



*Building on Success*

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**PUBLIC NOTICE FOR COMMENT  
Public Housing Agency Annual Plan**

**2017**

Broward County Housing Authority (BCHA) is soliciting comments regarding the Public Housing Annual Agency Plan for 2017-2018 in accordance with Section 903.17 of Title 24 of the Code of Federal Regulations. This public notice is posted for a minimum of 45 calendar days beginning March 22, 2017 for public review of the proposed plan. BCHA must receive all comments by 4 PM on May 5, 2017.

This document is available for public review on BCHA's website ([www.bchaf1.org](http://www.bchaf1.org)) no later than Wednesday, March 22, 2017 and the central administration office located at 4780 North State Road 7 Lauderdale Lakes, FL. Written comments can be submitted via facsimile to (954-484-5650), electronic mail ([hhosang@bchaf1.org](mailto:hhosang@bchaf1.org)), or mailed to the following address:

Broward County Housing Authority  
4780 North State Road 7  
Lauderdale Lakes, FL 33319  
Attention: Hilda HoSang

A public hearing will be held to discuss the plan as follows:

**Date:** May 16, 2017  
**Location:** Broward County Housing Authority  
4780 North State Road 7  
Lauderdale Lakes, FL 33319  
**Time:** 9:30 a.m.

Persons with disabilities needing a reasonable accommodation to effectively participate in the Public Hearing should contact Hilda HoSang at 954-739-1114, ext. 1321 or via email at [hhosang@bchaf1.org](mailto:hhosang@bchaf1.org) at least 7 days prior to the meeting.



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## **PUBLIC HEARING**

### **PUBLIC HOUSING AGENCY PLAN ANNUAL PHA PLAN 2017 May 16, 2017 - 9:30 a.m.**

- 1) Call to Order
- 2) The purpose of the Public Hearing is to receive comments from the public on the annual plan for the fiscal year beginning October 1, 2017.
- 3) BCHA will take both oral and written comments. Oral comments are limited to three (3) minutes unless indicated otherwise by the Chair.
- 4) Board of Commissioners will take no action at this Public Hearing but will consider comments received before considering approval of the PHA Plan at its June 21, 2017 meeting. Individual Board members will not necessarily respond to comments or questions from the public but will ask the Chief Executive Officer to respond to questions/comments in writing prior to the next Board Meeting when the Annual Plan will be considered for approval.
- 5) Hear comments from the public.
- 6) Adjourn Public Hearing.

**Note: When giving comments it would be helpful for speakers to refer to a specific page of the plan.**

**PHA PLAN ANNUAL PHA PLAN 2017  
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<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>				
A.1	<b>PHA Name:</b> <u>Broward County Housing Authority</u> <b>PHA Code:</b> <u>FL 079</u> <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2017</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Housing Choice Vouchers (HCVs)</b> <u>5,848</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission  <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.  <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
	Lead HA:				

<b>B.</b>	<b>Annual Plan.</b>				
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures for person denied a reasonable accommodation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. Inclusion of family Unification Youth into the F.S.S program BCHA has committed to serve 13 youth.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>				
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>Broward County Housing Authority will undertake a process to project base approximately 500 Housing Choice Vouchers. The location of the project based assistance will be consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities in accordance with HUD regulations and guidance. A number of census tracts will be targeted to increase the dedicated supply of quality affordable housing in the private market.</p> <p>Broward County Housing Authority will include properties owned by its related affiliates and instrumentalities. Project-basing is consistent with the Authority's mission and goals to increase affordable housing choices in the community. It is also consistent with the Authority's strategies for addressing housing needs throughout Broward County.</p>				
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>				
<b>3</b> <b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p><a href="#">Form HUD-50077</a>, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>				

<b>B.6</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See pages 5 to 11.</p>
<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? To be included after Public Hearing.</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

**A. PHA Information.** All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

**B. Annual Plan.** All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

**Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA's jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided

or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activity.** If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

**Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.11(c)(3), 24 CFR §903.7(p))

**B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

**B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

**B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

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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 the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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

**Broward County Housing Authority**  
**Summary of the 2016 Annual Plan**  
**October 1, 2015 – September 30, 2016**



The Broward County Housing Authority has made great strides to achieve its 2016/2017 goals as part of the Annual PHA Plan. In spite of these achievements, the needs of Broward County continue to grow. The United Way of Broward County's ALICE Report indicated there are "296,943 Broward County households that are unable to afford the basics of housing, food, health care, child care and transportation. This includes more than 31% "ALICE" households that live above poverty but below the ALICE threshold or the basic cost of living"<sup>1</sup>.

