



PHA Plans

5 Year Plan for Fiscal Years 2010 - 2014
Annual Plan for Fiscal Year 2010

PHA Name: Broward County Housing Authority

Kevin Cregan
Chief Executive Officer

Commissioners

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PHA 5-YEAR AND ANNUAL PLAN 2010-2014

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PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Broward County Housing Authority</u> PHA Code: <u>FL079</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>474</u> Number of HCV units: <u>5533</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: 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.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment 5.2				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. See Attachment 6.0				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> See Attachment 7.0				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See Attachment 8.1				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Attachment 8.2				

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment 9.0</p>
9.1	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attachment 9.1</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” See Attachment 10.0</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for

maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities

conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.**
 - 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and
 - 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act:
 - (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and
 - (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that

approved and/or pending demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>
- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition

of "significant amendment" and "substantial deviation/modification". (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (Note: Standard and Troubled PHAs complete annually).

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

5.2 Goals and Objectives:

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

Objectives:

- Develop and maintain affordable housing programs by aggressively pursuing all federal, state and local funding announcements to benefit residents of every municipality in the County and actively promote the participation of Broward County's rental property owners in all BCHA sponsored programs. Continue to maximize full lease-up and program utilization in all programs to ensure BCHA is serving the maximum number of families.
- Increase affordable housing stock through acquisition of rental properties or available land suitable for multifamily construction.
- Continue to identify and analyze affordable housing opportunities that currently exist, based on market conditions or opportunities that may remain within the BCHA portfolio of properties, to increase the availability of quality affordable housing.
- Examine a flexible "value added" acquisition strategy to purchase raw land or abandoned tracts of property that could be bought through the entitlement process for rezoning to multifamily affordable housing.
- Complete development of ten affordable rental townhomes in Hollywood targeted to house families earning up to 120% of Area Median Income.
- Complete development of ten two bedroom public housing rental townhomes at the Park Ridge site in Deerfield Beach.
- Co-develop with Reliance Housing Foundation, a 76 unit multifamily high rise development in downtown Fort Lauderdale utilizing Low Income Housing Tax Credits (LIHTC).
- Seek funding sources to construct affordable housing units on BCHA owned property located in Fort Lauderdale and Oakland Park.
- Develop or expand partnerships to create a limited number of "for-sale" single family home ownership opportunities planned in Deerfield Beach with a goal to set aside ten percent of the housing units for special populations.

- Redevelopment of Ehlinger Apartments – A partnership between BCHA and The Carlisle Group to demolish 100 units of public housing and replace with 156 mixed income rentals.
- Explore the creation of a housing foundation or endowment to include local housing authorities for the purpose of allocating resources to the areas with the greatest need.
- Will explore project basing public housing.

Goal Two: Improve the quality of assisted housing.

Objectives:

- Maintain level of performance to achieve high performer scores in public and assisted housing (PHAS and SEMAP).
- Develop assessment survey to measure BCHA customer service to focus on areas needing improvement.
- Concentrate on efforts to improve management functions.
- Increase awareness of the level of services, environment and curb appeal of BCHA Public Housing communities.
- Complete physical and management needs assessment as basis for 5-year planning.
- Continue to focus, improve and install energy saving appliances, materials and products to be cost effective to our residents and the Authority.
- Continue to implement green products, materials and design through renovation and restoration of properties following local and national authorized guidelines of the Florida Green Building Coalition (FGBC) and Leaders in Energy, Efficiency and Environmental Sensitive Designs (LEED).
- Increase resident participation in resident councils.

Goal Three: Increase assisted housing choices.

Objectives:

- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program.
- Explore implementation of a public housing Family Self Sufficiency/Homeownership program.
- Work to expand the Housing Choice Voucher FSS Program.

Goal Four: Foster a Work Environment that values and encourages individual and team commitment to housing authority goals and objectives.

Objectives:

- Recognize the potential and strengths that each individual brings to BCHA by providing a positive work environment, based on mutual purpose and respect.
- Offer all staff enhanced opportunities to improve work skills and competencies by promoting attendance at training sessions both on site and in the community.
- Provide targeted training opportunities for staff interested in growth and advancement into other positions within BCHA.
- Fully utilize new technologies to improve staff efficiency and effectiveness in provision of service to our customers and specifically target training to assist in increasing staff's computer literacy skills.

Goal Five: Increase Collaborations

Objective: Expand and enhance BCHA'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 Two: Work to improve access to supportive services and economic opportunity to BCHA.

- 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 Six: Preserve BCHA's sound fiscal position and internal proficiency.

Objectives:

- Monitor expenditures and maintain revenues while seeking other non-HUD revenue sources needed 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 and the continued ability to deliver housing and housing programs on a county wide basis.
- Continue to review the method and manner in which we do our work in order to accomplish our mission and embrace our vision.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan Submission:

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:** - No Change from previous submission
2. **Financial Resources:**

The following table is update to reflect the statement of financial resources for FY 2010:

Financial Resources Statement		
Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	\$1,200,000	
b) Public Housing Capital Fund	804,036	
c) HOPE VI Demolition & Revitalization	-	
d) Annual Contributions for Section 8 Tenant-Based Assistance	\$66,270,000	
e) Community Development Block Grant	\$127,000	Housing Counseling
f) HOME	\$167,000	Tenant Based Rental Assistance
Other Federal Grants		
a) Shelter Plus Care	\$4,331,556	Tenant Based Rental Assistance
2. Prior Year Federal Grants (unobligated funds only)		
FL14P07950108	\$367,229	Modernization
FL14P07950109	\$566,533	Modernization
FL14R07950109	\$210,507	Development
FL14R07950108	\$582,815	Development
FL14R07950107	\$313,670	Development
3. Public Housing Dwelling Rental Income		
	\$1,092,000	Operations
4. Other income		
Investment income		
Interest income	\$13,000	Operations
Total Resources		
	\$76,045,346	

3. Rent Determination – No change from previous submission

4. Operation and Management

A change to the Admissions and Continued Occupancy Policy (ACOP) – Chapter 15 that alters current BCHA policy related to repayment of debts and debts due to fraud.

