvements	45,450	53,368	24,411	24,411		
4	1410 Administration	123,057	123,057	123,057	123,057		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	20,000	20,000	18,572	18,572		
8	1440 Site Acquisition						
9	1450 Site Improvement	227,247	156,190	41,884	5,029		
10	1460 Dwelling Structures	222,000	297,001	181,145	157,174		
11	1465.1 Dwelling Equipment - Nonexpendable	166,700	56,733	52,198	49,810		
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment	30,000	28,008	26,180	24,969		
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	150,000	250,097	250,097	250,097		
18	1499 Development Activities						
19	1501 Collateralization or Debt Service						

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment 7-3 (f1079-d01)

**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. FL14907950105** Federal FY of Grant: **2005**  
 Replacement Housing Factor Grant No:

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03/31/07**  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	1,230,567	963,657	899,233
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. FL14907950105** Federal FY of Grant: **2005**  
 Replacement Housing Factor Grant No:

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 area	1450		10,000	10,000			
Ehlinger								
	<b>Subtotal</b>			<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>0</b>	
79-4	Replace fire alarm system/doors	1460		83,000	62,829	62,829	50,800	Balance 501-04
Highland	Relocate stairwell lights	1460		5,000	5,000			
Gardens	Reseal/restripe parking area	1450		5,000	12,824	12,824		
	Elevator Change Order #1	1460			1,500	1,500		
	<b>Subtotal</b>			<b>93,000</b>	<b>82,153</b>	<b>77,153</b>	<b>50,800</b>	
79-6	Emergency water line repair	1460	Unit 105		6,788	6,788	6,788	
Griffin Gardens	Sprinkler System	1450		75,000	70,000			
	Retrofit interior common area doors	1460	8	4,000	4,000			
	Additional Security Camera	1475	1		525	525	525	
	<b>Subtotal</b>			<b>79,000</b>	<b>81,313</b>	<b>7,313</b>	<b>7,313</b>	
79-7	Seal and Paint Exterior	1450		25,000	18,400	18,400	0	
Auburn	Install dryer vents	1460	24	2,400	2,400			
	Upgrade electric (laundry room)	1460	24	5,000	5,000			
	Replace shut off valves/hose bibbs	1460	24	5,600	5,600			
	Replace Shed Doors	1460			610	610	0	
	<b>Subtotal</b>			<b>38,000</b>	<b>32,010</b>	<b>19,010</b>	<b>0</b>	

**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. FL14907950105** Federal FY of Grant: **2005**  
 Replacement Housing Factor Grant No:

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	9,250	3,661	0	
Park Ridge	Unit and Site Signs	1450			3,661	3,661	0	
	<b>Subtotal</b>			<b>9,250</b>	<b>12,911</b>	<b>3,661</b>	<b>0</b>	
79-19	Roofing/gutters	1460	9 bldgs	57,000	56,425	13,860	13,860	
Meyers	Stair repair	1460	16	16,000	16,000			
Estates	Replace shut off valves/hose bibbs	1460	50	13,750	13,750	5,500		
	<b>Subtotal</b>			<b>86,750</b>	<b>86,175</b>	<b>19,360</b>	<b>13,860</b>	
79-2B	Relocation	1495.1		150,000	250,097	250,097	250,097	
Schooler								
	<b>Subtotal</b>			<b>150,000</b>	<b>250,097</b>	<b>250,097</b>	<b>250,097</b>	
Fees and Costs	A&E Services and Bid Ads	1430		20,000	20,000	18,572	18,572	
PHA Wide	Operations	1406		246,113	246,113	246,113	246,113	
	Administration	1410		123,057	123,057	123,057	123,057	
	<b>Subtotal</b>			<b>389,170</b>	<b>389,170</b>	<b>387,742</b>	<b>387,742</b>	