## **Goal 1: Develop Additional Affordable Housing Opportunities for the Community**

**Objectives 1.1:** 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.

- Received FSS program funding in the amount of \$225,651.
- Assisted Housing received \$50,048 in HOME funds for a Tenant Based Rental Assistance Program.
- Assisted Housing received \$3,533,937 for the Shelter Plus Care Program that provides housing assistance and wrap around services to chronically homeless disabled individuals.

**Objectives 1.2:** Continue to maximize full lease-up and program utilization in all programs to ensure BCHA is serving the maximum number of families.

- BCHA has maintained an occupancy rate at or above 98% in the Housing Choice Voucher program.

**Objectives 1.3:** Dispose of the remaining BCHA land under Declaration of Trust (DOT) with HUD to allow for the future development of affordable housing.

- The disposition to HUD of these forty-two parcels has not been completed yet. The market study will help to frame the discussion for the best utilization of the parcels. This information will be used in the disposition application.

## **Goal 2: Improve the Quality of Assisted Housing**

**Objectives 2.1:** Maintain level of performance to achieve high performer scores (SEMAP).

- The Housing Authority continues to be a high performer under the SEMAP standards receiving a score of 97 percent for Fiscal Year 2015/2016.

**Objectives 2.2:** Develop assessment survey to measure BCHA customer service to focus on areas needing improvement.

## **2015-2019 Goals and Objectives**

- A survey will be developed to assess customer services delivery for the Assisted Housing Department in the next fiscal year.

### **Goal 3: Increase Assisted Housing Choices**

**Objectives 3.1:** Conduct outreach efforts to potential voucher Landlords.

- The Assisted Housing Department conducts quarterly outreach Landlord Workshops to introduce prospective owners to the Housing Choice Voucher programs and provide information of current changes in an effort to promote the programs by increasing assisted housing choices and maintain positive relationship with potential Landlords.

**Objectives 3.2:** Work to expand the Housing Choice Voucher FSS Program.

- The Housing Authority has successfully continued to operate a Family Self-Sufficiency Program for interested participants and has maintained great results while promoting continued great relationships with these families.
- There are 75 HUD mandated FSS slots. BCHA has 159 participants in the FSS program and 103 of these families are accruing an escrow account.
- BCHA applied for and was approved to participate in the Family Unification/Family Self Sufficiency Program for youths. Eligible youths will be provided with case management services to increase their educational/job skills to assist them in becoming self-sufficient.
- Received 21 additional VASH vouchers.

### **Goal 4: Foster an Organizational Culture that Values and Encourages Individual and Team Commitment to Housing Authority Goals and Objectives**

**Objectives 4.1:** Concentrate on efforts to improve management functions.

- In Assisted Housing, a Compliance position was hired to focus on quality control.

**Objectives 4.2:** Recognize the potential and strengths that each individual brings to BCHA by providing a positive work environment, based on mutual purpose and respect.

- Staff's contribution is evident in achieving high performer status under SEMAP, having strong financials and maintaining quality service delivery.

**Objectives 4.3:** Offer all staff enhanced opportunities to improve work skills and competencies by promoting attendance at training sessions both on site and in the community.

- The Housing Authority offers all staff enhancement opportunities to improve work skills by attending onsite or offsite training sessions, HCV trainings, webinars and tele-

conferences in addition to other sources of training. Trainings for Fiscal Year 2015/2016 include Fair Housing and Customer Service training.

**Objectives 4.4:** Provide targeted training opportunities for staff interested in growth and advancement into other positions within BCHA.

- Grace Hill training portal, Human Resources leadership program, customer service, and Fair Housing are a few examples of training opportunities available to staff.

**Objectives 4.5:** Fully utilize 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 skills.

- Elite software provides the Web App Portal and during this reporting period, the Assisted Housing Department utilized the portal for landlords to get program information such as approval or disapproval of inspections. Participants also use the portal to determine status on the waiting list.

### **Goal 5: Increase Collaborations**

#### **Expand and enhance BCHA's public image**

**Objectives 5.1:** Increase BCHA's interaction with the county and local municipalities through regular contacts with elected officials and appropriate community development staff.

- The Housing Authority in collaboration with neighboring cities provide information to the general public and prospective owners regarding the Housing Choice Voucher programs to dispel misconceptions related to assisted housing through community outreach and education.
- Additionally, there are consistent interactions with County staff and community partners on affordable housing concerns and programs.

**Objectives 5.2:** 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.

- BCHA has a representative on the following Boards or committees:
- Board of Directors of the Florida Association of Housing and Redevelopment Officials (FAHRO)
- Broward Housing Council
- Career Source Broward Youth Committee

## 2015-2019 Goals and Objectives

- Continuum of Care subcommittees – Homeless Youth and Families, Chronic Work Group, Homeless Providers and Stakeholders, Permanent Housing Committee
- City of Fort Lauderdale Community Services Board (CSB).
- Junior League.
- City of Sunrise Affordable Housing Committee
- HEART Partner and Advisory Board
- Affordable Housing Task Force
- Additionally, staff continues to attend various meetings supporting Homelessness, Veteran Housing, and Affordable Housing groups.