Current Policy:

"The maximum amount for which BCHA will enter into a repayment agreement with a family is \$2,500. The maximum length of time BCHA will enter into a repayment agreement with a family is 18 months. The minimum monthly payment amount for any payment agreement is \$50.00." The current payment schedule with initial payment as percentage of amount owed is as follows:

<u>% of Total Amount</u>	<u>Amount Owed</u>	<u>Maximum Term</u>
25% to 50%	0 - \$500	3 - 6 months
25% to 50%	\$501 - \$1,000	6 - 10 months
25% to 50%	\$1,001 - \$2,500	12 - 18 months

Recommended Policy Statement:

A repayment agreement may be negotiated with the family for a monthly payment that will ensure the debt is paid within a reasonable time but not to exceed 18 months. This determination will be based on the family circumstances and will be reviewed periodically to maintain payments in accordance with the family's household income.

Current Policy:

"There are some circumstances in which the BCHA will not enter into a payment agreement. They are: If the family already has a repayment agreement in place; if BCHA determines that the family has committed program fraud; if BCHA determines that the debt, due to fraud or failure to report income, is so large that it would take more than 18 months to repay."

Recommended Policy Statement:

BCHA will not enter into a repayment agreement if BCHA determines the family has committed program fraud; the family already has a repayment agreement in place or if the amount due is so large (for example tenant damage to the unit) that it would take more than 18

months to repay. If a family owes an amount, which equals or exceeds \$10,000 resulting from program fraud, the case may be referred to the HUD Office of Inspector General. Where appropriate, the BCHA may refer the case for criminal prosecution.

5. Grievance Procedures – No change from previous submission

6. Designated Housing for Elderly and Disabled Families:

This element has been updated to reflect the Agency's intent to apply for a two-year extension to the previously approved 5-year Housing Designation Plan.

Designation of Public Housing Activity Description
1a. Development name: Griffin Gardens 1b. Development (project) number: FL079006
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (05/2010)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? Extension of plan approved in 6/2005.
6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

7. Community Service and Self-Sufficiency – No change from previous submission.

8. Safety and Crime Prevention – No change from previous submission

9. Pets - No change from previous submission

10. Civil Rights Certification – No change from previous submission
Certification to be submitted with PHA Plan.

11. Fiscal Year Audit – Available for review at BCHA central office and BCHA website

12. Asset Management - No change from previous submission

13. Violence Against Women Act (VAWA) - No change from previous submission

6.0(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

Copies of the draft are available for review at:

- Public Housing Development Management offices:
- Highland Garden Apartments – 331 NE 48th Street, Deerfield Beach, FL 33064
- Park Ridge Court – 5200 NE 5th Terrace, Deerfield Beach, FL 33064
- Everglades Heights – 2400 NW 22nd Street, Ft. Lauderdale, FL 33311
- Meyers Estates – 2411 NW 7th Street, Ft. Lauderdale, FL 33311
- Griffin Gardens – 4811 Griffin Road, Davie, FL 33314
- BCHA Central Office – 4780 North State Road 7 Lauderdale Lakes, FL 33319
- BCHA website: <http://www.bchafll.org>

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.

7a. Hope VI or Mixed Finance Modernization or Development

The Housing Authority is currently in the early planning phase of a mixed-financed redevelopment of the former Ehlinger Apartments. After securing a 3.2 acre parcel adjacent to the Ehlinger Apartment site, BCHA plans to construct 156 units.

7b. Disposition Plan

Demolition/Disposition Activity Description
1a. Development name: Ehlinger Apartments 1b. Development (project) number: FL07900071
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : <u>(3/19/2010)</u>
5. Number of units affected: 100
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: 02/19/2010 b. Projected end date of activity: 05/31/2010

Demolition/Disposition Activity Description
1a. Development name: Roosevelt Apartments 1b. Development (project) number: FL07900077
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission : <u>(4/30/2010)</u>
5. Number of units affected: 1
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: 10/01/2010 b. Projected end date of activity: 10/31/2010

7c. Conversion of Public Housing – N/A

7.d Homeownership - No change from previous submission.

7e. Project-based Vouchers

Broward County Housing Authority will explore and undertake a process for project basing 120 Housing Choice Vouchers. 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. In implementing this program a number of census tracts will be targeted to increase the dedicated supply of quality affordable housing available in the private market. The proposed locations for the project based assistance shall be in the following census tracts: 805.00, 425.00, 602.08, 408.02, and 203.10, 429, 508, 701.02, 417, 414, 507.02, and 705.02. Moreover, the Authority will include in its Project-based Housing Choice Voucher Program certain properties owned by its related affiliates and instrumentalities. Such properties may include but not necessarily be limited to the recently completed Highland Gardens II (census tract 107.02) and Tallman Pines (census tract 107.02).

Project-basing is consistent with the Housing Authority's Agency Plan, its stated goals to increase the availability of decent, safe and affordable housing, and to increase housing choices. It is also consistent with the Housing Authority's strategies for addressing needs.

Capital Fund Program Annual Statement 2010

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P079501010 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$50,000			
3	1408 Management Improvements	\$60,000			
4	1410 Administration (may not exceed 10% of line 21)	\$80,400			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$290,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	\$300,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval:

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$805,400			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director Kevin Cregan, CEO Date	Signature of Public Housing Director	Date
---	---	-------------

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Part II: Supporting Pages								
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP	Operations	1406		25,000		0	0	
#074	Resident Services Programs	1408		12,500		0	0	
Highland	Training/Software	1408		2,500		0	0	
	Administration-CFP Fees	1410		20,100		0	0	
	A&E-Advertising	1430		5,000		0	0	
	Replace flooring	1460		10,000		0	0	
	Upgrade units	1460		50,000		0	0	
	Subtotals			125,100		0	0	
	Operations	1406		25,000		0	0	
AMP	Resident Services Programs	1408		12,500		0	0	
#076	Training/Software	1408		2,500		0	0	
Griffin	Administration -CFP Fees	1410		20,100		0	0	
	A&E-Advertising	1430		5,000		0	0	
	Upgrade Kitchens/Baths	1460		50,000		0	0	
	Exterior Painting	1460		50,000				
	Flooring/benches for landings	1470		40,000				
	Elevators/Flooring in Lobby	1470		25,000				
	Replace Atrium Benches/Gazebo	1470		35,000		0	0	
	Subtotal			265,100				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14PO7950110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP	Training/Software	1408		2,500		0	0	
#077	Resident Services Programs	1408		12,500				
Everglades	Administrative-CFP Fees	1410		20,100				
	A&E Fees	1430		15,000		0	0	
	Community/Office Building	1460		200,000		0	0	
	Subtotal			250,100				
AMP								
#019	Training/Software	1408		2,500		0	0	
Meyers/	Resident Services Programs	1408		12,500				
Park Ridge	Administration-CFP Fees	1410		20,100				
	Continue Unit Conversions	1460		50,000		0	0	
	Continue Upgrade Kitchens	1460		50,000		0	0	
	Continue Floor replacement	1460		30,000		0	0	
	Subtotals			165,100		0	0	
	Grand Total			\$805,400		0	0	