**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. FL14907950105 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005		Status of Work	
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Funds Obligated	Funds Expended		
Management	Computer Software	1408		Original 10,000	Revised 10,918	995	995	
Improvements	Computer Hardware	1475		15,000	15,000	13,172	11,961	
	PM Maintenance	1408		29,050	29,050	13,852	13,852	
	Training	1408		6,400	13,400	9,564	9,564	
	<b>Subtotal</b>			<b>60,450</b>	<b>68,368</b>	<b>37,583</b>	<b>36,372</b>	
PHA Wide Site	Tree Trimming	1450		44,000				Not Needed
Improvements	Clean sanitary stacks/drains	1450		23,000	23,000			
	Landscaping	1450		60,247	18,305	6,999	5,029	
	<b>Subtotal</b>			<b>127,247</b>	<b>41,305</b>	<b>6,999</b>	<b>5,029</b>	
PHA Wide	Refrigerators	1465.1	25	40,000	18,000	15,018	13,926	
Dwelling	Water Heaters	1460	50	6,000	4,662	4,662	2,609	
Equipment	Air Conditioners PTAC	1465.1	30	16,500	21,039	21,039	21,039	
	AC Condensers & Air Handlers	1460			2,920	2,920	2,920	
	Verticals	1460		45,000	25,728	20,808	20,808	
	Carpet/tile	1460		48,200	74,539	28,247	59,389	
	Stoves	1465.1	20	17,000	17,694	16,141	14,845	
	<b>Subtotal</b>			<b>172,700</b>	<b>164,582</b>	<b>108,835</b>	<b>135,536</b>	
PHA Wide								
Non-Dwelling	Automobile	1475	1	15,000	12,483	12,483	12,483	
Equipment								
	<b>GRAND TOTAL</b>			<b>1,230,567</b>	<b>1,230,567</b>	<b>924,736</b>	<b>899,233</b>	



# CAPITAL FUND PROGRAM TABLES START HERE

Attachment 7-3 (H079-d01)

## 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** Federal FY of Grant: **2006**  
 Replacement Housing Factor Grant No.:

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending **03/31/07**  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised	Obligated	Expended	Total Estimated Cost	Total Actual Cost
1	Total non-CFP Funds						
2	1406 Operations	173,376		173,376	86,681		
3	1408 Management Improvements	25,000					
4	1410 Administration	86,688		86,688	43,344		
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	30,000		457			
8	1440 Site Acquisition						
9	1450 Site Improvement	149,500					
10	1460 Dwelling Structures	281,397		41,385	20,700		
11	1465.1 Dwelling Equipment - Nonexpendable						
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						

**CAPITAL FUND PROGRAM TABLES START HERE**

Attachment 7-3 (fl079-d01)

**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** Federal FY of Grant: **2006**  
 Replacement Housing Factor Grant No:

Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: **03/31/07**  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)	866,881		301,906	150,725
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		47,920				
	<b>Subtotal</b>			<b>47,920</b>	<b>0</b>	<b>0</b>	<b>0</b>	
79-4	Renovate Community Room/Kitchen	1470		15,000				
Highland	Screen Doors	1460	100	35,007				
	<b>Subtotal</b>			<b>50,007</b>	<b>0</b>	<b>0</b>	<b>0</b>	
79-6	Renovate Community Room/Kitchen	1470		25,000				
Griffin	Signage	1450	2	15,000				
	Hurricane Protection	1460		35,000				
	<b>Subtotal</b>			<b>75,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	
79-7	Re-seal and Stripe Parking	1450		7,500				
Auburn								
	<b>Subtotal</b>			<b>7,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	





**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: <b>FL14P07950106</b>		Replacement Housing Factor No:		Federal FY of Grant: <b>2006</b>	
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	7/18/2008			7/18/2010			
79-4	7/18/2008			7/18/2010			
79-6	7/18/2008			7/18/2010			
79-7	7/18/2008			7/18/2010			
79-18	7/18/2008			7/18/2010			
79-19	7/18/2008			7/18/2010			
PHA Wide	7/18/2008			7/18/2010			