**Objectives 5.3:** Perform outreach and education activities regarding affordable housing needs and agency activities.

- The Assisted Housing Department attends neighborhood and Home Owner Associations meetings to education the public about the Housing Choice program.

**Objectives 5.4:** Dispel misconceptions related to Section 8 Program, affordable housing and other assisted housing through community education.

- Assisted Housing continues to host Landlord Workshops about the Housing Choice Voucher program.

### **Work to improve access to supportive services and economic opportunity to BCHA**

**Objectives 5.5:** Develop assessment survey to determine the services that are needed and wanted by residents.

- A survey will be conducted during the next fiscal year to gather this data for Family Self-Sufficiency Participants.

**Objectives 5.6:** Develop and promote strong working relationships with social service providers so that BCHA residents eligible for their services are identified and appropriately served.

- In collaboration with partners, programs or services offered in addition to the Housing Choice Voucher program include the following: Shelter Plus Care, Family Unification, VASH, HOME, Mainstream, Moderate Rehabilitation, Family Self-Sufficiency, and Housing Counseling.

- Partners include: Henderson Behavioral Health Center, Veterans Administration, Child Net, FLITE Center, Urban League, Banks, Broward Schools, Legal Aid, Broward County Planning and Community Development, Broward County Family Success Administration and Social Service agencies are among the few.

**Objectives 5.7:** Develop strong purchasing relationships with internal departments and vendor community.

- Promoted transparency procurement process to increase competition and better value for goods, services, and construction.
- Attended annual Reverse Trade Shows. Attendance at this show displays BCHA's commitment to outreach to the local business community.

### **Goal 6: Preserve BCHA's Sound Fiscal Position and Internal Proficiency**

**Objectives 6.1:** Control expenditures and maintain revenues while seeking other non-HUD revenue sources needed to sustain and develop new housing and programs.

- BCHA reduced its expenditures and revenue-stayed constant during the fiscal year.

**Objectives 6.2:** Complete physical and management needs assessment as basis for on-going planning.

- After the conversion of our Public Housing to Project Based Rental Assistance under HUD's Rental Assistance Program, the physical needs assessment is no longer a goal as Project Based Rental Assistance does not fall under Public and Indian Housing and is not subject to the reporting requirements of the PHA Plan.

**Objectives 6.3:** Develop integrated purchasing strategies to procure supplies, materials and services necessary for the delivery of BCHA services.

- Developed a comprehensive policy manual that clearly defines authority, responsibility, and establishes guidelines for the organization and the procurement professional to follow when carrying out their responsibilities.
- Promoted the use of Cooperative Contracts for Public Procurement to lower prices, lower administrative costs, increase competition, and obtain terms that are more favorable and conditions.

**Objectives 6.4:** Continue to review the method and manner in which we do our work in order to accomplish our mission and embrace our vision.

- This is an on-going agency wide objective.

**Objectives 6.5:** Establish and implement IT Strategy and improve IT Governance.

## 2015-2019 Goals and Objectives

- A third party IT review was completed, which included governance and strategies. This framework is being used to develop a more robust strategy. Some of the recommendations from the IT review were implemented.

**Objectives 6.6:** Develop and implement a Disaster Recovery Strategy.

There is a disaster recovery plan in place in case of a hurricane for the Multifamily, Affordable and Tax Credit portfolio. There is a policy in place for the disposition of the main and satellite offices. The protocol was used for Hurricane Matthew. BCHA has contracted with agility Recovery to provide backup services in the event of a disaster.

### **Goal Seven: Examine the Possibility of Becoming a “Moving to Work” Agency**

The Housing Authority has provided comments to HUD on the expansion of MTW. Additionally, the agency participated in a public conference call establishing possible criteria for the 100 new MTW agencies. Based on the notices and the conference call the agency would have to complete a competitive application to compete for three (3) slots designated for large Housing Authorities. There is currently no timeline for the release of the application.

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<sup>i</sup> (United Way of Broward County, 2017)

**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Bertha Henry, the County Administrator  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Broward County Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the

Broward County, Florida  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Bertha Henry	County Administrator
Signature	Date

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Broward County Housing Authority  
PHA Name

FL079  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Ann Deibert	Chief Executive Officer
Signature	Date



**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/01, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Broward County Housing  
 PHA Name

FI079  
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2017

5-Year PHA Plan for Fiscal Years 20     - 20    

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Name of Authorized Official <b>Michael S. Long</b>	Title <b>Chairman, Board of Commissioner</b>
Signature	Date