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Capital Fund Performance/Evaluation Reports

FL07900007909E	21-24
FL07900001909E	25-28
FL07900007609R	29-32
FL14S07950109	33-37
FL14P07950109	38-43
FL14P07950108	44-49
FL14P07950107	50-55

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Broward County Housing Authority 4780 N State Road 7 Lauderdale Lakes, FL 33319	Grant Type and Number Capital Fund Program Grant No: FL07900007709E Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	20,000		20,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000			
10	1460 Dwelling Structures	125,000			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,000			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Broward County Housing Authority 4780 N State Rd 7 Lauderdale Lakes, FL 33319		Grant Type and Number Capital Fund Program Grant No: FL07900007709E Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	215,000		20,000	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO _____ Date			Signature of Public Housing Director _____ Date		

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority 4780 N State Road 7 Lauderdale Lakes, FL 33319	Grant Type and Number Capital Fund Program Grant No: FL07900001909E Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	20,000	20,000	20,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	44,750	44,750	922.00
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000	10,250	0	0
10	1460 Dwelling Structures	150,000	150,000	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,000	25,000	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: Broward County Housing Authority 4780 N State Rd 7 Lauderdale Lakes, FL 33319		Grant Type and Number Capital Fund Program Grant No: FL07900001909E Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	250,000	250,000	64,750	922.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO _____ Date			Signature of Public Housing Director _____ Date		