## **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)**

### **Homeownership Capacity Statement**

In accordance with 24 CFR 982.625, “Homeownership Option: General”, the Housing Authority requires that financing for purchase of a home under its Section 8 Homeownership Program either be FHA-insured or 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 2007 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:

Ben Reeves	Griffin Gardens
Mary Anne Hoyt	Griffin Gardens
Lance Gardner	Griffin Gardens
Emerald Roberts	Griffin Gardens
Maxine Stickney	Griffin Gardens
Janie White	Highland Gardens
Willie Shaw	Highland Gardens
Felicia Walker	Meyers Estates
Aniza Armstrong	Park Ridge Court
Sheila Daniels	Section 8
Tomeka Fleming	Section 8
Skyler Ricketts	Section 8
Stephanie Steward	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 PHA’s 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:

#### **Resident Advisory Board Meetings**

- March 13, 2007 – Meeting with Resident Advisory Board – South
- March 14, 2007 - Meetings with Resident Advisory Boards – North and Central

#### **Public Hearing**

- May 23,2007 – Board of Commissioners

The discussion in this Notice are grouped by issues and acknowledge the related comments received from all sources, the Housing Authority’s response and the Chief Executive Officer’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:*

- Made copies of the Draft Agency Plan available at 6 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 at the BCHA Administrative offices beginning March 30, 2007.
- The Housing Authority Board of Commissioners conducted a Public Hearing regarding the Draft Agency Plan on May 23, 2007.
- The Housing Authority considered all comments in drafting the Final Agency Plan.

## **DISCUSSION OF COMMENTS**

## **BROWARD COUNTY HOUSING AUTHORITY**

### **2007 AGENCY PLAN – RESIDENT ADVISORY BOARD COMMENTS**

---

#### **Griffin Gardens**

**Comment regarding residents failing to respond to the fire alarm. Their concern is that if there is a real fire they may be trapped in the building.**

*This is always a concern. Failing to respond to the fire alarm is not unique to this building. Unfortunately many people consider it an inconvenience until there is an actual fire. The Advisory Board recommends and BCHA agrees that more fire drills should be conducted at the site. They also requested and BCHA has agreed to have a speaker from the fire department come to discuss fire safety.*

**There was a recommendation that we install a hedge around the air conditioner in the back near the butterfly garden.**

*BCHA agrees and will plant after the irrigation system is installed.*

#### **Highland Gardens**

**Will you have to have a Section 8 voucher to live in the new building at Highland?**

*No. However residents must meet the income eligibility requirements.*

**Will Highland get a cleaning crew?**

*No, not at this time. We believe that we have sufficient staff to properly maintain the property.*

#### **Park Ridge**

**A recommendation was made that the Authority consider installing larger amenities such as bath tubs and toilets to accommodate large people.**

*BCHA installs standard amenities in all properties. BCHA will make a “reasonable accommodation” when the accommodation may be necessary to afford persons with disabilities an equal opportunity to enjoy a dwelling.*

**Resident Advisory Board member representing Park Ridge would like for the Agency to consider building a community room and recreation amenities.**

*While BCHA has considered building a community room at Park Ridge the current budget prohibits construction at this time.*

### **Meyers Estates**

**Comment that the recent BSO detail has had a positive impact at Meyers. It is hoped that BCHA continues to provide an officer on the site.**

*Although the BSO detail was disbanded in 2003 due to a reduction in federal funding, BCHA has included the detail in the 2007-2008 budget.*

**Will the Authority be making repairs to the exterior stairs? Also the railings are very loose.**

*Staff has repaired the stairs in several buildings and anticipate all buildings to be completed by September 2007.*

### **Homeownership**

**Will the prices of the Tallman Pines homes be around \$150,000?**

*No, prices will range between \$250,000 and \$300,000 depending on the size and model of the home.*

### **Housing needs**

**There have been several mobile home park closings in Broward County and people need housing. We need more Section 8 vouchers to help these people.**

*It is an unfortunate situation for those families that have been displaced but there has been no new funding for Section 8 vouchers since 2002 and our Section 8 waiting list is closed.*

### **Senior housing**

**What is the age eligibility requirement for senior housing?**

*Sixty-two (62) years or older.*

### **Capital fund**

**How do you determine Capital Fund? Is it based on need?**

The distribution of the Capital Fund is based on need. Each year the Asset Management staff review work items identified in the Five Year Plan to determine work items for the upcoming Annual Plan. The selection of work items is based on giving priority to any emergency or urgent work items first followed by planned work items. The amount of work is determined by the amount of funding we receive from the Department of Housing and Urban Development.