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary	
PHA Name: Broward County Housing Authority 4780 N State Road 7 Lauderdale Lakes, FL 33319	Grant Type and Number Capital Fund Program Grant No: FL07900007609R Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	35,000		35,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000		37,960	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	302,000		0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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Part I: Summary					
PHA Name: Broward County Housing Authority 4780 N State Rd 7 Lauderdale Lakes, FL 33319		Grant Type and Number Capital Fund Program Grant No: FL07900007609R Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	402,000		72,960	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director : Kevin Cregan, Chief Executive Officer _____ Date			Signature of Public Housing Director _____ Date		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14SO7950109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	110,433	110,433	110,433	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	169,498	177,282	177,282	106,414
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,378,641	1,380,857	1,380,857	174,495
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	10,000	0		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14S07950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,668,572	1,668,572	1,667,572	280,909
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date
Date					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14S07950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP #019	Administration-CFP Fees	1410		55,216	55,216	55,216	0	Ongoing
Meyers	A&E-Advertising-Fees and Costs	1430		84,749	81,539	81,539	51,242	In Progress
Park Ridge	Install Impact Resident Windows and replace entry doors-M	1460	50 units	393,373	273,812	273,812	0	Contract Awarded
	Install Impact Resident Windows and replace entry doors-PR	1460	37 units	320,290	349,653	349,653	7,763	In Progress
	Install Impact Resistant Windows and replace entry doors-Mgmt-M	1470	1 bldg.	5,000	0	0	0	
	Install Impact Resistant Windows and replace entry doors-Mgmt-PR	1470	1 bldg.	5,000	0	0	0	
	Subtotal			863,628	760,220	760,220	59,005	
AMP #077	Administration-CFP Fees	1410		55,217	55,217	55,217		Ongoing
Everglades	A&E-Advertising-Fees and Costs	1430		84,749	81,538	81,538	51,242	In Progress
Auburn, Roosevelt	Install Impact Resident Windows and replace entry doors-E	1460	53 units	404,642	297,156	297,156	136,443	In Progress
	Install Impact Resistant Windows - A	1460	24 units	260,336	149,560	149,560		Contract Awarded
	Install Impact Resistant Windows - R	1460	9 Units	0	94,350			
	Replace Roofs -A	1460	12 Bldgs	0	93,423	93,423		Contract Awarded
	Subtotal			804,944	771,244	771,244	213,202	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	50,000	50,000	50,000	50,000	
3	1408 Management Improvements	74,636	74,636	7,021	1,452	
4	1410 Administration (may not exceed 10% of line 21)	80,400	80,400	80,400	0	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	15,000	15,000	3,120	0	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	584,000	584,000	111,234	0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	804,036	804,036	251,775	51,453
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date
Date					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P07950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP	Operations	1406		25,000	25,000	25,000	25,000	Completed
#074	Resident Services Programs	1408		15,000	9,482	469	0	In Progress
Highland	Training/Software/Other	1408		5,000	2,500	0	0	
	Administration-CFP Fees	1410		20,100	20,100	20,100	0	In Progress
	A&E-Advertising	1430		5,000	5,000	3,120	0	In Progress
	Replace Bathtubs as Needed	1460		25,000	0	0	0	
	Floor/Unit Shut Offs	1460		25,000	0	0	0	
	Upgrade Bathrooms	1460	35	25,000	50,000	0	0	
	Install louvers/grills for all units	1460	100	107,000	120,507	105,253	0	In Progress
	Access Control System	1460		0	5,981	5,981	0	
	Replace Flooring as needed	1460		0	10,000	0	0	
	Subtotals			252,100	248,570	159,922	25,000	
AMP	Resident Services Programs	1408		15,000	11,500	469	0	
#076	Training/Software/Other	1408		5,000	2,500	0	0	
Griffin	Administration -CFP Fees	1410		18,385	20,100	20,100	0	
	A&E-Advertising	1430		5,000	5,000	0	0	
	Refurbish HC Kitchens	1460	10	70,000	70,000	0	0	
	Operations	1406		25,000	25,000	25,000	25,000	Completed
	Subtotals			140,100	134,100	45,569	25,000	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P07950109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP	Training/Software/Other	1408		5,000	2,500	0	0	
	Resident Services Programs	1408		0	19,481	3,239	923	
#077	A&E Fees	1430		13,500	5,000	0	0	
Everglades	Replace Floor w/ceramic tile (R)	1460	8	45,000	45,000	0	0	
	Community Building	1460		50,000	30,000	0	0	
	Administrative-CFP Fees	1410		20,100	20,100	20,100	0	
	Exterior Paint-Auburn			0	20,000			
	Subtotal			142,081	125,100	23,339	0	
AMP	Upgrade Computer Learning Center(M)	1408		25,000	19,685	2,844	0	
#019	Training/Software/Other	1408		4,636	2,500	0	0	
Meyers/	Administration-CFP Fees	1410		20,100	20,100	20,100	0	
Park Ridge	Refurbish HC Bathrooms	1460	5	25,000	25,000	0	0	
	Replace Kitchen Cabinets	1460	25	87,000	87,000	0	0	
	Replace Tile Floors w/ceramic tile	1460	25	75,000	50,000	0	0	
	Install Stair Treads/Railings	1460		50,000	50,000	0	0	
	Exterior Paint-Meyers	1460		0	25,000			
	Subtotals			295,884	286,736	22,944	0	
	Grand Total			804,036	804,036	251,775	51,453	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 3/31/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	10,000.00	10,000.00		
4	1410 Administration (may not exceed 10% of line 21)	73,538.00	73,538.00	73,538.00	38,303.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,160.00	28,160.00	26,386.94	26,386.94
8	1440 Site Acquisition				
9	1450 Site Improvement	25,000.00	25,000.00		
10	1460 Dwelling Structures	598,680.00	598,680.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	735,378.00	735,378.00	99,924.94	64,689.97	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P07950108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
79-4	Lobby Entry Upgrade	1460		20,000.00	20,000.00	0.00	0.00	
Highland	Exterior Seal/Paint	1460		65,000.00	65,000.00	0.00	0.00	
	Training/Software	1408		2,500.00	2,500.00	0.00	0.00	
	Administration	1410		18,385.00	18,385.00	18,385.00	18,385.00	
	A&E/Advertising	1430		5,058.00	5,058.00	5,058.00	5,058.00	
	Subtotal			110,943.00	110,943.00	23,443.00	23,443.00	
79-6	AC Upgrade	1460		325,000.00	320,205.00	0.00	0.00	
Griffin	Elevator Upgrade	1460		0.00	4,795.00	0.00	0.00	
	Training/Software	1408		2,500.00	2,500.00	0.00	0.00	
	Administration	1410		18,385.00	18,385.00	18,385.00	19,918.03	
	A&E/Advertising	1430		12,986.00	12,986.00	11,212.94	11,212.94	
	Subtotal			358,871.00	358,871.00	29,597.94	31,130.97	
79-7	Gutters/Downspouts EV	1460		25,000.00	25,000.00	0.00	0.00	
Everglades	Exterior Seal/Paint EV	1460		50,000.00	50,000.00	0.00	0.00	
	Perimeter Wall EV	1450		25,000.00	25,000.00	0.00	0.00	
Roosevelt	Stucco Gable Ends/Soffits	1460		38,680.00	88,680.00	0.00	0.00	
	Training/Software	1408		2,500.00	2,500.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
79-7	Administration	1410		18,384.00	18,384.00	18,384.00	0.00	
Roosevelt	A&E/Advertising	1430		5,058.00	5,058.00	5,058.00	5,058.00	
	Subtotal			164,622.00	214,622.00	23,442.00	5,058.00	
79-19	Conversion 3BR to 2BR	1460		75,000.00	25,000.00	0.00	0.00	
Meyers	Training/Software	1408		2,500.00	2,500.00	0.00	0.00	
	Administration	1410		18,384.00	18,384.00	18,384.00	0.00	
	A&E Advertising	1430		5,058.00	5,058.00	5,058.00	5,058.00	
	Subtotal			100,942.00	50,942.00	23,442.00	5,058.00	
	Grand Total			735,378.00	735,378.00	99,924.94	64,689.97	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: FL14P07950107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:2)
 Performance and Evaluation Report for Period Ending: 03/31/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	88,777.00	88,777.00	88,777.00	88,777.00
3	1408 Management Improvements	10,247.00	8,623.00	8,623.00	8,623.00
4	1410 Administration (may not exceed 10% of line 21)	177,550.00	177,550.00	177,550.00	177,550.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00	108,384.00	108,384.00	107,273.00
8	1440 Site Acquisition				
9	1450 Site Improvement	56,000.00	17,941.00	17,941.00	17,943.00
10	1460 Dwelling Structures	525,200.00	465,529.00	465,259.00	455,280.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	10,000.00	20,970.00	20,970.00	20,970.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: FL14P07950107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	887,774.00	887,774.00	887,774.00	876,418.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P07950107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 071	Repair/Replace Floors as needed	1460		0.00	0.00	0.00	0.00	
Ehlinger								
	Subtotal			0.00	0.00	0.00	0.00	
AMP 074	Upgrade Unit AC's	1460	100	160,000.00	175,000.00	175,000.00	175,000.00	
Highland	Upgrade Entry Door System	1460		80,000.00	2,688.00	2,688.00	2,688.00	
	Upgrade Hurricane Protection	1460		25,000.00	0.00	0.00	0.00	
	Replace Bathtubs as needed	1460		10,000.00	0.00	0.00	0.00	
	Soffit 1 st Floor Conduit	1460		10,000.00	0.00	0.00	0.00	
	Install Additional Lighting in lobby	1460		2,000.00	0.00	0.00	0.00	
	Install Verticals	1460		10,000.00	0.00	0.00	0.00	
	ADA Front Entry Improvement	1460		0.00	62,000.00	62,000.00	51,750.00	
	Roof Repair	1460		0.00	85,000.00	85,000.00	85,000.00	
	Community Room Doors	1460		0.00	10,998.00	10,998.00	10,998.00	
	Elevator Change Order #2	1460		0.00	9,598.00	9,598.00	9,598.00	
	Community Room Furniture	1475		0.00	3,000.00	2,835.00	2,835.00	
	Subtotal			297,000.00	348,119.00	348,119.00	337,868.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Broward County Housing Authority			Grant Type and Number Capital Fund Program Grant No: FL14P07950107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP #076	Replace Entry Doors as needed	1460		10,000.00	0.00	0.00	0.00	
Griffin	Portable Screen Doors	1460	100	6,000.00	8,800.00	8,800.00	8,800.00	
	Replace Bathtubs as needed	1460		10,000.000	0.00	0.00	0.00	
	Repair Perimeter Wall	1450		2,500.00	0.00	0.00	0.00	
	Install Fire Monitoring System	1460		1,200.00	0.00	0.00	0.00	
	Install Verticals	1460		10,000.00	0.00	0.00	0.00	
	Subtotal			39,700.00	8,800.00	8,800.00	8,800.00	
AMP #077	Replace Floors as needed	1460		20,000.00	0.00	0.00	0.00	
Everglades	Replace Soffits and Gble Ends	1460		155,00.00	0.00	0.00	0.00	
Auburn	Tot Lot Upgrade-Includes Fence	1450		12,000.00	0.00	0.00	0.00	
	Repair/Replace Stair Treads	1460		6,000.00	0.00	0.00	0.00	
	Landscape/Signage	1450		10,000.00	6,400.00	6,400.00	6,400.00	
	Fence/Landscape/Signage	1450		6,500.00	6,500.00	6,500.00	6,500.00	
	Subtotal			209,500.00	12,900.00	12,900.00	12,900.00	
PHA Wide	Administration	1410		177,550.00	177,550.00	177,550.00	177,550.00	
	Operations	1406		88,777.00	88,777.00	88,777.00	88,777.00	
	Training	1408		5,000.00	4,281.00	4,281.00	4,281.00	
	Computer Software	1408		5,247.00	4,343.00	4,343.00	4,343.00	
	Computer Hardware	1475		10,000.00	18,136.00	18,136.00	18,136.00	
	A&E/Fees/Costs/Advertising	1430		20,000.00	108,384.00	108,384.00	108,384.00	
	Grand Total			887,774.00	887,774.00	887,774.00	876,418.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

**Capital Fund Program Replacement Housing Factor
Annual Statement 2010**

Part I: Summary	
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950110 Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Type of Grant	
<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Final Performance and Evaluation Report	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	582,815			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950110 Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	582,815			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date
Date					

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Capital Fund Program Replacement Housing Factor Performance/Evaluation

FL14R07950109	60-62
FL14R07950108	63-65
FL14R07950107	66-68

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R7950109 Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	210,507			

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary						
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950109 Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	210,507				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date	
Date						

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³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950108 Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	582,815			

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950108 Date of CFFP:		FFY of Grant:2008 FFY of Grant Approval: 2008	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	582,815			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date
Date					

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Broward County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950107 Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 03-31-2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	313,670			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Broward County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R07950107 Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03-31-2010			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	313,670			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director Kevin Cregan, CEO			Signature of Public Housing Director		Date
Date					

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⁴ RHF funds shall be included here.

Capital Fund Five Year Plan

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

PART I: SUMMARY						
PHA Name/Number Broward County HA FL079		Locality (Lauderdale Lakes/Broward/Florida)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	\$785,000	\$730,000	\$755,000	\$695,000
C.	Management Improvements		\$80,000	\$119,000	\$119,000	\$119,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$70,000	\$70,000	\$70,000	\$70,000
F.	Other					
G.	Operations		\$50,000	\$50,000	\$50,000	\$50,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$985,000	\$969,000	\$994,000	\$934,000
L.	Total Non-CFP Funds					
M.	Grand Total		\$985,000	\$960,000	\$994,000	\$934,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PART I: SUMMARY (CONTINUATION)						
PHA Name/Number Broward County HA FL079			Locality (Lauderdale Lakes/Broward/Florida)		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	AMP #19 Meyers/Park Ridge	Annual Statement	\$225,000	\$150,000	\$195,000	\$195,000
	AMP #74 Highland Gardens		\$205,000	\$180,000	\$200,000	\$200,000
	AMP #076 Griffin Gardens		\$180,000	\$225,000	\$225,000	\$225,000
	AMP #077 Auburn Everglades Roosevelt		\$175,000	\$200,000	\$200,000	\$200,000
			\$785,000	\$730,000	\$755,000	\$755,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	AMP #019	Trash Compactors	100,000	AMP #019	Energy /Water Conservation Items	50,000
	Park Ridge Meyers	Community Room Addition	50,000	Park Ridge Meyers	Unit Conversions and upgrade kitchens	100,000
		Kitchen Cabinets/Floors	75,000			
		Subtotal	225,000		Subtotal	150,000
SEE	AMP #074 Highland	Replace Emergency Generator	150,00	AMP #074 Highland	Energy/Water Conservation Items	80,000
ANNUAL		Upgrade Kitchens	55,000		Kitchen/Bath upgrades	100,000
Statement		Subtotal	205,000		Subtotal	180,000
	AMP #076 Griffin	Replace Gazebos	80,000	AMP #076 Griffin	Replace Emergency Generator	200,000
		Front Entry Doors	75,000			
		Unit AC as needed	25,000		AC Units as needed	25,000
		Subtotal	180,000		Subtotal	225,000
	AMP # 077 Everglades	Install water saver devices	85,000	AMP # 077 Everglades	Upgrade bathrooms	120,000
	Auburn/Roosevelt	Upgrade Bathrooms	75,000	Auburn/Roosevelt	Energy/Water Conservation Items	55,000
		Security Cameras at Everglades	25,000			
		Subtotal	175,000			175,000
	Subtotal of Estimated Cost		\$785,000			\$730,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY ———	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
SEE	AMP #019	Unit Conversions	75,000	AMP #019	Park Ridge Roof	125,000
ANNUAL	Park Ridge Meyers	Renovate Bathrooms	50,000	Park Ridge Meyers	Upgrade Kitchens/Baths	75,000
		Exterior Paint-PR	50,000			
		Awnings-Meyers	20,000			
Statement		Subtotal	\$195,000		Subtotal	\$200,000
	AMP #074	504/ADA IMPROVEMENTS	75,000	AMP #074	Continue Unit Upgrades	120,000
	Highland	Renovate Bathrooms	100,000	Highland		
		Subtotal	\$175,000		Subtotal	\$120,000
	AMP #076	504/ADA Improvements	75,000	AMP #076	Entry Doors as Needed	\$75,000
	Griffin	Entry Doors	\$75,000	Griffin	Unit Upgrades	\$100,000
		Renovate Bathrooms	\$75,000			
		Subtotal	225,000		Subtotal	\$175,000
	AMP #077 Everglades	Curbs/Pavers Parking	\$125,000	AMP #077 Everglades	Everglades Roof	\$125,000
	Auburn/Roosevelt	Upgrade Exterior Lighting	75,000	Auburn/Roosevelt	Renovate Bathrooms	75,000
		Subtotal	200,000		Subtotal	200,000
	Subtotal of Estimated Cost		\$782,600	Subtotal of Estimated Cost		\$695,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____ _2010_____	Work Statement for Year ___2_____ FFY_2011_____		Work Statement for Year: ___3_____ FFY_____2012_____	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	AMP #019-Park Ridge/Meyers		AMP #019-Park Ridge/Meyers	
ANNUAL	Staff Training	2,500	Staff Training	2,500
Statement	Resident Capacity Building	5,000	After School Program	15,000
	Crime Watch Program (w/BSO Detail)	2,500	Crime Watch Program (w/BSO Detail)	2,000
	Self-Sufficiency Program	25,000	Self-Sufficiency Program	25,000
	Subtotal	35,000	Subtotal	44,500
	AMP #074 –Highland		AMP #074 –Highland	
	Staff Training	2,500	Staff Training	2,500
	Resident Capacity Building	2,500	Resident Training/Programs	10,000
	Crime Watch Program (w/BSO)	2,500	Crime Watch Program (w/BSO)	2,500
	Computer Training Program	10,000	Computer Training Program	5,000
	Subtotal	17,500	Subtotal	20,000
	AMP #076-Griffin		AMP #076-Griffin	
	Staff Training	2,500	Staff Training	2,500
	Resident Capacity Building	2,500	Resident Training/Programs	10,000
	Crime Watch Program (w/Davie PD)	2,500	Crime Watch Program (w/Davie PD)	2,500
	Computer Training Program	10,000	Computer Training Program	5,000
	Subtotal	17,500	Subtotal	20,000
	AMP #077-Everglades /Auburn/Roosevelt		AMP #077-Everglades /Auburn/Roosevelt	
	Staff Training	2,500	Staff Training	2,500
	Resident Capacity Building	2,500	Resident Training/Programs	5,000
	Crime Watch Program (w/BSO)	5,000	Crime Watch Program (w/BSO)	2,000
			Self-Sufficiency Program	25,000
	Subtotal	10,000	Subtotal	34,500
	Subtotal of Estimated Cost	\$80,000	Subtotal of Estimated Cost	\$119,000