## **Community service**

**Are tenants permitted to find their own community service hours or must they be approved by BCHA?**

*The tenant is permitted to find their own community service hours.*

## **Section 8**

**Tenants should be informed about renter's insurance. Recommendation that it should be part of the Section 8 orientation.**

*BCHA agrees with the recommendation and will make it a part of Section 8 orientation.*

**The Advisory Board requested to be notified when the Section 8 waiting list is opened and recommended that BCHA consider using a lottery rather than having persons call in.**

*BCHA will notify the Advisory Board prior to the opening of the Section 8 waiting list. BCHA is considering using a lottery when the list opens but has not made a decision at this time.*

## **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 \$2.5 million in capital projects at our developments during the last two years including replacement of kitchen cabinets, bathroom vanities, and installation of an additional elevator 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 ten for-sale townhomes. First residents took occupancy in March 2007.
- The Authority has completed relocation 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.
- The Authority is seeking municipal land use approval and simultaneous funding to build approximately seventy-five additional units of affordable rental housing on property controlled by the Authority.

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

- The Authority has analyzed the opportunity to purchase General Partnership interests in two affordable elderly complexes in Margate and Hollywood.
- The Authority continues to seek multifamily acquisitions in the open market to preserve as affordable housing. Currently a one hundred unit complex is under review in Margate.
- The Authority will consider a response to a CRA request for proposals to redevelop property under CRA control (Hollywood) and also consider a similar proposal in Lauderdale Lakes.
- The Authority will create a for-profit entity, “Oakland Preserve” to facilitate the development of affordable multifamily housing in Oakland Park.
- 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 670 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 five residents 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 fifteen families graduating from the program and no longer requiring housing assistance. Nine FSS graduates were able to purchase homes this year for a total of 40 homebuyers since inception of the program.
- The Authority has continued to supply computers and Internet access at the senior housing sites.
- 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)**

### **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 tenant/resident admissions policies;
- Changes to the Section 8 termination policy
- Changes to the tenant/resident screening policy;
- Changes to the public housing rent policies
- Changes to the organization of the waiting list;
- 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 18-6 (f1079101)

### 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 5<sup>th</sup> 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 5<sup>th</sup> 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