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year 4 FFY 2013		Work Statement for Year: 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
SEE	AMP #019-Park Ridge/Meyers		AMP #019-Park Ridge/Meyers	
ANNUAL	Staff Training	2,500	Staff Training	2,500
	After School Program	15,000	After School Program	15,000
	Crime Watch Program (w/BSO Detail)	2,000	Crime Watch Program (w/BSO Detail)	2,000
	Self-Sufficiency Program	25,000	Self-Sufficiency Program	25,000
Statement	Subtotal	44,500	Subtotal	44,500
	AMP #074 –Highland		AMP #074 –Highland	
	Staff Training	2,500	Staff Training	2,500
	Resident Training/Programs	10,000	Resident Training/Programs	10,000
	Crime Watch Program (w/BSO)	2,500	Crime Watch Program (w/BSO)	2,500
	Computer Training Program	5,000	Computer Training Program	5,000
	Subtotal	20,000	Subtotal	20,000
	AMP #076-Griffin		AMP #076-Griffin	
	Staff Training	2,500	Staff Training	2,500
	Resident Training/Programs	10,000	Resident Training/Programs	10,000
	Crime Watch Program (w/Davie PD)	2,500	Crime Watch Program (w/Davie PD)	2,500
	Computer Training Program	5,000	Computer Training Program	5,000
	Subtotal	20,000	Subtotal	20,000
	AMP #077-Everglades /Auburn/Roosevelt		AMP #077-Everglades /Auburn/Roosevelt	
	Staff Training	2,500	Staff Training	2,500
	Resident Training/Programs	5,000	Resident Training/Programs	5,000
	Crime Watch Program (w/BSO)	2,000	Crime Watch Program (w/BSO)	2,000
	Self-Sufficiency Program	25,000	Self-Sufficiency Program	25,000
	Subtotal	34,500	Subtotal	34,500
	Subtotal of Estimated Cost	\$119,000	Subtotal of Estimated Cost	\$119,000

9.0 Housing Needs.

Broward County Housing Authority has a growing need for affordable housing solutions across all income ranges. The need is particularly acute for the income range which BCHA serves – Households at 80% of AMI and below. Given our review of the County’s Consolidated Plan, the 2000 Census data, the Housing Need Summary from the Florida Housing Data Clearinghouse, and our own waiting list data, we updated the table below with a needs assessment – 5 being the most need and 1 the lowest.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Location
Income <= 30% of AMI	23,393	5	5	5	5	5	5
Income >30% but <=50% of AMI	16,435	5	5	5	5	5	5
Income >50% but <80% of AMI	12,808	5	5	4	5	4	4
Elderly	31,210	5	5	4	5	4	4
Families with Disabilities	36,684	5	5	5	5	5	5
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

The following charts show the housing needs of families on the public housing and Section 8 waiting lists.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	618		199
Extremely low income <=30% AMI	509		
Very low income (>30% but <=50% AMI)	95		
Low income (>50% but <80% AMI)	14		
Families with children	18		
Elderly families	223		
Families with Disabilities			
White/Non-Hispanic	176		
Black/Non-Hispanic	398		
American Indian	6		
Hispanic	38		

Characteristics by Bedroom Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 12 MONTHS

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 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	224		42
Extremely low income <=30% AMI	179		
Very low income (>30% but <=50% AMI)	37		
Low income (>50% but <80% AMI)	8		
Families with children	139		
Elderly families	39		
Families with Disabilities	48		
White/Non-Hispanic	29		
Black/Non-Hispanic	144		
Asian/Non-Hispanic	0		
Hispanic	51		

Characteristics by Bedroom Size (Public Housing Only)

1BR	65		
2 BR	63		
3 BR	96		
4 BR	N/A		
5 BR	N/A		
5+ BR	N/A		

Is the waiting list closed (select one)? No Yes

If yes:

HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1 Strategy for Addressing Housing Needs

BCHA will implement the following strategies for addressing the housing needs of our community:

- Maximize the number of affordable units available to BCHA within our current resources.
- 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 rate by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Project-base tenant-based vouchers
- Continue to identify and analyze affordable housing opportunities to increase the availability of quality affordable housing.
- Apply for all available vouchers that meet the need in our community, should they become available.
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

10.0 Additional Information

(a) PROGRESS IN MEETING THE 5-YEAR PLAN GOALS

GOAL ONE: DEVELOP ADDITIONAL AFFORDABLE HOUSING OPPORTUNITIES FOR THE COMMUNITY

Action: Broward County Housing Authority has aggressively pursued all opportunities to increase affordable housing options for residents of our community.

RENTAL ASSISTANCE

- Received 100 vouchers through HUD's Family Unification Program and applied for an additional 100 vouchers (awards have not yet been announced). The program assists families for whom the lack of adequate housing is a primary factor in the imminent placement of the children in out-of-home care or the delay in discharge of the children from such care. Also assists youth between 18-21 who left foster care at 16 or older and do not have adequate housing. The additional vouchers will increase capacity in an active and successful program.
- Was selected to collaborate with the Miami VA in administration of 70 HUD/VASH (Veterans Affairs Supportive Housing) vouchers. The vouchers are part of a rental assistance program set up to enable homeless veterans to secure permanent housing.
- Applied for 96 HUD relocation vouchers for families requiring relocation from Ehlinger Apartments, a public housing development, due to structural damage discovered during a property inspection. These vouchers add to the total number of vouchers available to the community and are in addition to 190 vouchers received for the Crystal Lake redevelopment and 112 received for Schooler Humphries (now Tallman Pines) redevelopment.
- Applied for and received two allocations of funding through the HUD Shelter Plus Care Program. The funding is used to house 28 individuals who meet the HUD definition of homelessness and have a disability. This rental assistance is in addition to funding previously received under the Shelter Plus Care Program, a program successfully operated by BCHA since 1996.
- The Assisted Housing Department has continued to receive HUD designation as a High Performer and has maintained a utilization rate of over 98%.
- The Asset Management Department continues to receive HUD designation as a High Performer with an occupancy rate over 98%.

DEVELOPMENT/REDEVELOPMENT/ACQUISITION

- Formed a Real Property Investment Committee with members appointed by the Board of Commissioners. The ten member committee has been tasked with advising the Board on real estate transactions proposed by staff. Areas of involvement may include acquisitions, redevelopment of existing properties, partnerships with developers or other potential affordable housing development projects. Committee members have experience in such areas as insurance, banking, real estate and management and serve in a volunteer capacity as does the Board of Commissioners and Audit Committee.
- Worked with private developers to redesign and redevelop Crystal Lake Apartments and Schooler Humphries Villas. Successfully completed the redevelopment of these public housing properties, creating a total of 390 new rentals to replace 302 obsolete units, for a net increase of 88 affordable apartments. The redevelopment was achieved through the use of Low Income Housing Tax Credits, which also generated a large infusion of investor equity.
- Created 100 new affordable apartments for seniors on site at an existing public housing development. The Highland Gardens II location features such amenities as a clubhouse, computer room and workout area in addition to an outdoor putting green and gazebo.
- Made acquisitions of two key parcels of vacant land suitable for affordable rental housing development. One 3+ acre parcel is adjacent to the Ehlinger Apartments site, which is currently in the demolition stage in preparation for a planned redevelopment. The other property located in the Middle River area of Fort Lauderdale is in a pre-planning stage for multi-family development.
- Applied for and was awarded \$500,000 from Broward County's Affordable Housing Program for the construction of affordable rental townhomes on Authority owned land in Hollywood. When complete the 10 townhomes will be available to families earning up to 120% of Area Median Income.
- Received notification that in the competitive 2009 Universal Tax Credit Cycle another BCHA multi-family development project in downtown Fort Lauderdale was recommended for funding.
- The Development Department, working closely with the Asset Management Department, developed an easily replicated housing prototype adaptable for various property sizes and particularly useful on smaller in-fill lots such as the Middle River property.
- The Authority has been working on putting in place pieces needed to act as developer rather than co-developer on smaller projects moving forward.

ASSISTANCE TO HOME OWNERS

- Attracted more than \$100,000 in grant funds from HUD, United Way of Broward County and Fannie Mae enabling the Housing Counseling Department to expand services to assist families faced with mortgage foreclosure.
- BCHA's Housing Counseling Department was selected by the City of Fort Lauderdale as one of several local organizations to administer financial assistance for the First Time Homebuyer Program.
- Expanded the impact of the Comprehensive Housing Counseling Program by having representation at more than 20 workshops throughout the county dealing with foreclosure prevention issues.
- Housing counselors continued to offer regular first-time homebuyer training to Broward residents looking to purchase their own homes.

Action: Broward County Housing Authority has continued evaluation of its properties and completed the transition to asset management.

- As part of on-going property evaluation and asset assessment, found that Ehlinger Apartments had suffered a significant amount of structural damage as a result of 2005's Hurricane Wilma. This discovery hastened the need to responsibly relocate families from the site.
- Installed water saving plumbing fixtures at College Gardens reducing domestic water consumption by 45% and decreasing costs.
- Successfully competed for nearly \$900,000 in funds under the American Recovery and Reinvestment Act for use in upgrading solar water heating to improve energy efficiency and water conservation at the public housing developments.
- Administered over \$2 million in capital improvement projects (FY2009) including the installation of hurricane impact windows at public housing properties.

GOAL TWO: INCREASE COLLABORATIONS

Action: Develop a comprehensive marketing and public relations plan.