## ATTACHMENT 14-1 (f1079m01)

### 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.

**Attachment 14-2 (f1079n01)**

**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:

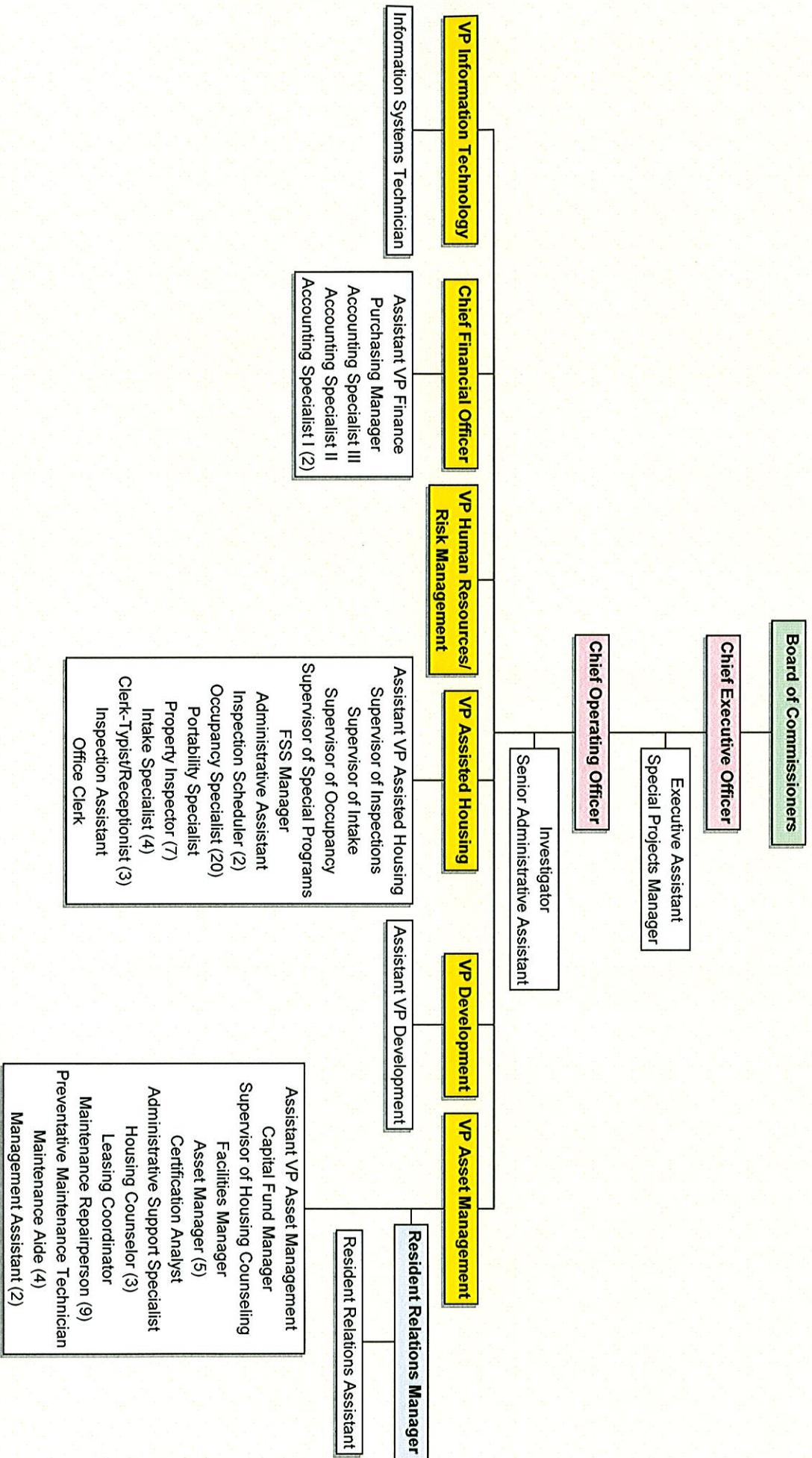
- a. Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster. Poorly disposed of waste will not be tolerated. A \$10.00 charge will be levied each time a pet owner fails to remove pet waste in accordance with this rule.
  - b. Residents owning a cat must provide a litter box 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.



# Broward County Housing Authority Organizational Chart

Fiscal Year - October 1, 2006 - September 30, 2007

ATTACHMENT 5-1  
(#1079001)



## **Attachment 18-6 (f1079p01)**

### **Intention to Project Base Vouchers Statement**

The Housing Authority, subject to approval by its Board of Commissioners, will project base up to 100 tenant-based vouchers over the next five years.

The location of project based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulations and HUD guidance.

Project-basing is consistent with the Housing Authority's Agency Plan and its stated goals to increase the availability of decent, safe and affordable housing, and to increase housing choices, and is also consistent with the Housing Authority's strategies for addressing needs. The Authority is pursuing project-basing to augment the utilization of vouchers in the current Broward County housing market which has been characterized by low vacancy rates, a history of spiking rents, and the lack of production of affordable housing units.

The Housing Authority reserves the right to request HUD waivers of project basing requirements as may be needed to increase the availability of decent, safe and affordable housing and to expand housing and economic opportunities within its jurisdiction.