- To further the goal of increasing collaborations, BCHA felt it needed to expand public awareness of its accomplishments. To that end, an RFQ for public relations services was issued in March, 2009. BCHA selected Ambit Advertising and Public Relations to provide services designed to increase awareness of the expanded focus of the Broward County Housing Authority as a leader in the county's affordable housing initiative, to highlight the Authority's major achievements and to bring greater focus and attention to affordable housing issues.

Action: Expand and enhance Broward County Housing Authority's public image.

- In 2008 BCHA issued an RFP for a redesign of the Authority's website as part of a repositioning of the organization. The goal was to improve website navigation, incorporate the new logo (designed in 2006) and enhance content to provide better access to necessary information. BCHA contracted with Design Farm for a re-design and the new website was introduced in early 2009.
- BCHA has continued to produce Agency Annual Reports, with the 2008 report issued in June 2009. Content for the 2009 Annual Report is currently being finalized with an early 2010 distribution anticipated. The annual reports are circulated to local municipalities, housing providers, elected officials, collaborative partners, funding sources and others in the community. The response has been overwhelmingly positive and the publications have played a strategic role in the marketing of the organization.
- Administrators and other staff serve on a number of relevant boards and committees within the community. Notably, in 2009 the CEO and the resident commissioner were named to the Broward County Housing Council, an influential group charged with making recommendations to the County Commission on housing related issues. BCHA is also represented on the board of The Florida Association of Housing and Redevelopment Officials (FAHRO), is actively involved with a number of committees at United Way of Broward, and is represented on the board of the local workforce organization, among numerous other affiliations.
- Contact with the media has increased and the quality of stories has shown consistent improvement. With the redevelopment of the public housing properties and addition of more senior housing "grand opening" type events have given BCHA positive exposure and attracted city and county politicians and community leaders. Events have occurred throughout the county (Hollywood, Deerfield Beach) raising the Authority's community profile. The Authority has also received national attention with articles in such diverse publications as the National Association of Counties Financial Services News, Affordable Housing Finance magazine, Multi Housing News On-Line and the HUD Asset Management E-Newsletter.
- The CEO is increasingly becoming the "face" of BCHA and a recognized authority on affordable housing issues. In 2009 the CEO was honored by FAHRO as Housing Authority Executive of the Year for his "tireless dedication to protecting affordable housing in Florida".

- The Asset Management department has been publishing a monthly newsletter for distribution to every public housing resident and all residents at BCHA's affordable housing properties. The newsletter is a collaborative effort between Property Managers and Resident Relations staff, who include a customized events calendar for each site, in addition to standard article content. The newsletter received an award from FAHRO in the 2009 Newsletter competition.

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

- In collaboration with Quality of Life Home Health Services the Asset Management team created on-site wellness centers at our senior properties. The centers assist under-served seniors and disabled residents in achieving a healthy lifestyle as the health professionals involved promote practices to avert loss of independence.
- As part of emergency preparedness for our senior/disabled public housing residents, BCHA purchased hurricane supply kits for each unit. The kits include survival items to sustain an individual for three days as recommended by emergency managers. Floor captains were also selected to work with the Resident Relations Manager, not only on emergency issues but to support crime watch activities, social gatherings and information sharing.
- The Authority maintains computer/internet access at its sites for seniors. Access is also available at the redeveloped affordable housing properties providing a vital link to information sources for our residents.
- The Assisted Housing Department has continued to operate its Family Self Sufficiency Program which enables families to work toward long term goals such as improving work skills, increasing household income and building financial assets.

GOAL THREE: PRESERVE THE HOUSING AUTHORITY'S SOUND FISCAL POSITION AND INTERNAL PROFICIENCY

Action: Work to maintain excellent fiscal position while furthering efforts to increase proficient program management.

- The Authority has a fully functioning Audit Committee made up of highly respected professionals from the community (currently three CPAs, a hospital administrator and a business owner) who are nominated by the Board of Commissioners. The members of the committee give the Board of Commissioners their recommendations regarding the quarterly financial report and financial statements. Members also review the annual operating budget, the

draft of the annual audit and make recommendations to the Board concerning selection of an audit firm.

- The Authority has continued to receive unqualified financial audits for the last three years.
- Both the Asset Management and Assisted Housing Departments have consistently achieved designation as High Performers, meeting performance standards established by the Department of Housing & Urban Development (HUD).
- The Authority has converted to direct deposit of property owner payments, achieving a 92% utilization rate in 2009.
- The Authority has completed its conversion to a new software system after experiencing some delays in implementation. The Assisted Housing Department completed its training and is utilizing the system which has greatly improved efficiency.
- Successful renegotiation of contracts for goods and services has resulted in an annual savings of more than \$40,000.
- The redevelopment of several obsolete public housing sites and the addition of 100 new senior apartments on underutilized property has increased the non-HUD revenue streams as planned. The developer fees which are shared with the for-profit developer have also provided a significant source of income. It is anticipated that when the fourth public housing development has been completed the authority will add an additional \$20 million to its net assets.
- The Asset Management Department's conversion to a site based system has resulted in property managers taking a more active role in budgeting, purchasing and overall operation of their sites. It has increased accountability and fostered greater interaction between the asset managers and other BCHA departments such as purchasing and finance. The greatest improvement attributable at least in part to the conversion is better customer service.
- Training for all staff has continued to be a priority. Internal training opportunities have included participation in numerous Nan McKay Lunch & Learn sessions, FAHRO trainings held at BCHA and attended by BCHA staff and other housing authority employees, training provided by Henderson Mental Health Center, and off-site training for tax credit property management.
- Although the Authority has experienced some economic challenges over the last several years, its financial position remains strong. The interest income on non-operating revenues fell significantly due to much lower interest rates on federally allowable investments but the Authority was still able to assist more families than

in the past. Combined net cash flow from redeveloped properties will provide an important on-going revenue source.

10.0 (b) Significant Amendment and Substantial Deviation/Modification

As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define substantial changes 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 admissions policies;
- Changes to the Housing Choice Voucher and Public Housing termination policy;
- Changes to the organization of the waiting list;
- Changes to the public housing rent policies;
- Changes to tenant screening policy;
- 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.